



# RAINTREE VILLAGE SHOPPING CENTER

## RETAIL SPACE AVAILABLE FOR LEASE

150 Hwy & SW Ward Rd (SEC), Lee's Summit, MO



## LEASE RATE \$14-\$16/SF NNN | 1,139 SF SPACE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,034	28,761	72,356
Avg. Household Income	\$164,544	\$157,553	\$135,004

- 33,340 SF shopping center on 8.06 acres
- Great opportunity to get in at low market rents
- Recent updates completed with no deferred maintenance
- Located off 150 Highway in a growing suburb of Greater Kansas City
- Beautifully maintained neighborhood center
- New Walmart Supercenter and multiple other developments in the immediate vicinity



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GARRETT COHOON | 816.412.7365 | gcohoon@blockandco.com

Exclusive Agent





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AERIAL



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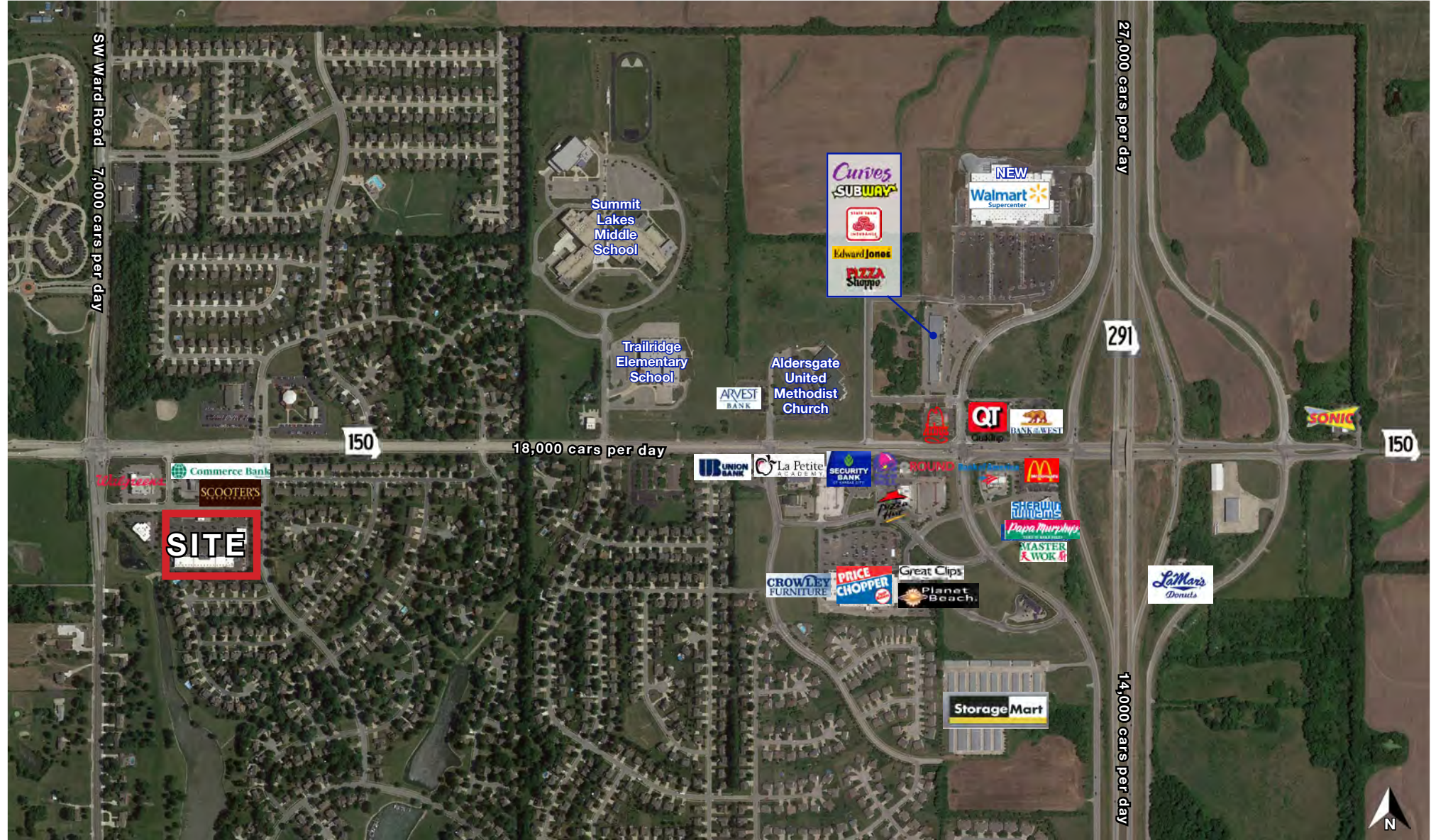


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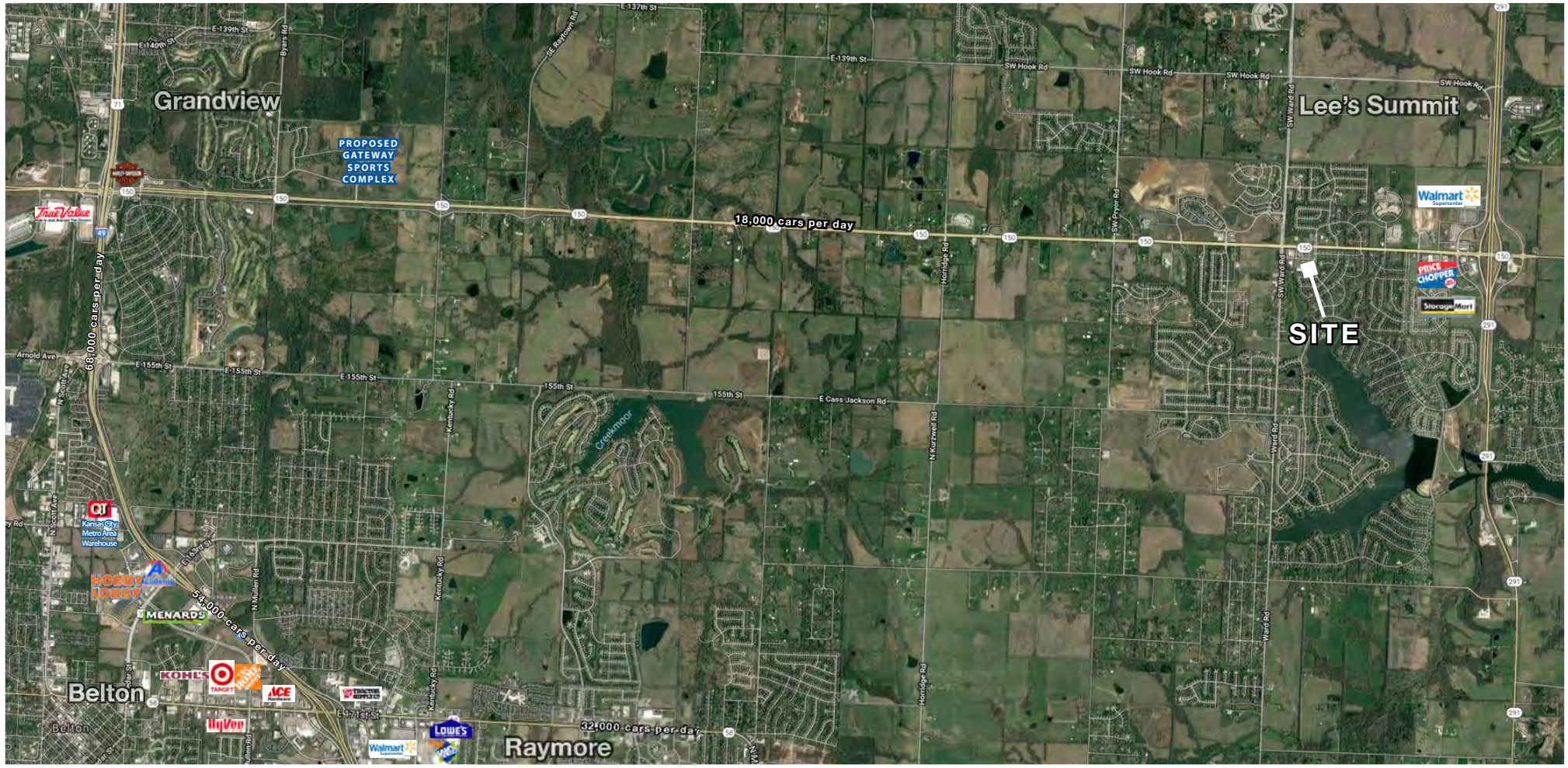


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### SITE PLAN



Suite #	Tenant	Square Feet
813	Love Coffee	922
821	Kids to Leaders Martial Arts	3,629
829	Kids Physical Therapy	1,602
833	UPS Store	1,627
837	WestSide Bar & Grill	3,148
845	Peace Paws Grooming	735
849	Peace Paws Grooming	1,133
857A	Salon	1,633
857B	Royal Nutrition	1,200
861	Salon	1,350
865	Papa John's	1,372
869	ETC Physical Therapy	1,400
873	State Fam	1,139
877	Snap Fitness	1,478
883	Snap Fitness	2,768
889	Dream Nails	1,378
891	AVAILABLE	1,300
893	Simply Threads	1,926
899	La Fuente Mexican Restaurant	3,600
<b>TOTAL</b>		<b>33,340</b>



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### SURVEY

**ALTA TABLE "A" NOTES:**

ITEMS NO. 1 THROUGH NO. 4 AS SHOWN ON DRAWING

ITEM NO. 6 AS SHOWN ON DRAWING

ITEMS NO. 7A, NO. 7B, 7C, AND NO. 7C AS SHOWN ON DRAWING

ITEMS NO. 10 THROUGH NO. 12 AS SHOWN ON DRAWING

ITEM NO. 11B AS SHOWN ON DRAWING

ITEMS NO. 13 AND NO. 14 AS SHOWN ON DRAWING

ITEM NO. 15. THERE IS NO EVIDENCE OF EXISTING FOUNDATION, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS WITHIN RECENT MONTHS.

ITEM NO. 17. THERE IS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIR OR CONSTRUCTION WITHIN RECENT MONTHS.

ITEM NO. 18. THERE IS NO EVIDENCE OF THIS SITE BEING USED FOR A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

**PROPERTY DESCRIPTION:**

CONTAINING 361.166 SQUARE FEET OR 8.1666 ACRES

LOT 6 AND TRACT "A", RAIN TREE VILLAGE, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

NOTE: THE PROPERTY SHOWN HEREIN IS THE SAME PROPERTY AS SHOWN ON THE PLAT OF RAIN TREE VILLAGE LOTS 1, 2, 3, 4 AND TRACT "A".

**STANDARD TOPOGRAPHIC SYMBOLS**

SHRUB	MANHOLE (BROWN)	MALIBOX
DECIDUOUS TREE	WATER (GREEN)	EX TELEPHONE OVERHEAD
CLEAN OUT	CLEAN OUT	EX TELEPHONE UNDERGROUND
COMPOUSIT TREE	WATER VALVE	EX GAS
YARD LIGHT	WATER METER	EX WATER
LIGHT POLE	FIRE HYDRANT	EX SEWER
POWER POLE	WATER BRIDG	EX FORM
GUY WIRE	SPRINKLER HEAD	EX ELECTRIC OVERHEAD
CABLE BOX	GAS VALVE	EX ELECTRIC UNDERGROUND
TELEPHONE BOX	GAS METER	EX CATV OVERHEAD
POLE	POLE	EX CATV UNDERGROUND
TELEPHONE pedestal	BSN	EX FLOWLINE
ELECTRICAL BOX	FLAG POLE	EX CENTERLINE
ELECTRICAL pedestal	WALL	EX FENCE MARBINE
BENCH MARK	BORR HOLE	EX FENCE CHAINLINK
		EX FENCE WOOD
		EX FENCE MAJOR
		EX FENCE MINOR
		EX BOUNDARY LINE
		EX SURVEY SECTION LINE

ALTA/ACSM LAND TITLE SURVEY

TRACT "A", RAIN TREE VILLAGE

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

RAIN TREE VILLAGE SHOPPING CENTER, LLC

3215 NE CARNEGIE DRIVE, SUITE 200

LEE'S SUMMIT, MISSOURI 64064

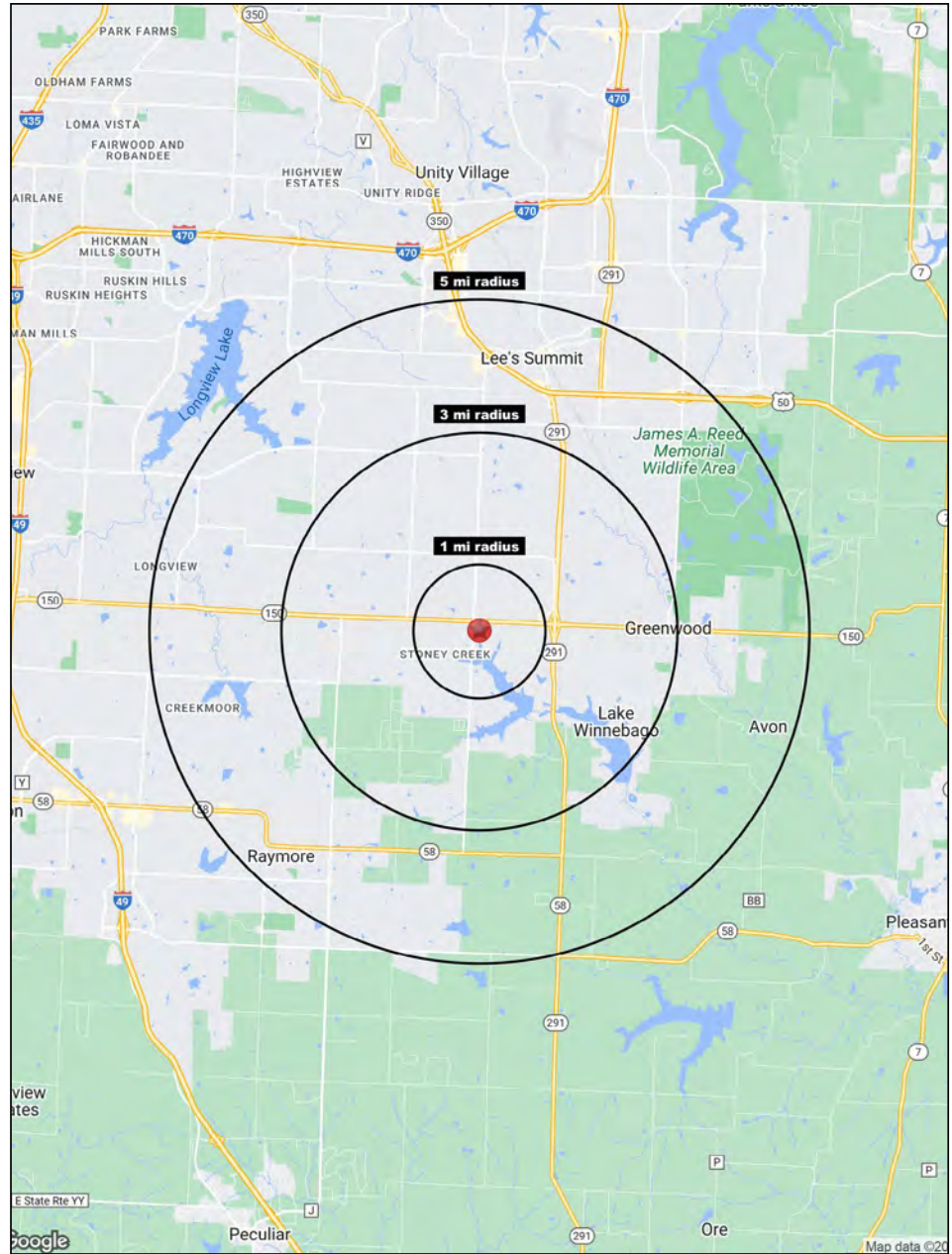
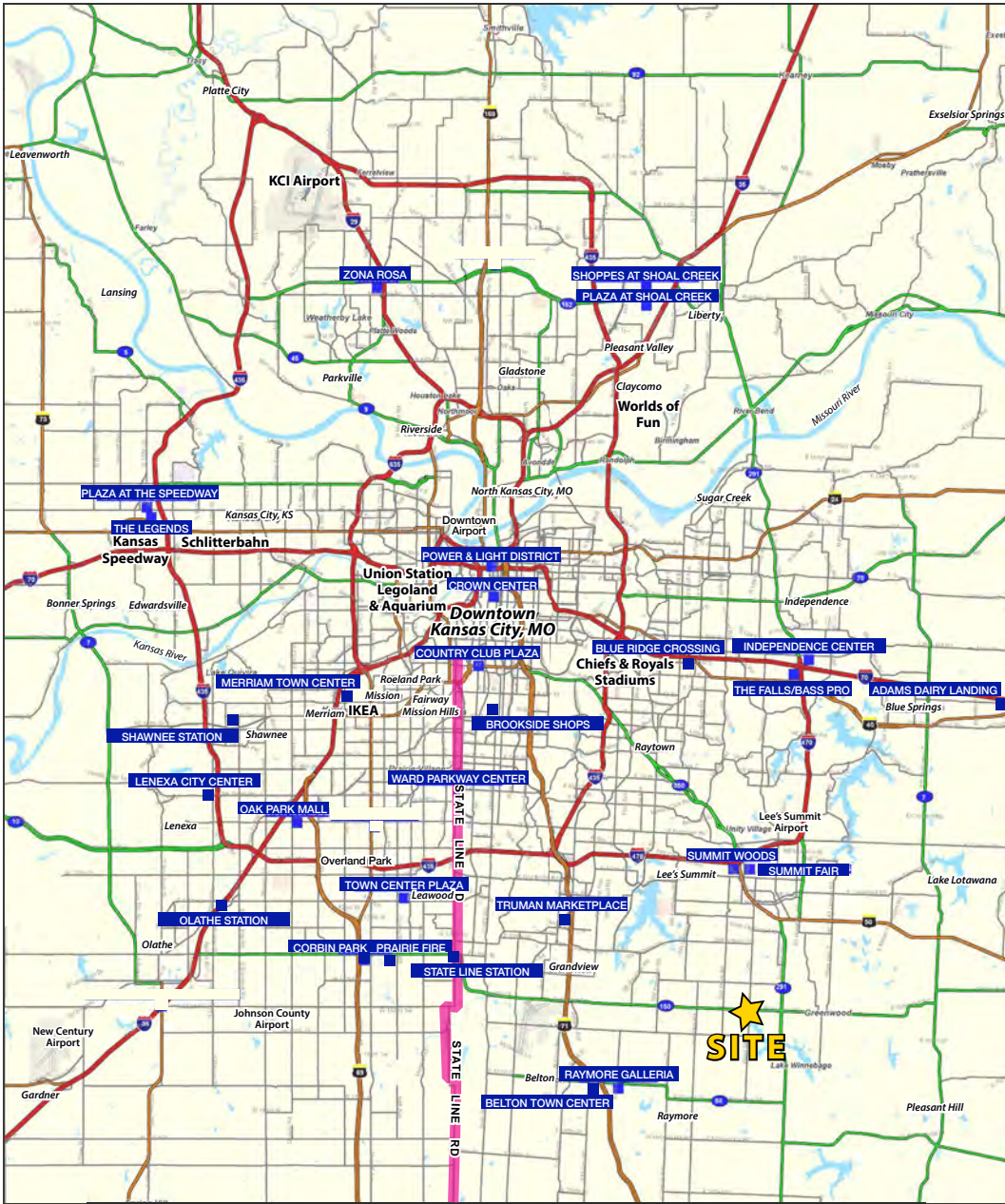




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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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817-899 SW Lemans Lane Lee's Summit, MO 64082	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	9,034	28,761	72,356
2029 Projected Population	9,799	30,676	75,338
2020 Census Population	8,394	27,070	70,386
2010 Census Population	7,111	22,699	62,053
Projected Annual Growth 2024 to 2029	1.7%	1.3%	0.8%
Historical Annual Growth 2010 to 2024	1.9%	1.9%	1.2%
2024 Median Age	38.4	38.5	39.7
<b>Households</b>			
2024 Estimated Households	3,289	10,212	28,014
2029 Projected Households	3,593	10,977	29,297
2020 Census Households	3,061	9,543	26,633
2010 Census Households	2,507	7,906	23,454
Projected Annual Growth 2024 to 2029	1.8%	1.5%	0.9%
Historical Annual Growth 2010 to 2024	2.2%	2.1%	1.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	79.2%	82.0%	81.6%
2024 Estimated Black or African American	11.7%	9.6%	9.7%
2024 Estimated Asian or Pacific Islander	2.4%	1.8%	1.9%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Estimated Other Races	6.5%	6.4%	6.7%
2024 Estimated Hispanic	6.2%	5.5%	5.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$164,544	\$157,553	\$135,004
2024 Estimated Median Household Income	\$133,576	\$130,009	\$108,463
2024 Estimated Per Capita Income	\$59,925	\$55,953	\$52,291
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	0.7%	0.9%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	1.5%	1.5%	1.7%
2024 Estimated High School Graduate	19.8%	18.0%	20.1%
2024 Estimated Some College	18.9%	20.5%	22.3%
2024 Estimated Associates Degree Only	10.3%	9.5%	9.9%
2024 Estimated Bachelors Degree Only	31.5%	30.9%	27.7%
2024 Estimated Graduate Degree	17.4%	18.7%	16.8%
<b>Business</b>			
2024 Estimated Total Businesses	256	698	2,535
2024 Estimated Total Employees	1,265	4,237	18,725
2024 Estimated Employee Population per Business	4.9	6.1	7.4
2024 Estimated Residential Population per Business	35.3	41.2	28.5

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