



1,300 SF SPACE | CONTACT AGENT FOR PRICING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,243	45,635	84,619
Avg. Household Income	\$133,095	\$118,872	\$248,674

- Grocery anchored retail center along 50 Highway
- Visibility to over 57,186 cars per day along 50 Highway and 17,299 cars per day along Todd George Parkway
- Center typically maintains 100% occupancy
- Join Price Chopper, Johnny's Tavern, Big Biscuit, Premier Dental, and more
- Extremely strong area demographics and growth
- High unique customer count stemming from Lee's Summit High School and Lee's Summit Medical Center



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

Exclusive Agents

WILL SANDERS | 816.412.7311 | wsanders@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



GROCERY ANCHORED RETAIL SPACE

1600 & 1620-1656 SE Blue Parkway, Lee's Summit, MO.

AERIAL

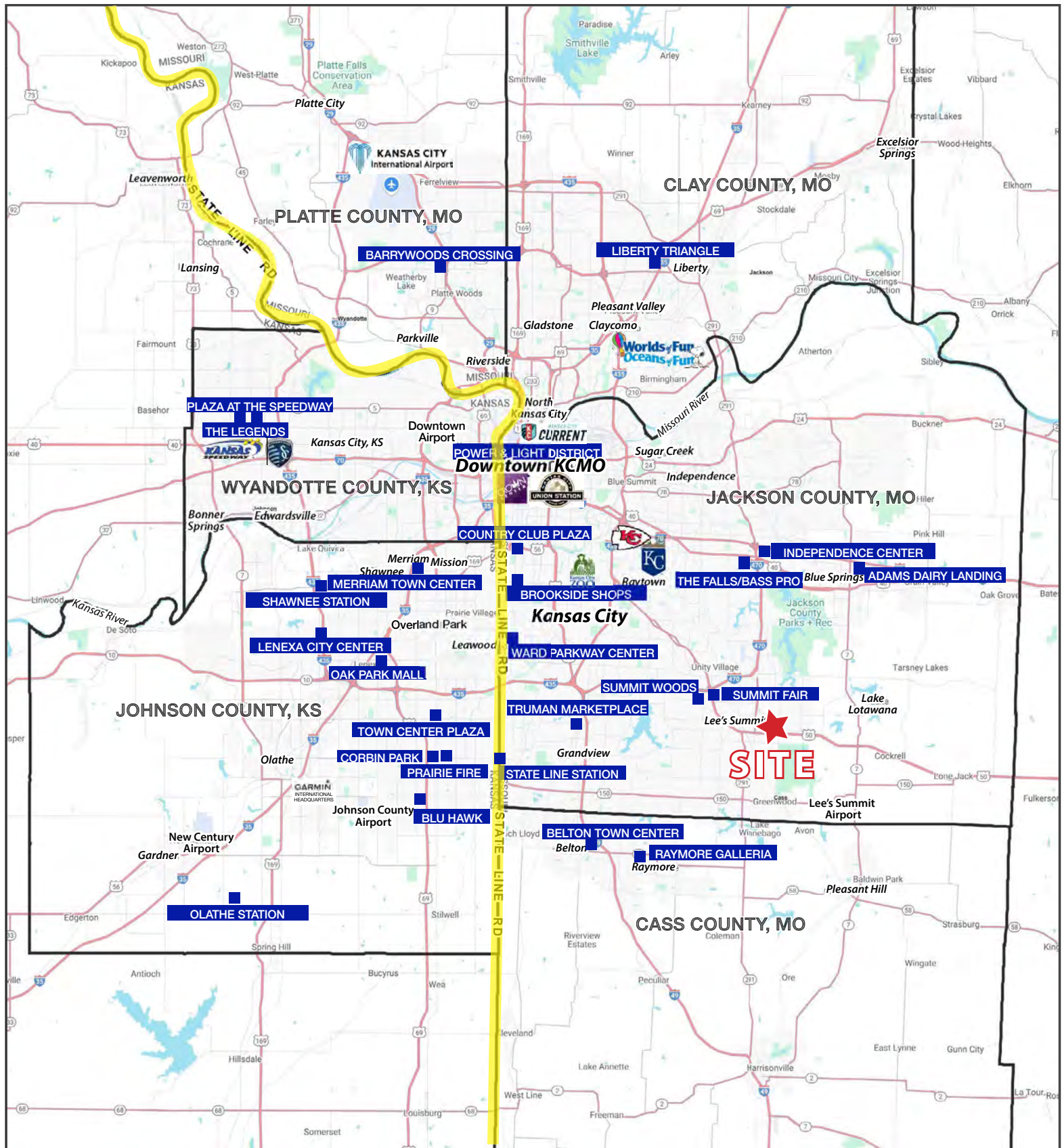


A photograph of a commercial building with multiple storefronts. From left to right, the storefronts are labeled "HARRY'S LIQUOR", "STARBUCKS COFFEE", and "MARKET PHARMACY". A large, blue and red "PRICE CHOPPER" sign is mounted on the Starbucks storefront. The building has a modern design with large windows and a dark roof. The parking lot in front is filled with various cars, including a green SUV, a white sedan, a blue sedan, a green pickup truck, and a red pickup truck. There are patches of snow on the ground, particularly around the cars and in the foreground. A shopping cart is visible on the left side of the parking lot. The sky is overcast.



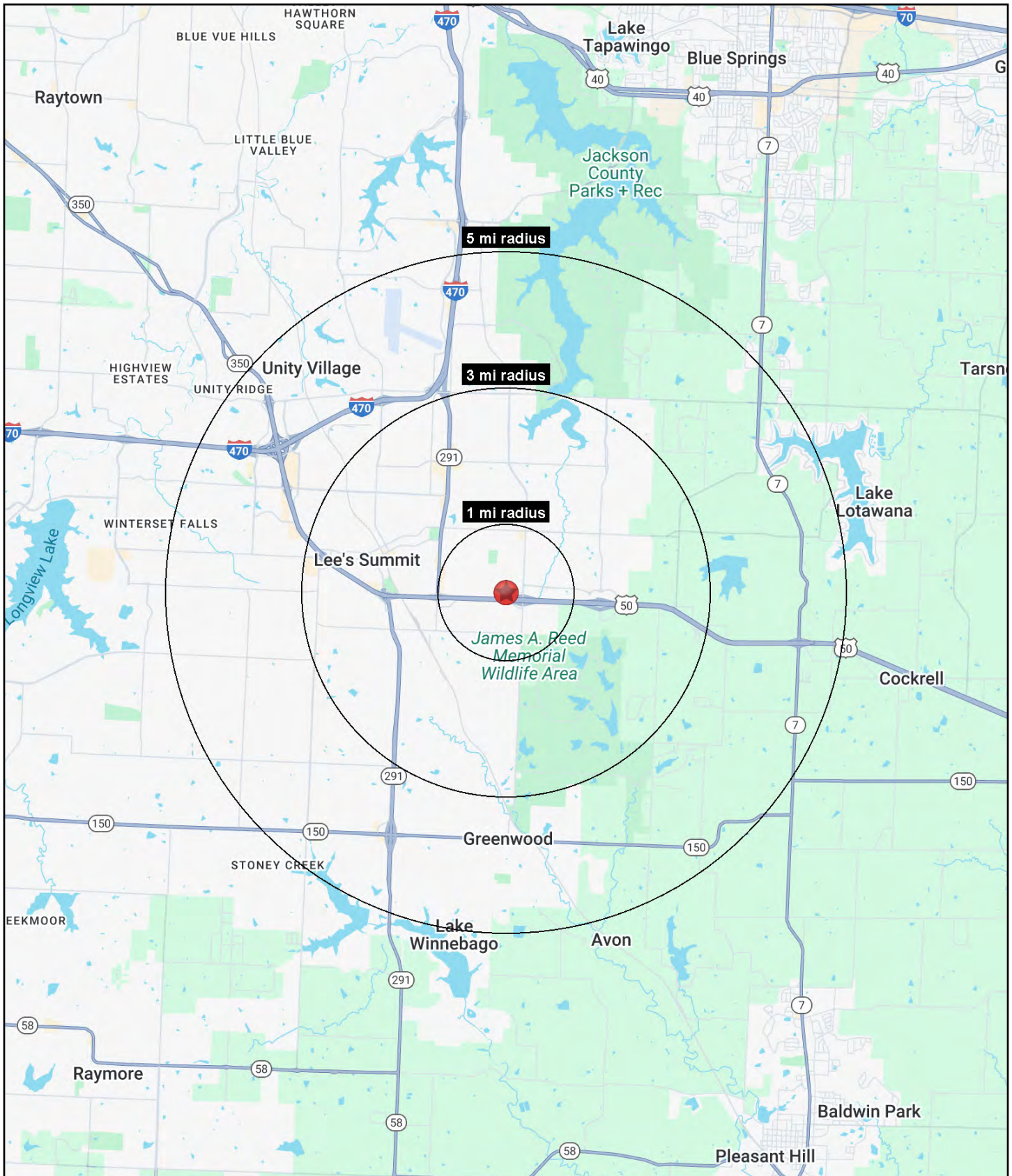
GROCERY ANCHORED RETAIL SPACE

1600 & 1620-1656 SE Blue Parkway, Lee's Summit, MO.



GROCERY ANCHORED RETAIL SPACE

1600 & 1620-1656 SE Blue Parkway, Lee's Summit, MO.





GROCERY ANCHORED RETAIL SPACE

1600 & 1620-1656 SE Blue Parkway, Lee's Summit, MO.

1620-1656 SE Blue Parkway Lee's Summit, MO 64063	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	11,243	45,635	84,619
2029 Projected Population	11,135	45,617	87,154
2020 Census Population	11,686	47,138	83,969
2010 Census Population	11,566	45,413	77,987
Projected Annual Growth 2024 to 2029	-0.2%	-	0.6%
Historical Annual Growth 2010 to 2024	-0.2%	-	0.6%
2024 Median Age	37.1	36.9	39.3
Households			
2024 Estimated Households	4,188	18,167	33,292
2029 Projected Households	4,166	18,255	34,475
2020 Census Households	4,269	18,229	32,168
2010 Census Households	4,147	17,246	29,520
Projected Annual Growth 2024 to 2029	-0.1%	-	0.7%
Historical Annual Growth 2010 to 2024	-	0.4%	0.9%
Race and Ethnicity			
2024 Estimated White	79.4%	78.7%	80.4%
2024 Estimated Black or African American	10.8%	10.7%	10.2%
2024 Estimated Asian or Pacific Islander	2.1%	2.2%	2.0%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%
2024 Estimated Other Races	7.4%	8.1%	7.0%
2024 Estimated Hispanic	6.1%	7.1%	6.2%
Income			
2024 Estimated Average Household Income	\$133,095	\$118,872	\$131,277
2024 Estimated Median Household Income	\$110,426	\$95,517	\$104,105
2024 Estimated Per Capita Income	\$49,579	\$47,343	\$51,684
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.1%	1.3%
2024 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.8%	2.4%
2024 Estimated High School Graduate	19.3%	20.5%	20.3%
2024 Estimated Some College	26.3%	22.8%	21.7%
2024 Estimated Associates Degree Only	10.5%	10.8%	10.1%
2024 Estimated Bachelors Degree Only	26.4%	26.4%	27.5%
2024 Estimated Graduate Degree	14.6%	15.7%	16.7%
Business			
2024 Estimated Total Businesses	328	2,013	3,580
2024 Estimated Total Employees	2,784	17,486	34,816
2024 Estimated Employee Population per Business	8.5	8.7	9.7
2024 Estimated Residential Population per Business	34.3	22.7	23.6

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

