

NWC NE 291 HWY & NE CHIPMAN RD

Lee's Summit, Missouri

For Lease

Excellent Location!

- 5,005 SF available
- 23,000 cars-per-day on 291 Hwy
- Population of 52,000 within 3 miles
- 24,700 employees within 3 miles



REAL ESTATE. REAL STRATEGIES. REAL SUCCESS.

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700 W. 47th Street, Suite 200

Kansas City, MO 64112

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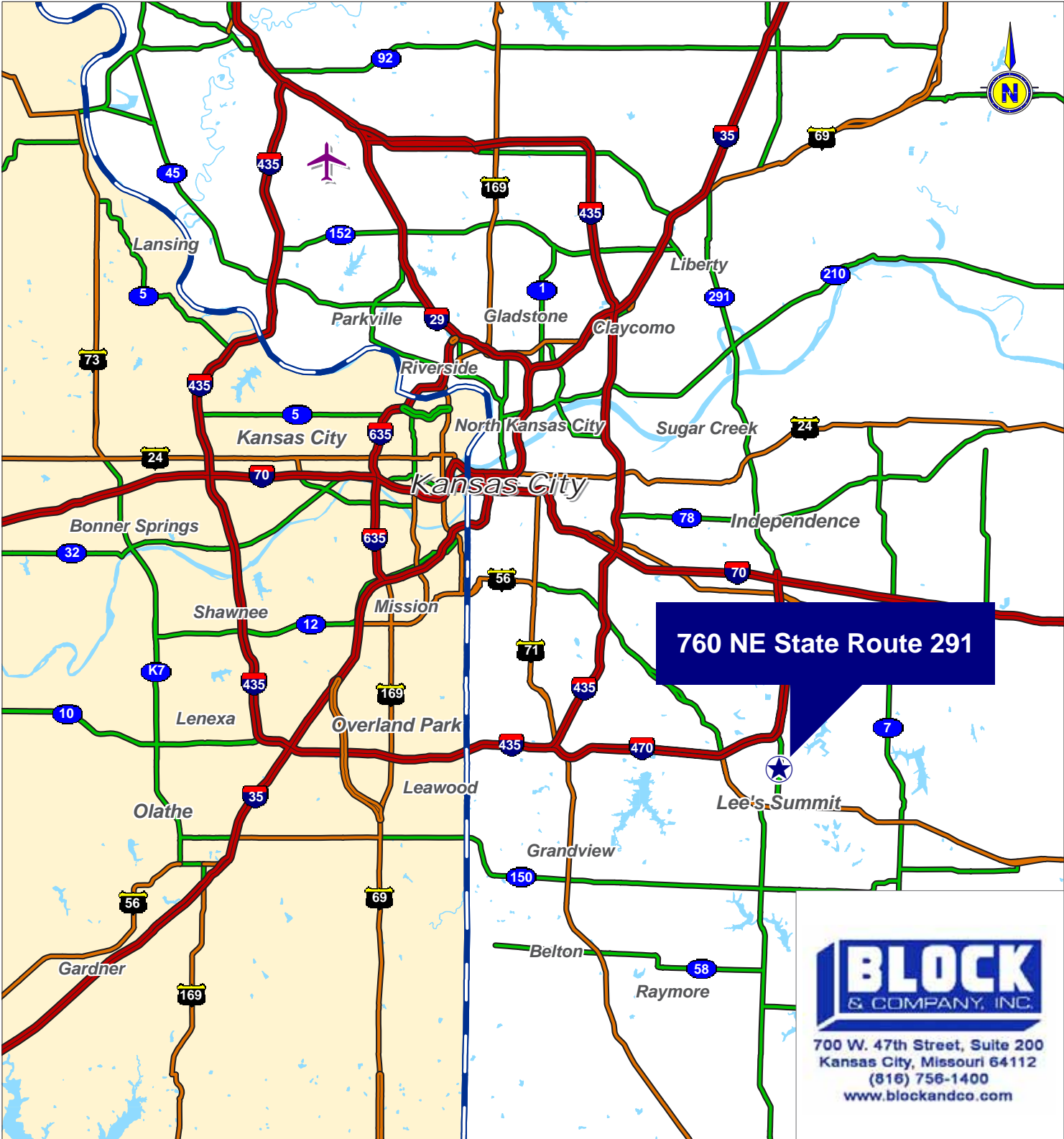
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**760 NE State Route 291
Lee's Summit, Missouri**



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Traffic Counts 760 NE State Route 291 Lee's Summit, Missouri



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NE Tudor Rd.

Subject Site

Lee's Summit, MO

NE Chipman Rd.

291

E Langsford Rd.

Aerial Key

- 1. Wal-Mart
- 2. Blockbuster
- 3. Arby's
- 4. Hen House Marketplace
- 5. Hen House Grocery
- 6. Office Max
- 7. Chipman Place SC
- 8. Long John Silvers
- 9. Burger King
- 10. Valle Vista SC
- 11. I-Hop
- 12. Taco Bell
- 13. Sheridan's Frozen Custard
- 14. Sears Grand
- 15. McDonald's
- 16. YMCA
- 17. Hy-Vee Grocery
- 18. Retail Center
- 19. KFC
- 20. Hardee's
- 21. Hobby Lobby
- 22. Ace Hardware
- 23. Starbucks Coffee
- 24. Summit Springs SC
- 25. AMF Strike Market Lanes



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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups



Lat/Lon: 38.92596/-94.36127

July 2007

760 NE State Route 291 Lee's Summit, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2005 Estimated Population	10,784	52,029	75,960
	2010 Projected Population	11,429	54,988	81,181
	2000 Census Population	10,081	48,594	69,576
	1990 Census Population	7,802	36,704	49,397
	Historical Annual Growth 1990 to 2005	2.5%	2.8%	3.6%
	Projected Annual Growth 2005 to 2010	1.2%	1.1%	1.4%
	2005 Median Age	31.4	35.6	36.3
HOUSEHOLDS	2005 Estimated Households	4,217	20,445	28,893
	2010 Projected Households	4,578	22,025	31,423
	2000 Census Households	3,870	18,880	26,253
	1990 Census Households	2,920	14,404	18,842
	Historical Annual Growth 1990 to 2005	3.0%	2.8%	3.6%
Projected Annual Growth 2005 to 2010	1.7%	1.5%	1.8%	
POPULATION BY RACE	2005 Estimated White	88.5%	89.6%	89.0%
	2005 Estimated Black or African American	7.0%	6.5%	7.1%
	2005 Estimated Asian & Pacific Islander	1.4%	1.3%	1.4%
	2005 Estimated American Indian & Native Alaskan	0.7%	0.5%	0.5%
	2005 Estimated Other Races	2.4%	2.1%	2.0%
	2005 Estimated Hispanic	3.4%	2.8%	2.7%
INCOME	2005 Estimated Average Household Income	\$ 62,151	\$ 63,785	\$ 73,832
	2005 Estimated Median Household Income	\$ 57,456	\$ 60,741	\$ 69,101
	2005 Estimated Per Capita Income	\$ 24,303	\$ 25,160	\$ 28,271
EDUCATION (AGE 25+)	2005 Elementary	2.3%	2.6%	2.2%
	2005 Some High School	6.2%	5.4%	5.0%
	2005 High School Graduate	23.3%	23.8%	22.7%
	2005 Some College	22.2%	22.0%	20.9%
	2005 Associates Degree Only	11.5%	10.0%	9.4%
	2005 Bachelors Degree Only	23.6%	24.2%	25.1%
	2005 Graduate Degree	10.9%	12.1%	14.7%
BUSINESS	Number of Businesses	364	2,138	2,738
	Total Number of Employees	3,696	24,730	30,528
	Employee Population per Business	10.1	11.6	11.1
	Residential Population per Business	29.6	24.3	27.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.