

## Net Lease Retail Property For Sale



### Net Lease Investment Property

- Sale price: \$1,700,000 (Cap rate: 7.0%)
- 100% occupancy (Creative Nail Design and Spa, Title Max)
- Shadow Anchored by Sprouts Farmers Market
- Strong Historical Occupancy
- High Visibility Site with 14,000± Vehicles Per Day
- Strong Surrounding Household Income

For more information:

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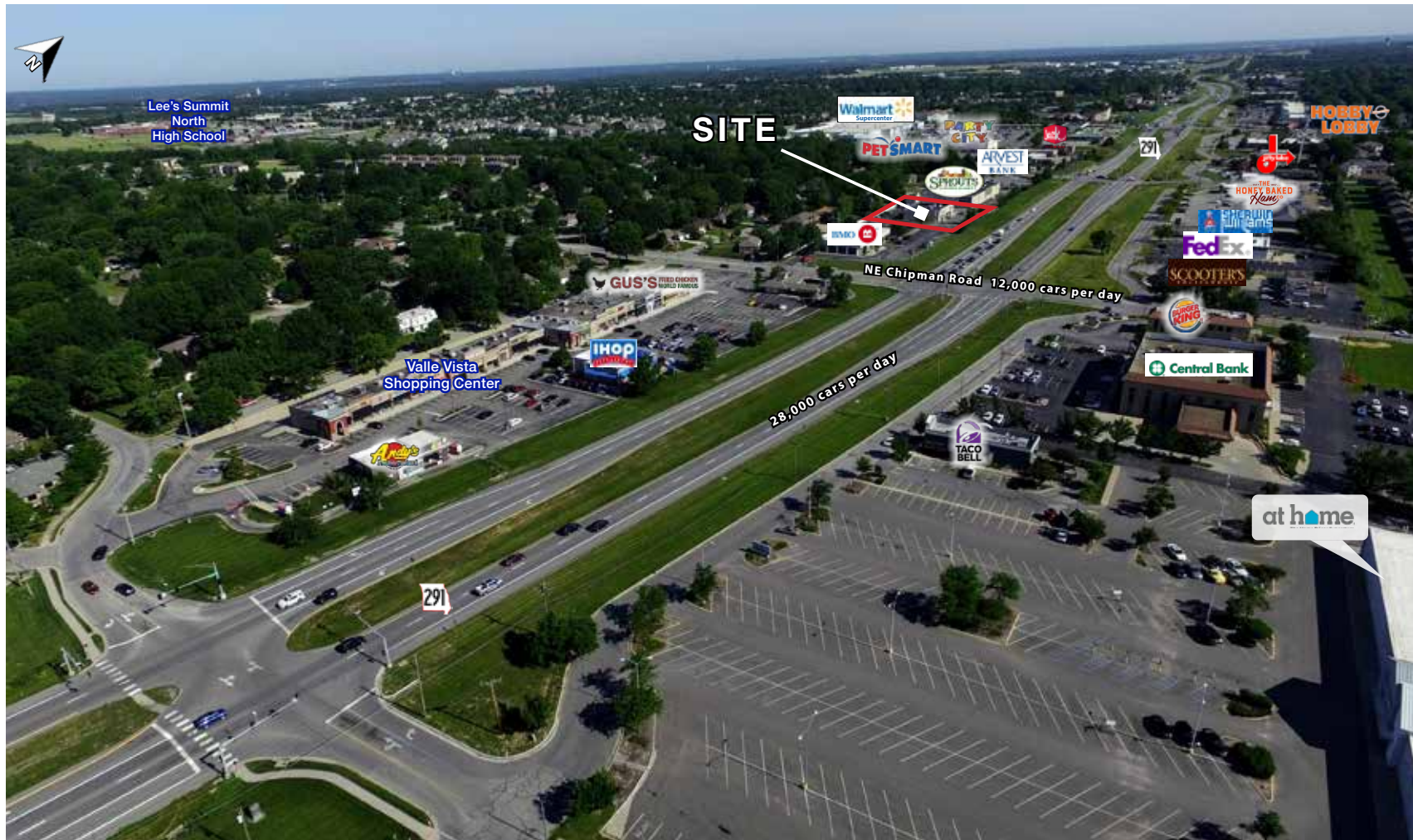
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# 760 N 291 Highway

Lee's Summit, Missouri 64086

# For Sale

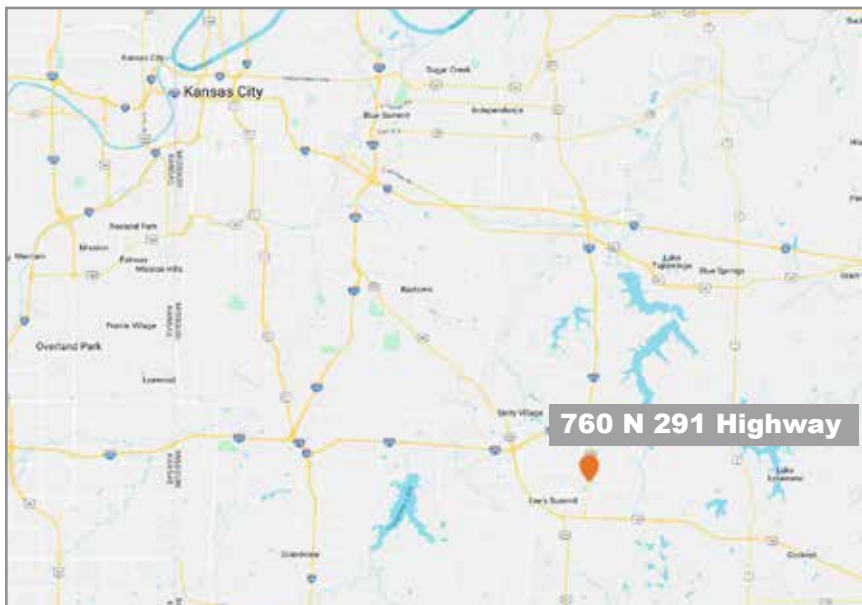
Highway Aerial Map



4622 Pennsylvania Ave., Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

**BLOCK**  
& COMPANY, INC.

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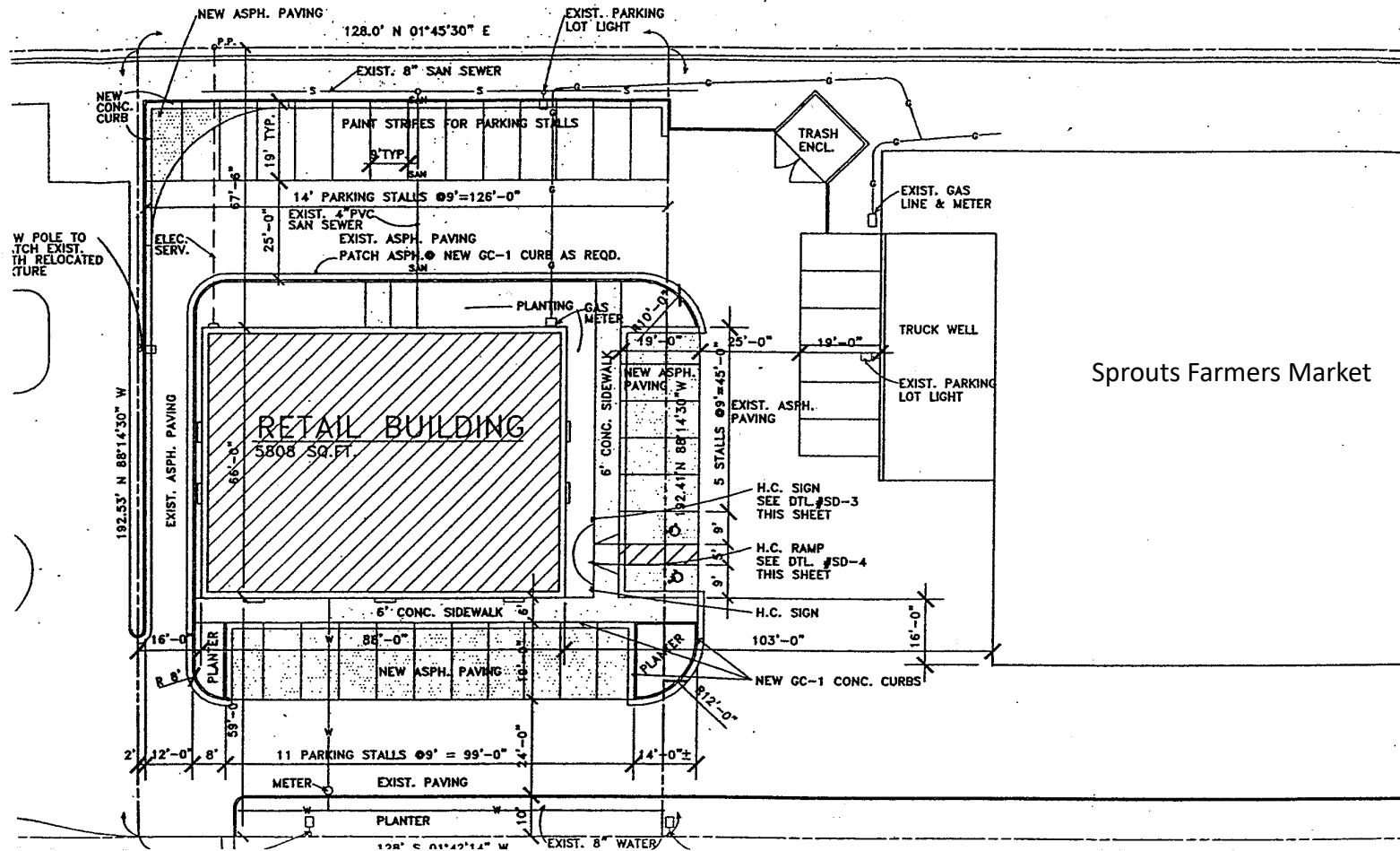
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760 N 291 Highway

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For Sale

Site Map



Sprouts Farmers Market

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Demographics

760 Rte 291		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Lee's Summit, MO 64086									
Population									
Estimated Population (2024)	13,491		52,519		87,522		352,649		
Projected Population (2029)	13,712		53,075		90,481		357,158		
Census Population (2020)	14,066		53,299		87,416		357,529		
Census Population (2010)	13,713		51,132		79,207		328,684		
Projected Annual Growth (2024-2029)	221	0.3%	555	0.2%	2,960	0.7%	4,509	0.3%	
Historical Annual Growth (2020-2024)	-575	-1.0%	-779	-0.4%	106	-	-4,881	-0.3%	
Historical Annual Growth (2010-2020)	352	0.3%	2,167	0.4%	8,208	1.0%	28,846	0.9%	
Estimated Population Density (2024)	4,296	psm	1,858	psm	1,115	psm	1,123	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi	
Households									
Estimated Households (2024)	5,753		21,711		34,766		142,152		
Projected Households (2029)	5,828		21,866		35,832		143,394		
Census Households (2020)	5,843		21,411		33,558		140,560		
Census Households (2010)	5,559		20,223		30,100		128,158		
Projected Annual Growth (2024-2029)	75	0.3%	155	0.1%	1,066	0.6%	1,242	0.2%	
Historical Annual Change (2010-2024)	194	0.2%	1,488	0.5%	4,666	1.1%	13,994	0.8%	
Average Household Income									
Estimated Average Household Income (2024)	\$95,731		\$114,930		\$130,108		\$107,886		
Projected Average Household Income (2029)	\$97,262		\$118,329		\$134,881		\$111,984		
Census Average Household Income (2010)	\$63,689		\$70,249		\$81,793		\$68,172		
Census Average Household Income (2000)	\$56,982		\$60,591		\$69,363		\$58,965		
Projected Annual Change (2024-2029)	\$1,531	0.3%	\$3,399	0.6%	\$4,773	0.7%	\$4,098	0.8%	
Historical Annual Change (2000-2024)	\$38,749	2.8%	\$54,338	3.7%	\$60,745	3.6%	\$48,921	3.5%	
Median Household Income									
Estimated Median Household Income (2024)	\$76,205		\$91,371		\$101,315		\$85,872		
Projected Median Household Income (2029)	\$76,096		\$92,838		\$103,304		\$87,612		
Census Median Household Income (2010)	\$54,218		\$62,036		\$70,519		\$59,209		
Census Median Household Income (2000)	\$52,217		\$54,502		\$61,841		\$51,393		
Projected Annual Change (2024-2029)	-\$110	-	\$1,467	0.3%	\$1,989	0.4%	\$1,741	0.4%	
Historical Annual Change (2000-2024)	\$23,989	1.9%	\$36,869	2.8%	\$39,474	2.7%	\$34,479	2.8%	
Per Capita Income									
Estimated Per Capita Income (2024)	\$40,844		\$47,539		\$51,737		\$43,534		
Projected Per Capita Income (2029)	\$41,361		\$48,778		\$53,469		\$45,005		
Census Per Capita Income (2010)	\$25,820		\$27,780		\$31,081		\$26,579		
Census Per Capita Income (2000)	\$22,054		\$23,578		\$26,124		\$22,965		
Projected Annual Change (2024-2029)	\$517	0.3%	\$1,239	0.5%	\$1,731	0.7%	\$1,471	0.7%	
Historical Annual Change (2000-2024)	\$18,790	3.5%	\$23,961	4.2%	\$25,614	4.1%	\$20,569	3.7%	
Estimated Average Household Net Worth (2024)	\$780,138		\$1 M		\$1.21 M		\$980,555		

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