

SUMMIT FAIR LIFESTYLE CENTER | SPACE FOR LEASE



50 HWY & CHIPMAN RD (NEQ) | LEE'S SUMMIT, MO

ONE OF KC'S BEST COMMERCIAL INTERSECTIONS



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PROPERTY HIGHLIGHTS



LOCATION

50 Highway & Chipman Road (NEQ)
Lee's Summit, MO



TRAFFIC COUNTS

Chipman Road (20,000 VPD)
Highway 50 (75,000 VPD)
Interstate 470 (79,600 VPD)



SUBJECT PROPERTY GLA

241,923 SF



TOTAL CENTER GLA

510,020 SF



SUBJECT PROPERTY LOT SIZE

25.5 Acres



YEAR BUILT

2009 – 2017



ANCHORS

Dick's Sporting Goods, Lululemon, H&M,
Sephora, DSW



SHADOW ANCHORS (NOT A PART)

JCPenney, Furniture Mall of Missouri



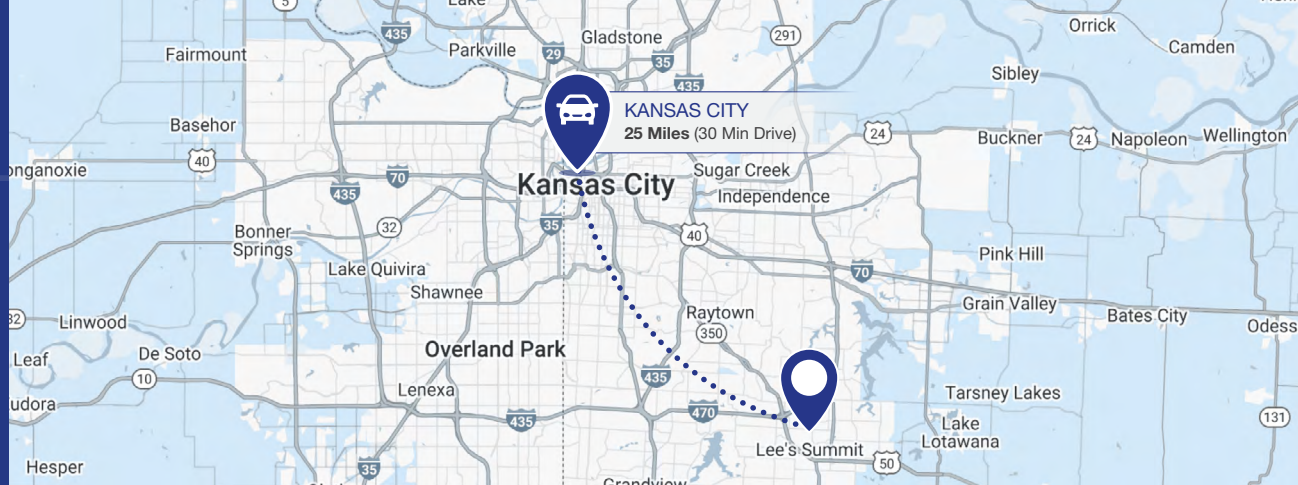
LEASED OCCUPANCY

90.5%



RETAIL FOOT TRAFFIC

4.3 million+ visits in 2024 (placer.ai)



SHOPPING CENTER DETAILS

- » 1,038 SF - 11,476 SF Spaces and Pad Sites Available For Lease
- » Summit Fair is an 90.5% leased lifestyle center featuring strong national, regional, and local tenancy
- » The tenant mix encompasses a diversified mix of retailers including sporting goods, apparel, restaurants, entertainment, services, fitness, healthcare, beauty, specialty, and shadow anchored by large department and home furnishing stores.
- » Summit Fair is a major retail traffic-driving shopping center that draws over 4.3 million visits annually according to Placer.ai data, in the top 7% of shopping centers in Missouri. Furthermore, the center's Dick's (#4), DSW (#1), McAlister's (#6), Kay Jewelers (#1), Pure Barre (#1), and shadow anchor JCPenney (#7) all rank in the top 70th percentile for visits in the state of Missouri.
- » With almost 25% of the GLA signing new leases since 2022, including Lululemon, Sephora, Ancho & Agave, Lovesac, Image Studios, and others, the center has enjoyed significant recent leasing momentum. Lululemon recently executed a renewal, transitioning from a temporary to a long term store showing commitment to the center

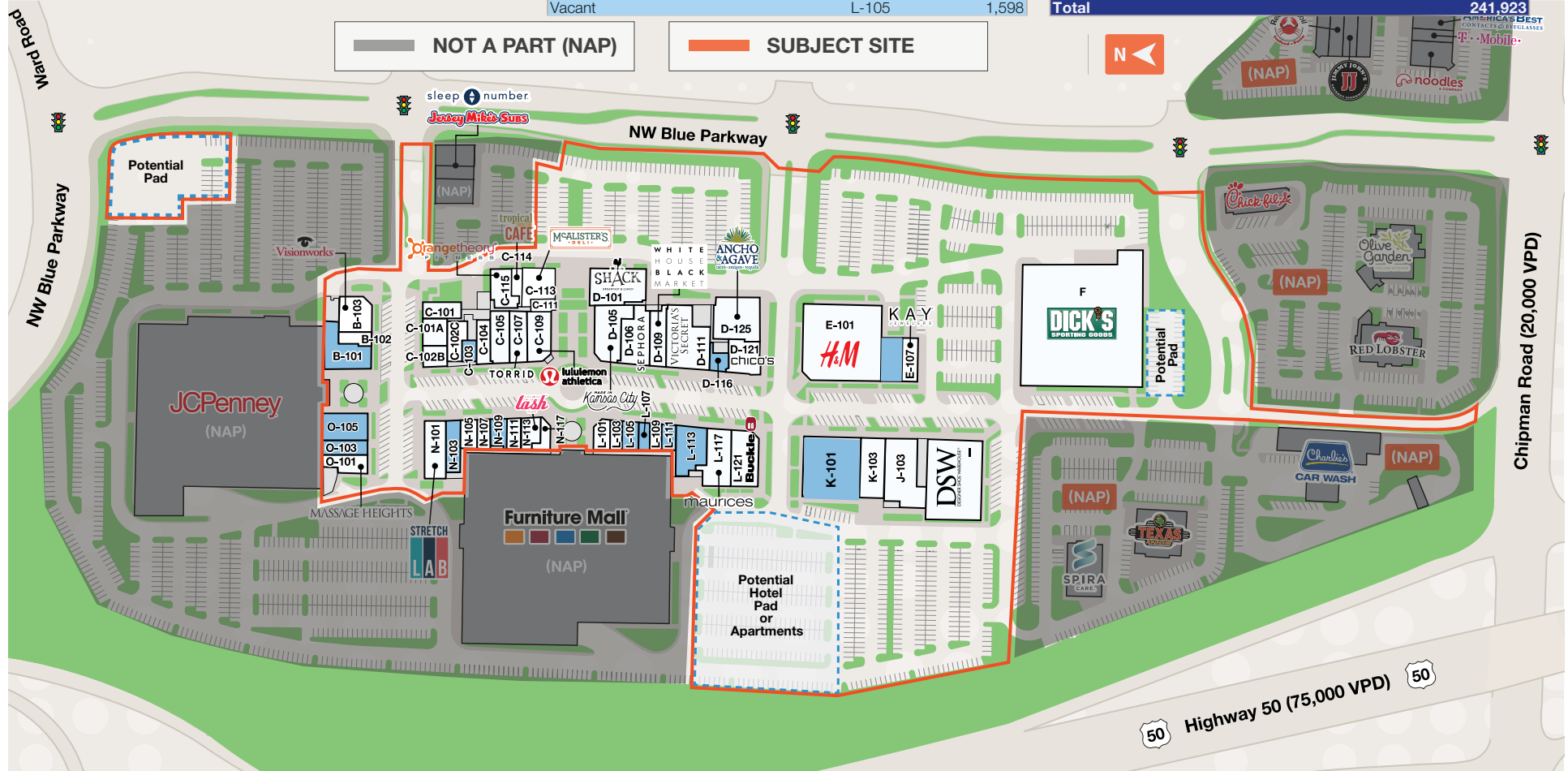


LEASING PLAN

Tenant Name	Unit	Square Feet
Vacant		
Shear Madness	B-102	1,196
Visonworks	B-103	3,826
Nothing Bundt Cakes	C-101	2,111
Body Lab	C-102A	2,315
Pure Barre	C-102B	1,687
Lovesac	C-102C	2,578
Vacant		
Three Dog Bakery	C-104	2,061
Micah's	C-105	3,332
Torrid	C-107	3,000
Lululemon	C-109	4,010
Brow Threading	C-111	1,027
McAlister's Deli	C-113	3,605
Tropical Smoothie Café	C-114	1,155
Orangetheory Fitness	C-115	2,967
The Shack	D-101	6,493

Tenant Name	Unit	Square Feet
Made in KC Marketplace	D-105	5,556
Sephora	D-106	5,109
White House Black Market	D-109	3,213
Victoria's Secret	D-111	8,000
Vacant	D-116	1,248
Chico's	D-121	3,532
Ancho & Agave	D-125	7,704
H&M	E-101	20,000
Vacant	E-105	3,040
Kay Jewelers	E-107	2,320
Dick's Sporting Goods	F	50,024
DSW	I	14,500
Image Studios	J-103	7,990
Vacant 2nd Generation Restaurant	K-101	11,476
Lolita Collective	K-103	4,765
Fat Bee Café	L-101	1,600
Topsy's Popcorn	L-103	1,183
Vacant	L-105	1,598

Tenant Name	Unit	Square Feet
Vacant	L-107	1,038
Escapist Skateboarding	L-109	1,080
Vacant	L-111	1,266
Vacant	L-113	4,594
Maurice's	L-117	5,000
Buckle	L-121	5,000
Daily Thread	N-101	4,000
Vacant	N-103	2,467
Glo Nail Lounge	N-105	1,538
The Drip Bar	N-107	1,249
Vacant	N-109	1,500
Healthylooks Med Spa	N-111	1,397
Amazing Lash	N-113	1,879
Heavenly Olive Oils	N-117	1,066
Massage Heights	O-101	2,348
Vacant	O-103	2,020
Vacant	O-105	4,023
Total		241,923



KEY FEATURES



Premier Regional Retail Center

Summit Fair serves as the **premier lifestyle retail center in Lee's Summit**, drawing shoppers from across eastern Jackson County and surrounding communities. The center's strong tenant mix, modern design, and regional accessibility have established it as a top shopping destination within the Kansas City metropolitan area.



Recent Leasing Velocity

Summit Fair has experienced **significant leasing activity and tenant demand**, with nearly **25% of the GLA executing new leases since 2022**. New additions including Lululemon, Sephora, Ancho & Agave, Lovesac, and Image Studios highlight continued retailer confidence in the center's long-term performance.



High Visibility Retail Corridor

Positioned along the **NE quadrant of Highway 50 and Chipman Road**, Summit Fair benefits from outstanding visibility and consistent daily traffic volumes. Multiple signalized access points and strong signage opportunities provide retailers with maximum exposure to both passing traffic and destination shoppers.



Modern Lifestyle Center

Developed between 2009 and 2017, Summit Fair offers a **contemporary open-air retail environment** featuring attractive architecture, pedestrian-friendly walkways, and inviting public gathering spaces designed to encourage longer customer dwell times and repeat visits.



Strong and Growing Demographics

Lee's Summit is one of the **fastest-growing and most affluent communities in the Kansas City metro area**, supported by a highly educated workforce, strong homeownership rates, and above-average household incomes. These favorable demographics continue to drive strong retail demand and consumer spending within the trade area.



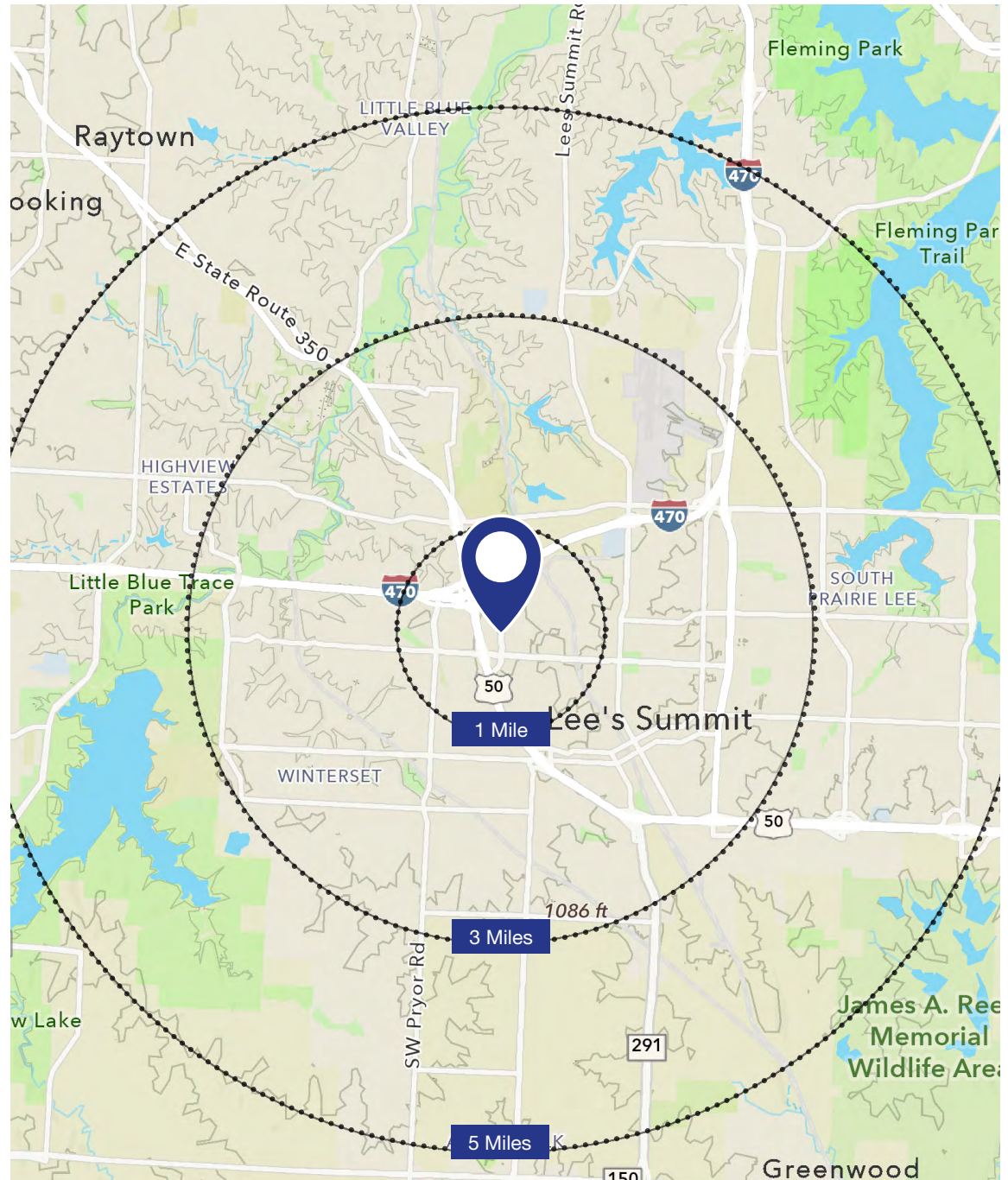
Undeveloped Pads & Few Remaining Vacancies









With only a small number of remaining vacancies and several potential development pads, Summit Fair offers future growth opportunities for retailers, restaurants, hospitality, and mixed-use concepts. These opportunities allow new tenants to join a thriving retail ecosystem while benefiting from the center's established traffic and brand recognition.



DEMOGRAPHICS SUMMARY

2025 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	4,927	48,453	104,537
Households	2,643	20,314	41,206
Families	1,056	12,807	28,022
Average Household Size	1.83	2.36	2.51
Median Age	53.4	40.6	40.0
Median Household Income	\$66,182	\$86,574	\$96,706
Average Household Income	\$91,166	\$111,426	\$120,458
2030 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	6,094	50,202	106,670
Households	3,220	21,321	42,510
Families	1,299	13,316	28,700
Average Household Size	1.87	2.33	2.49
Median Age	50.8	41.8	40.9
Median Household Income	\$76,789	\$99,632	\$108,502
Average Household Income	\$104,083	\$124,998	\$135,448



 POPULATION 104,537 <small>5 MILE</small>	 MEDIAN AGE 40.0 <small>5 MILE</small>	 AVG HH SIZE 2.5 <small>5 MILE</small>
 TOTAL BUSINESSES 3,703 <small>5 MILE</small>	 TOTAL EMPLOYEES 52,328 <small>5 MILE</small>	
 AVG HH INCOME \$120,458 <small>5 MILE</small>	 MEDIAN NET WORTH \$320,031 <small>5 MILE</small>	 PER CAPITA INCOME \$47,668 <small>5 MILE</small>

PROPERTY PHOTOS





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