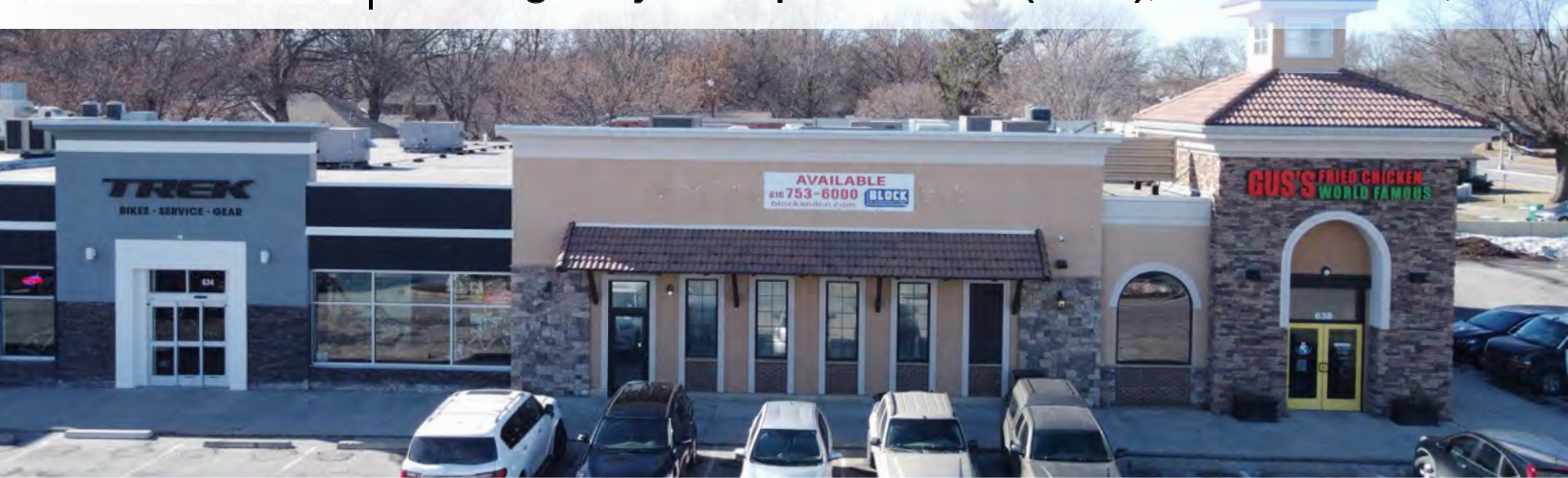




VALLE VISTA SHOPPING CENTER

44,110 SF Shopping Center | Restaurant Space For Lease
291 Highway & Chipman Road (SWC), Lee's Summit, MO



CONTACT AGENT FOR PRICING



CLICK HERE TO VIEW 360°
PROPERTY PHOTOS & VIDEOS

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,927	51,950	88,623
Avg. Household Income	\$95,527	\$116,158	\$131,252

- 3,930 SF in-line restaurant space for lease
- High traffic volume on 291 Highway
- Ample parking
- Existing kitchen equipment and walk-in cooler in place
- Excellent visibility
- Diverse tenant mix
- Rapidly growing market



CLICK HERE TO VIEW THE
BLOCK & COMPANY WEBSITE

For More Information Contact:

RYAN CLINE | 816.412.7330 | rcline@blockandco.com

ALEX BLOCK | 816.412.7373 | ablock@blockandco.com

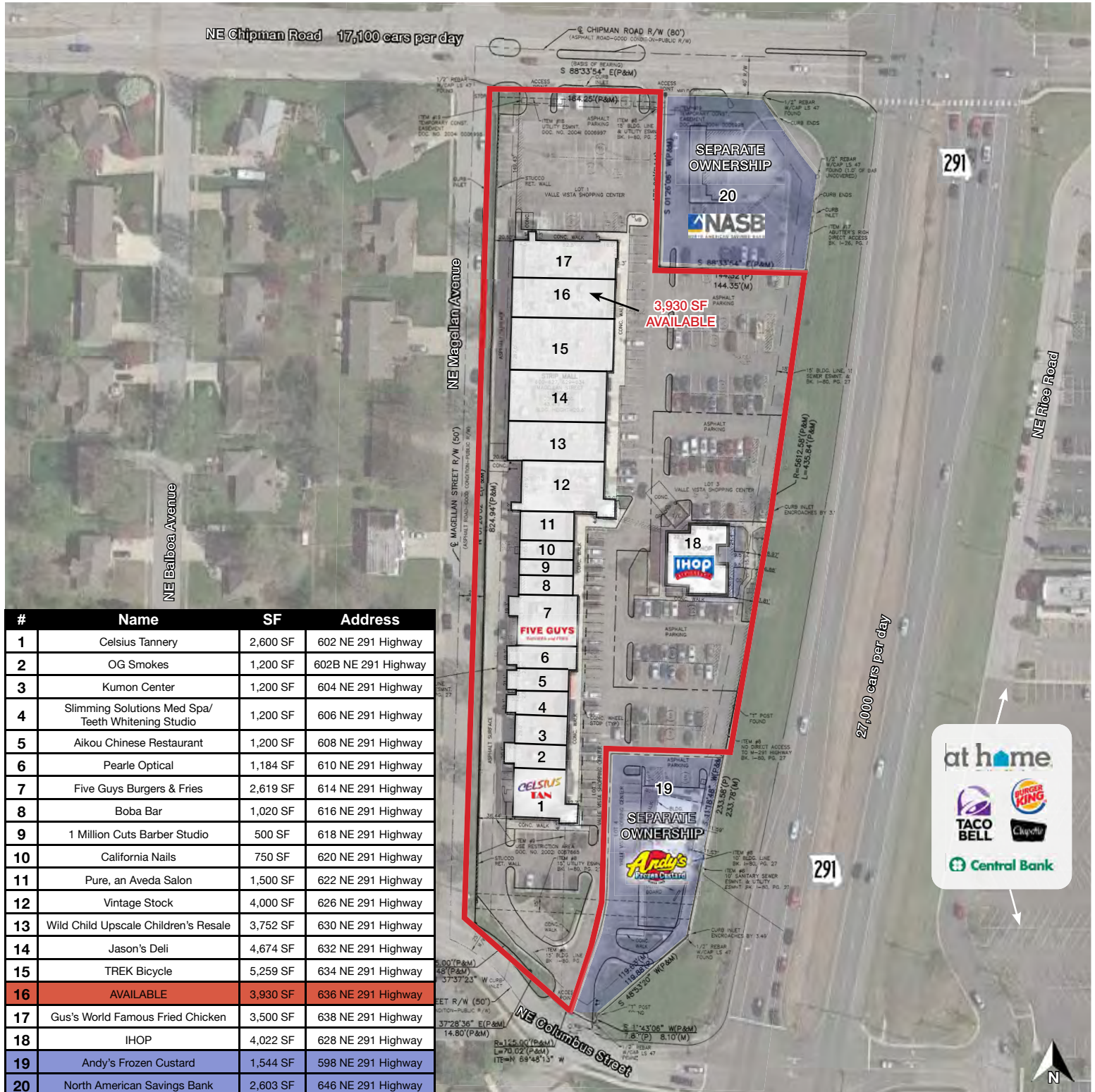
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DRONE PHOTOS



SITE PLAN

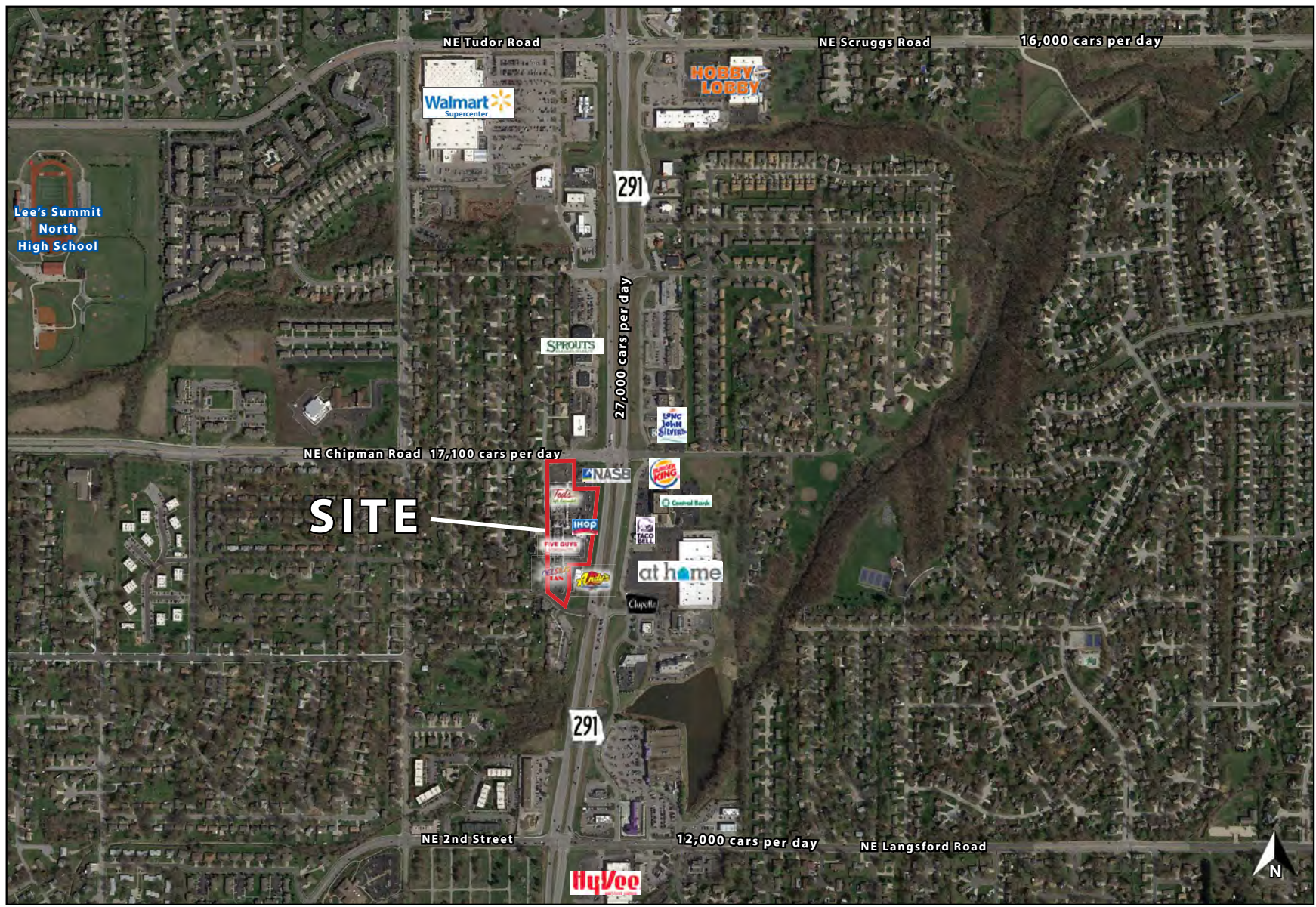




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AERIAL

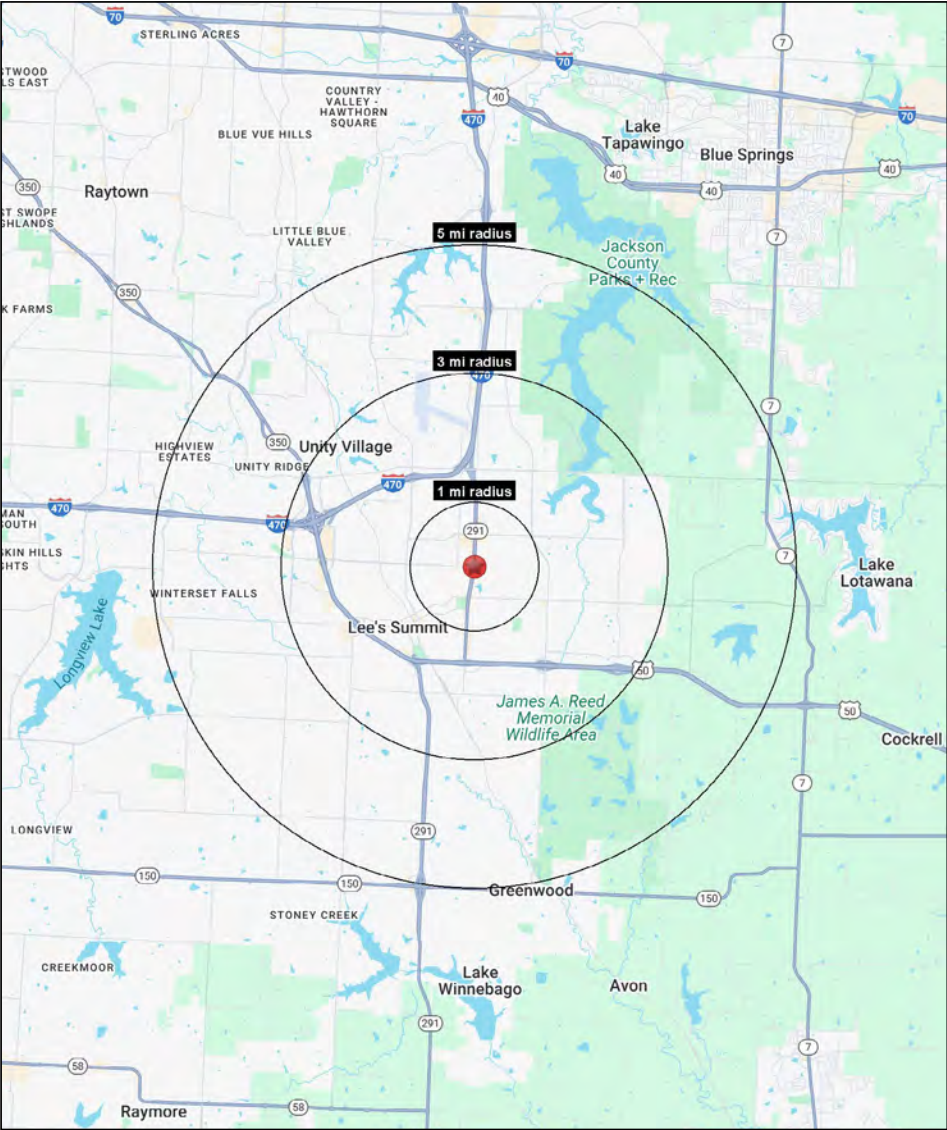




VALLE VISTA SHOPPING CENTER

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291 Highway & Chipman Road (SWC), Lee's Summit, MO

1-3-5 MILE RADIUS RING MAP & DEMOS



291 Highway & Chipman Road Lee's Summit, MO	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	12,927	51,950	88,623
2029 Projected Population	13,025	51,952	91,666
2020 Census Population	13,736	53,438	87,567
2010 Census Population	13,403	51,228	79,343
Projected Annual Growth 2024 to 2029	0.2%	-	0.7%
Historical Annual Growth 2010 to 2024	-0.3%	0.1%	0.8%
2024 Median Age	35.8	38.8	40.0
Households			
2024 Estimated Households	5,623	21,536	35,215
2029 Projected Households	5,687	21,660	36,639
2020 Census Households	5,762	21,456	33,628
2010 Census Households	5,492	20,253	30,139
Projected Annual Growth 2024 to 2029	0.2%	0.1%	0.8%
Historical Annual Growth 2010 to 2024	0.2%	0.5%	1.2%
Race and Ethnicity			
2024 Estimated White	74.6%	79.5%	79.2%
2024 Estimated Black or African American	13.2%	10.3%	11.3%
2024 Estimated Asian or Pacific Islander	2.4%	2.1%	2.3%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%
2024 Estimated Other Races	9.4%	7.8%	7.0%
2024 Estimated Hispanic	8.4%	6.9%	6.1%
Income			
2024 Estimated Average Household Income	\$95,527	\$116,158	\$131,252
2024 Estimated Median Household Income	\$76,236	\$92,207	\$102,113
2024 Estimated Per Capita Income	\$41,572	\$48,182	\$52,209
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.2%	1.2%
2024 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.8%	2.2%
2024 Estimated High School Graduate	21.6%	21.1%	19.9%
2024 Estimated Some College	21.7%	22.7%	21.2%
2024 Estimated Associates Degree Only	13.4%	10.8%	9.1%
2024 Estimated Bachelors Degree Only	25.2%	26.0%	27.7%
2024 Estimated Graduate Degree	13.7%	15.4%	18.5%
Business			
2024 Estimated Total Businesses	443	2,720	3,827
2024 Estimated Total Employees	4,535	29,847	37,664
2024 Estimated Employee Population per Business	10.2	11.0	9.8
2024 Estimated Residential Population per Business	29.2	19.1	23.2

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