



Summit Fair SC Pad Buildings

50 Hwy & Chipman Rd (NEQ), Lee's Summit, MO



LEASE RATE: \$35/SF NNN | 1,395 SF IN-LINE SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,916	44,896	101,629
Avg. Household Income	\$104,451	\$115,753	\$120,387

- 1,395 SF in-line space available
- Located at the entrance of 507,000 SF Summit Fair Lifestyle Center
- Tenants include Noodles & Co., America's Best, Red Crab Boil, Jimmy Johns
- Power intersection which includes adjacent 1 million SF power Summit Woods Crossing Shopping Center with Lowe's, Kohl's, Target, Michaels, Old Navy, TJ Maxx, Ulta, Petco, and many others
- Serving growing affluent SE Jackson County area of Kansas City
- New highway access and slip ramps make easy access and visibility
- Fantastic growth area, with good signage, access, and visibility
- Intersection carries over 178,000 cars per day



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents



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AERIAL





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1,395 SF SPACE PHOTOS





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SUMMIT FAIR PAD BUILDINGS PHOTOS





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AERIAL

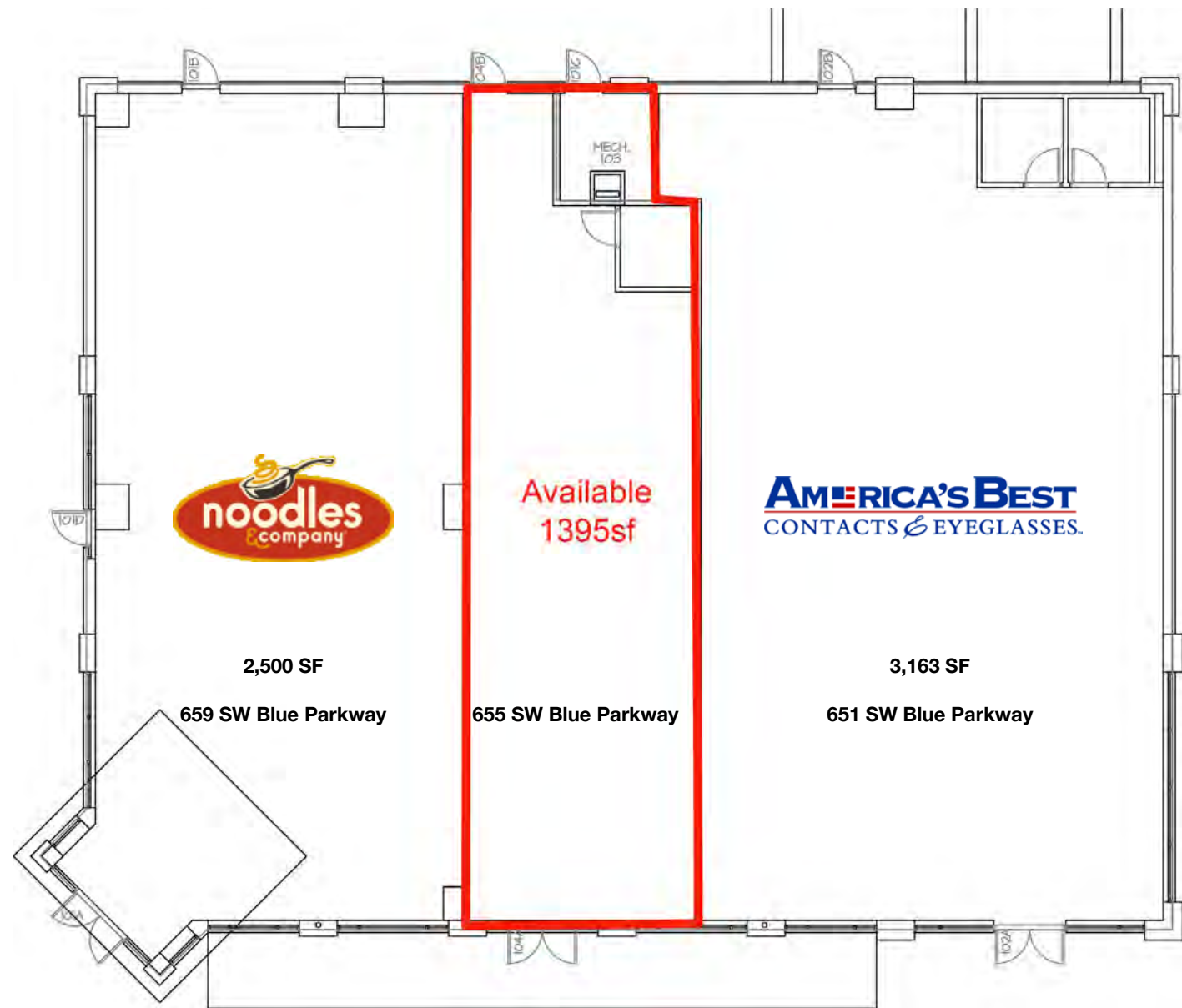




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PAD 4 PLAN

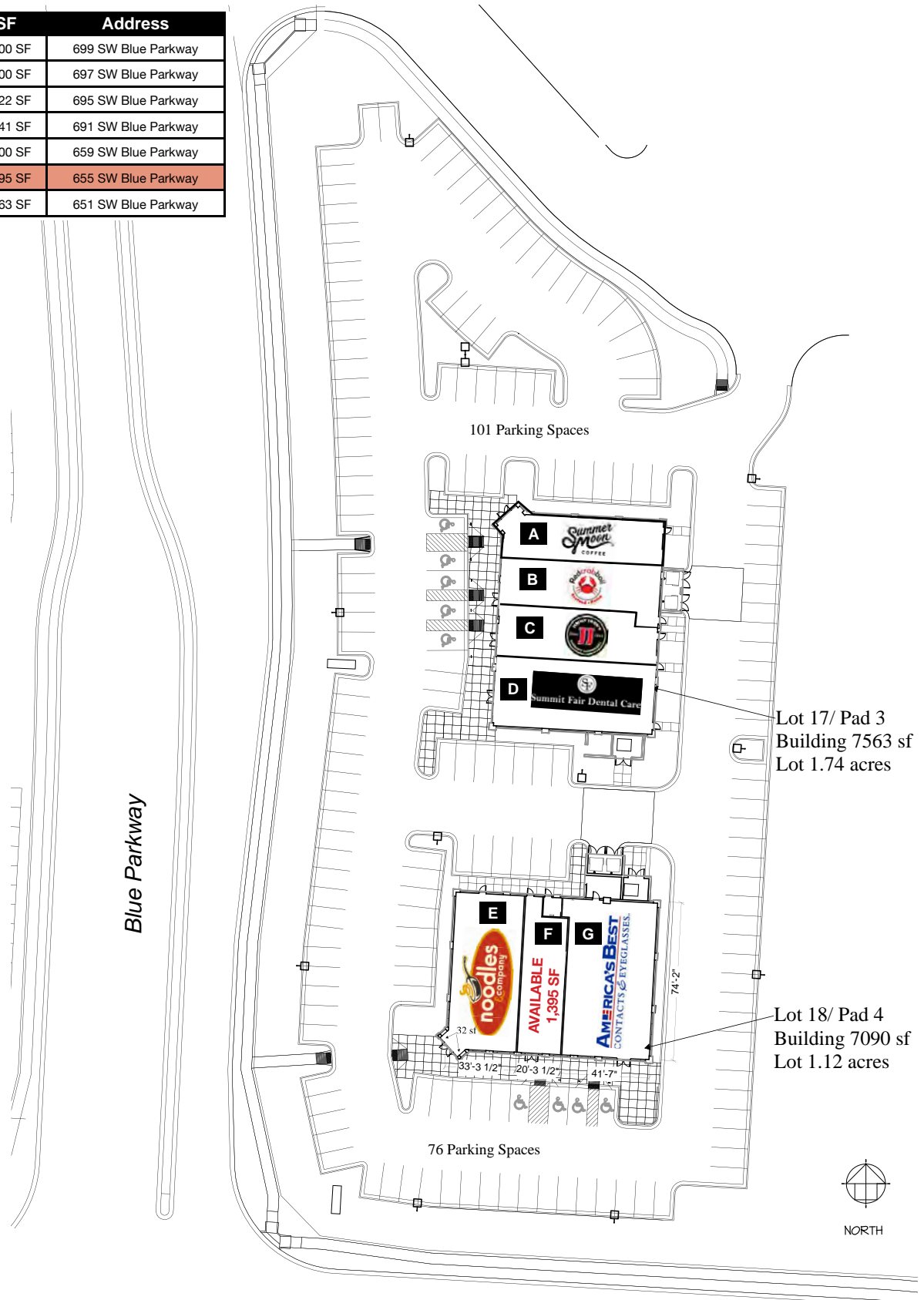


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PLAN

#	Name	SF	Address
A	Summer Moon Coffee	1,500 SF	699 SW Blue Parkway
B	Red Crab Boil	2,000 SF	697 SW Blue Parkway
C	Jimmy Johns	1,422 SF	695 SW Blue Parkway
D	Summit Fair Dental Care	2,641 SF	691 SW Blue Parkway
E	Noodles & Company	2,500 SF	659 SW Blue Parkway
F	AVAILABLE	1,395 SF	655 SW Blue Parkway
G	America's Best	3,163 SF	651 SW Blue Parkway

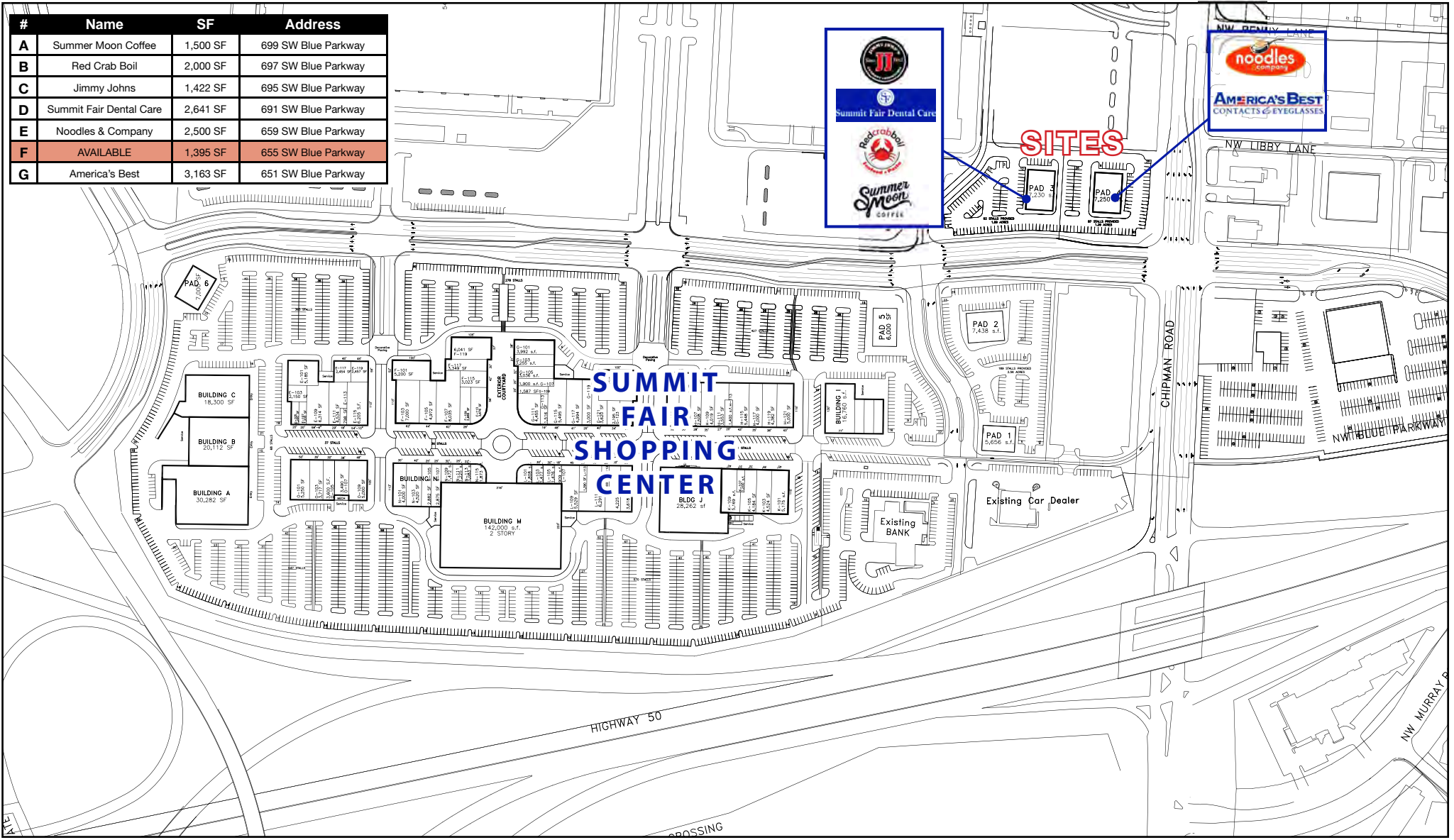




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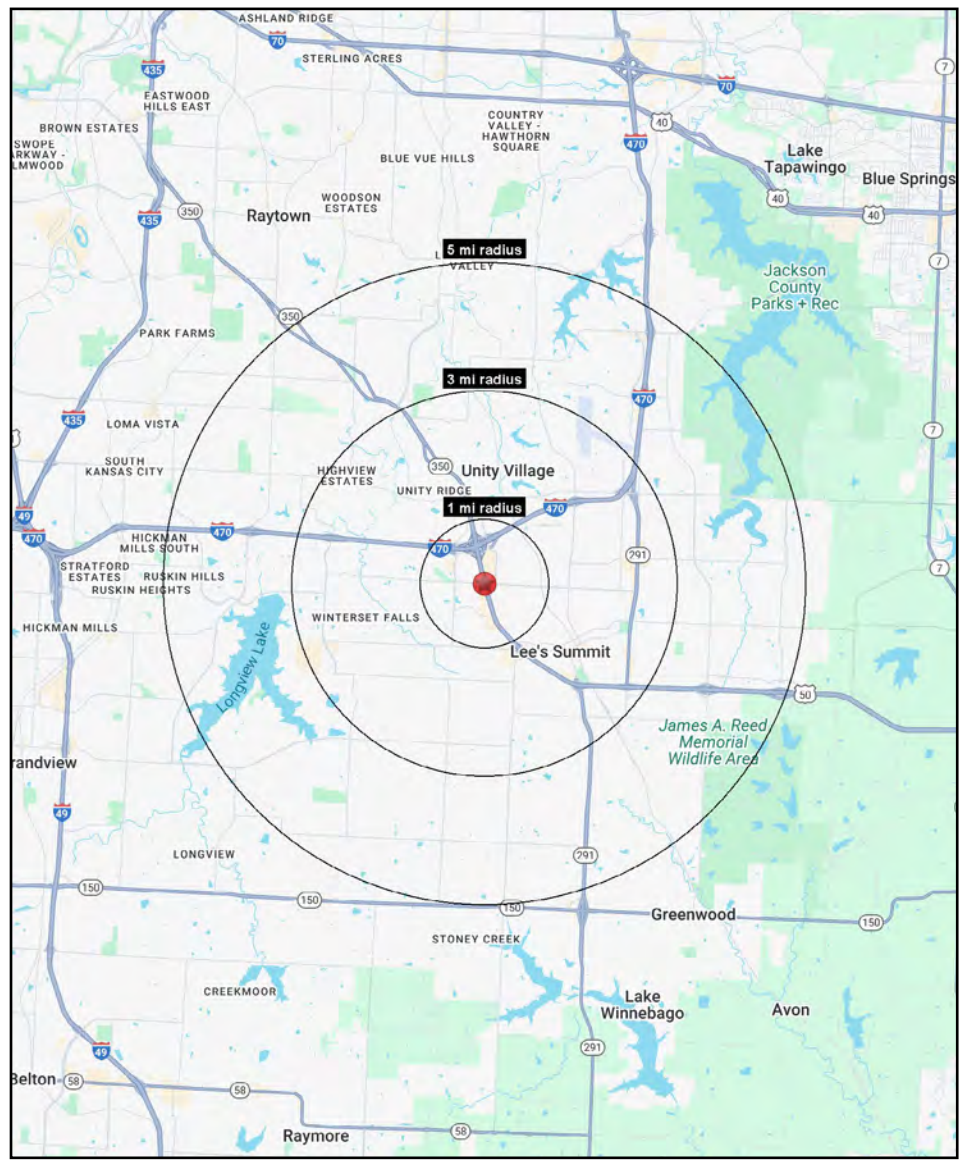
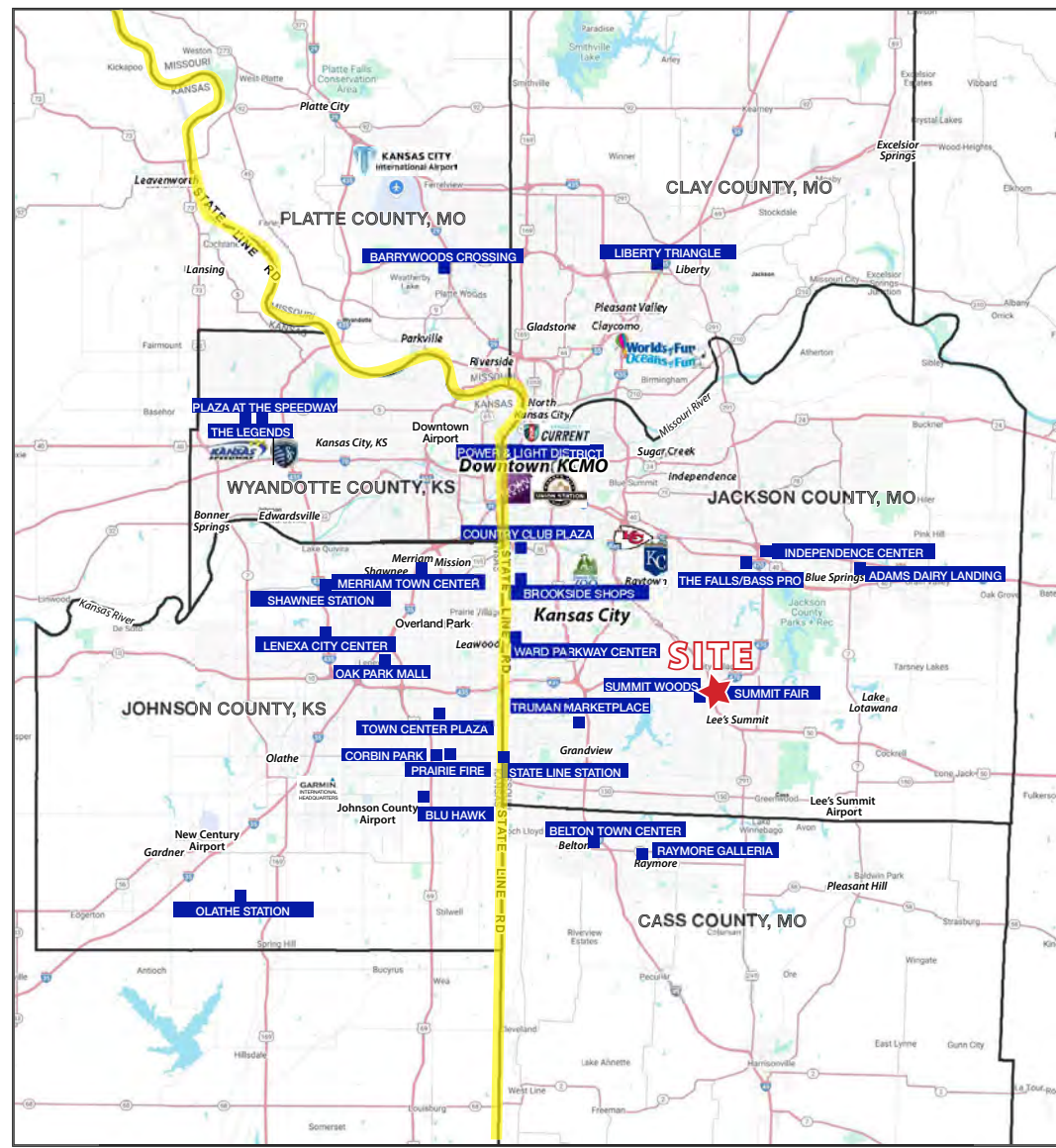
SURVEY





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50 Highway & NW Chipman Road Lee's Summit, MO 64081	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,916	44,896	101,629
2030 Projected Population	6,283	47,043	104,690
2020 Census Population	5,152	44,412	100,630
2010 Census Population	4,800	40,542	93,897
Projected Annual Growth 2025 to 2030	1.2%	1.0%	0.6%
Historical Annual Growth 2010 to 2025	1.6%	0.7%	0.5%
2025 Median Age	55.1	41.1	39.4
Households			
2025 Estimated Households	3,246	19,197	40,300
2030 Projected Households	3,439	20,246	41,869
2020 Census Households	2,758	18,213	39,070
2010 Census Households	2,568	16,473	35,965
Projected Annual Growth 2025 to 2030	1.2%	1.1%	0.8%
Historical Annual Growth 2010 to 2025	1.8%	1.1%	0.8%
Race and Ethnicity			
2025 Estimated White	86.1%	78.7%	72.8%
2025 Estimated Black or African American	6.4%	11.4%	17.4%
2025 Estimated Asian or Pacific Islander	1.4%	2.4%	2.2%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2025 Estimated Other Races	5.9%	7.3%	7.3%
2025 Estimated Hispanic	5.3%	6.4%	6.4%
Income			
2025 Estimated Average Household Income	\$104,451	\$115,753	\$120,387
2025 Estimated Median Household Income	\$66,461	\$87,923	\$95,128
2025 Estimated Per Capita Income	\$57,409	\$49,567	\$47,818
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.5%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	1.9%	1.6%	2.6%
2025 Estimated High School Graduate	25.7%	20.4%	21.1%
2025 Estimated Some College	25.1%	21.5%	22.8%
2025 Estimated Associates Degree Only	9.7%	10.2%	9.6%
2025 Estimated Bachelors Degree Only	23.0%	26.8%	25.9%
2025 Estimated Graduate Degree	12.4%	18.0%	16.5%
Business			
2025 Estimated Total Businesses	470	2,575	4,179
2025 Estimated Total Employees	6,862	25,432	38,920
2025 Estimated Employee Population per Business	14.6	9.9	9.3
2025 Estimated Residential Population per Business	12.6	17.4	24.3

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