



SPACE AVAILABLE FOR LEASE

450-462 SW Ward Road, Lee's Summit, Missouri



LEASE RATE: \$16-\$22/SF NNN | 3,184 SF AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,890	51,335	92,136
Avg. Household Income	\$99,559	\$122,602	\$135,180

- 3,184 studio space available
- 1,000 SF Turnkey chiropractic office with reception, 3 private treatment rooms, and X-Ray room - available March 1st, 2025
- Pad site of HyVee Grocery and Westlake Ace Hardware anchored shopping center
- Excellent visibility to Ward Road
- Easy 50 Highway access



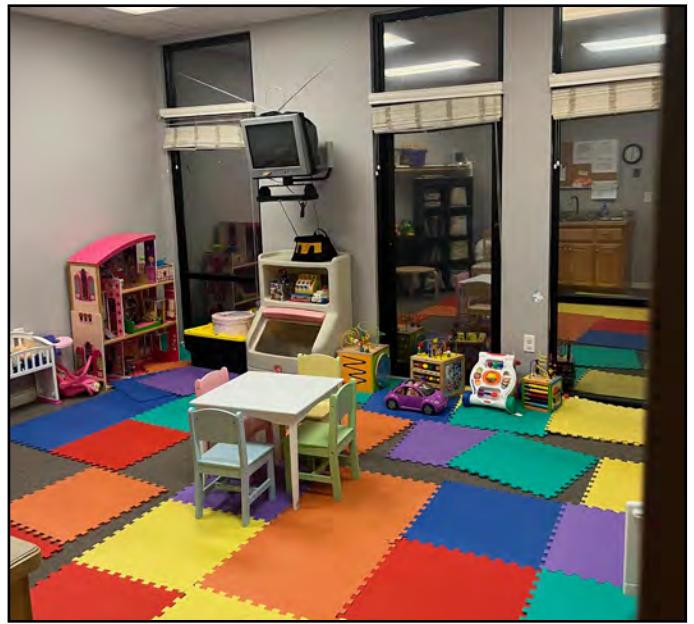
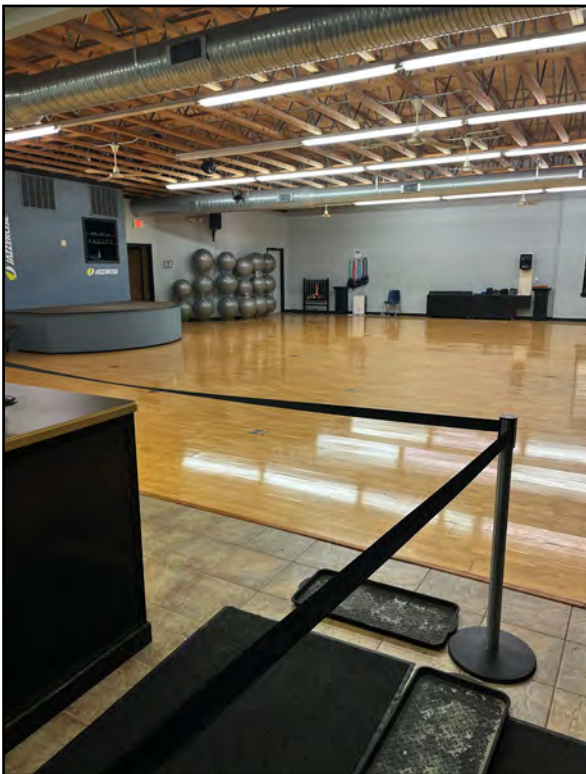
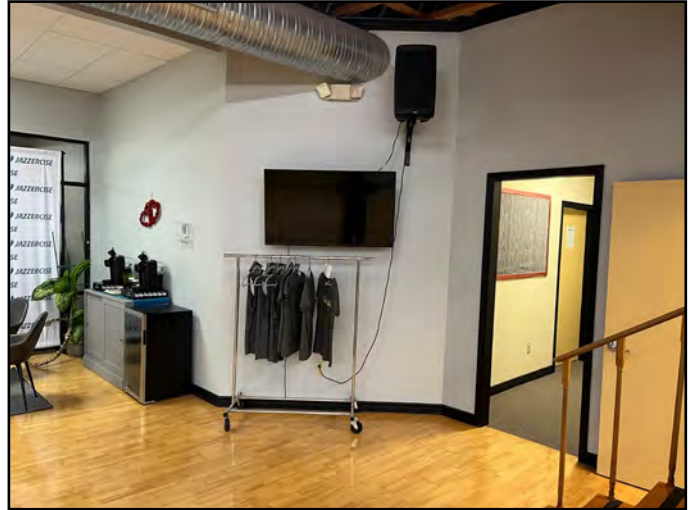
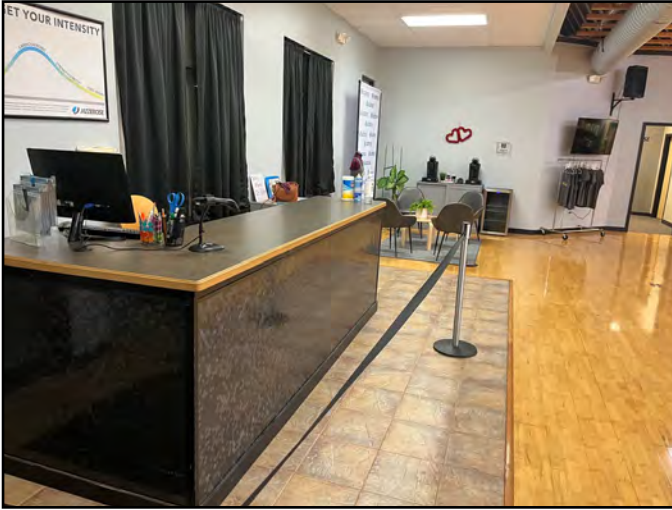
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LISTING INFORMATION

For More Information Contact:

GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

Exclusive Agent

3,184 SF SPACE

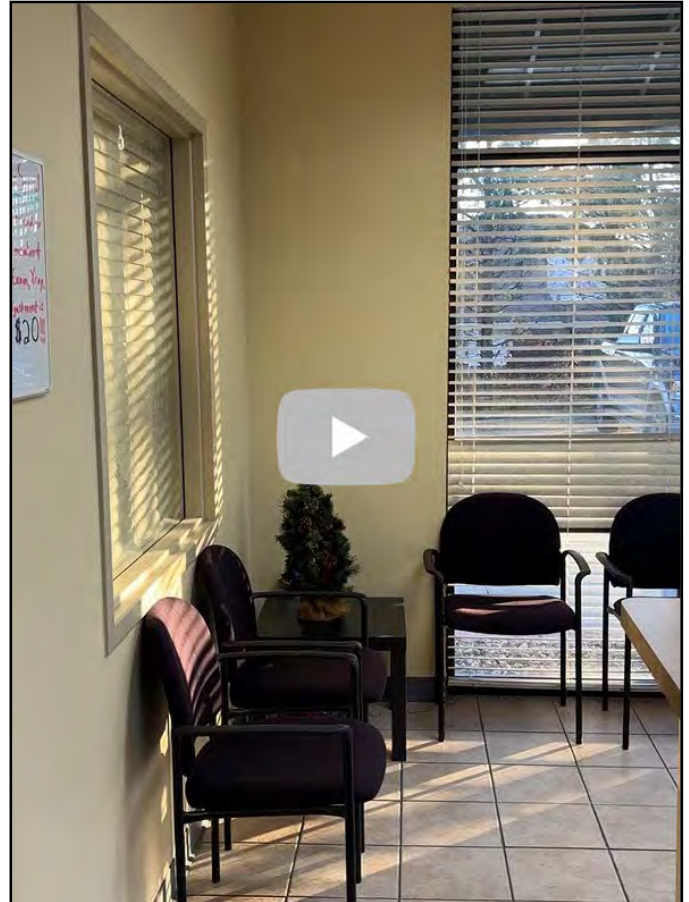




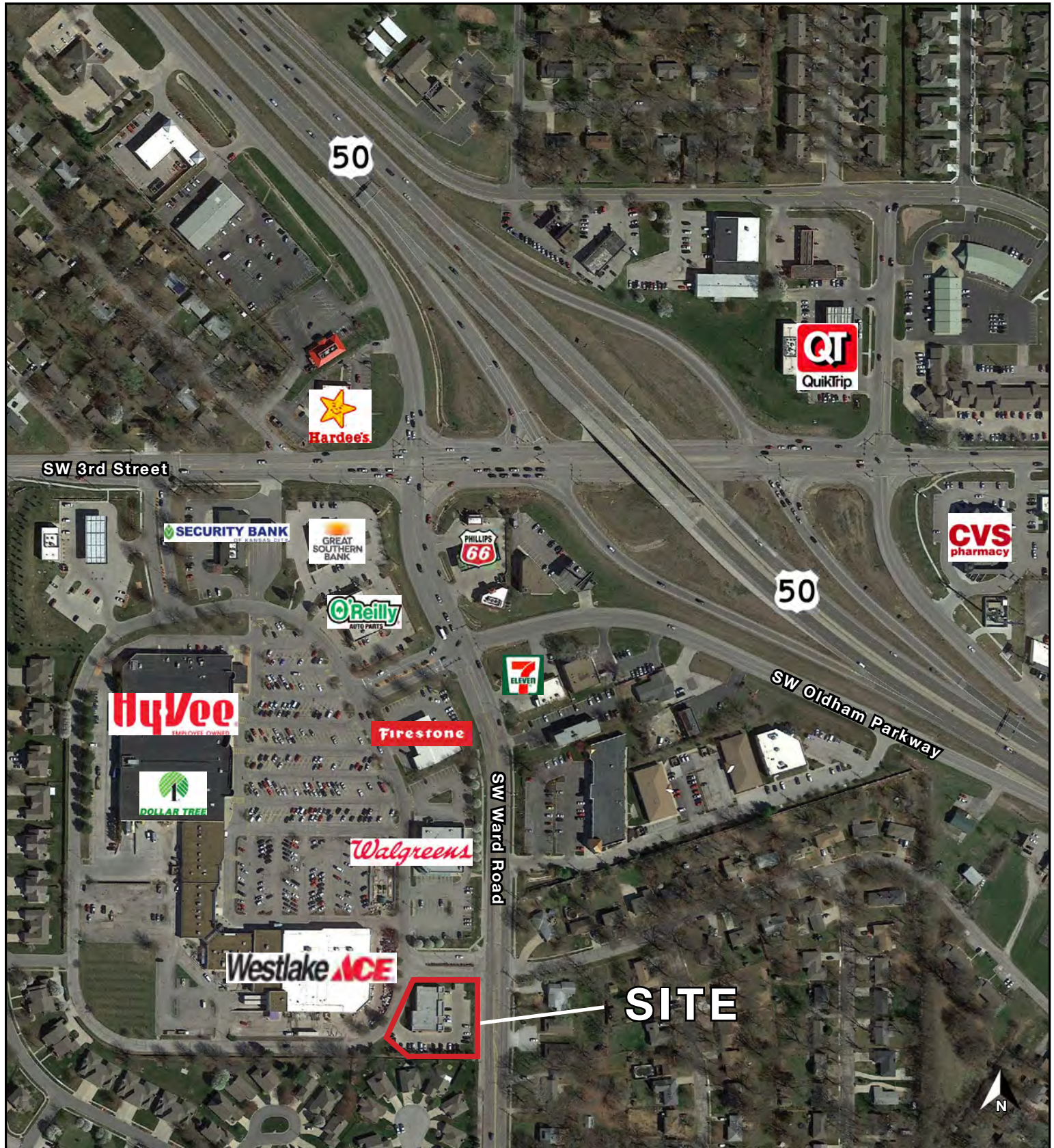
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1,000 SF SPACE

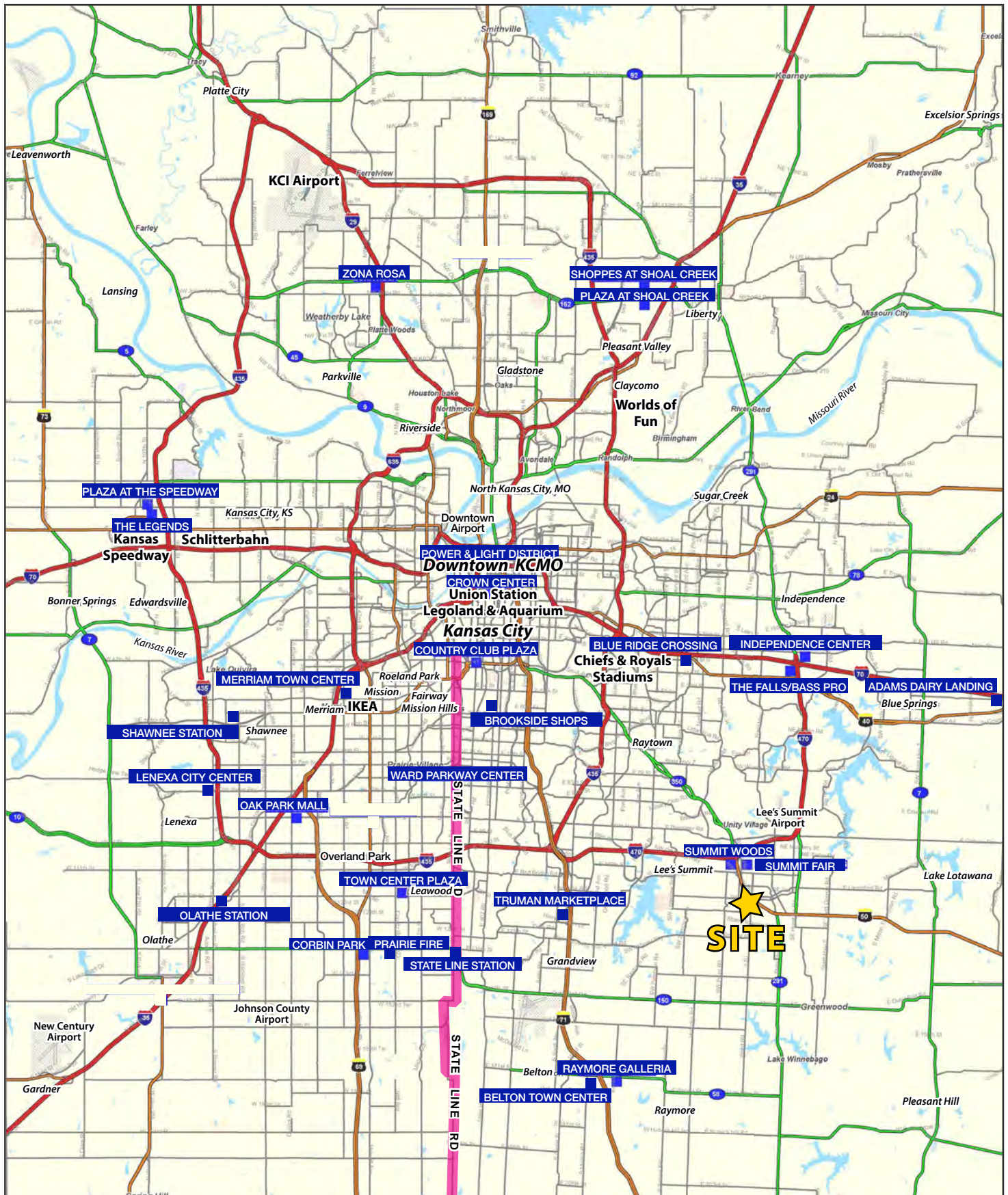


AERIAL



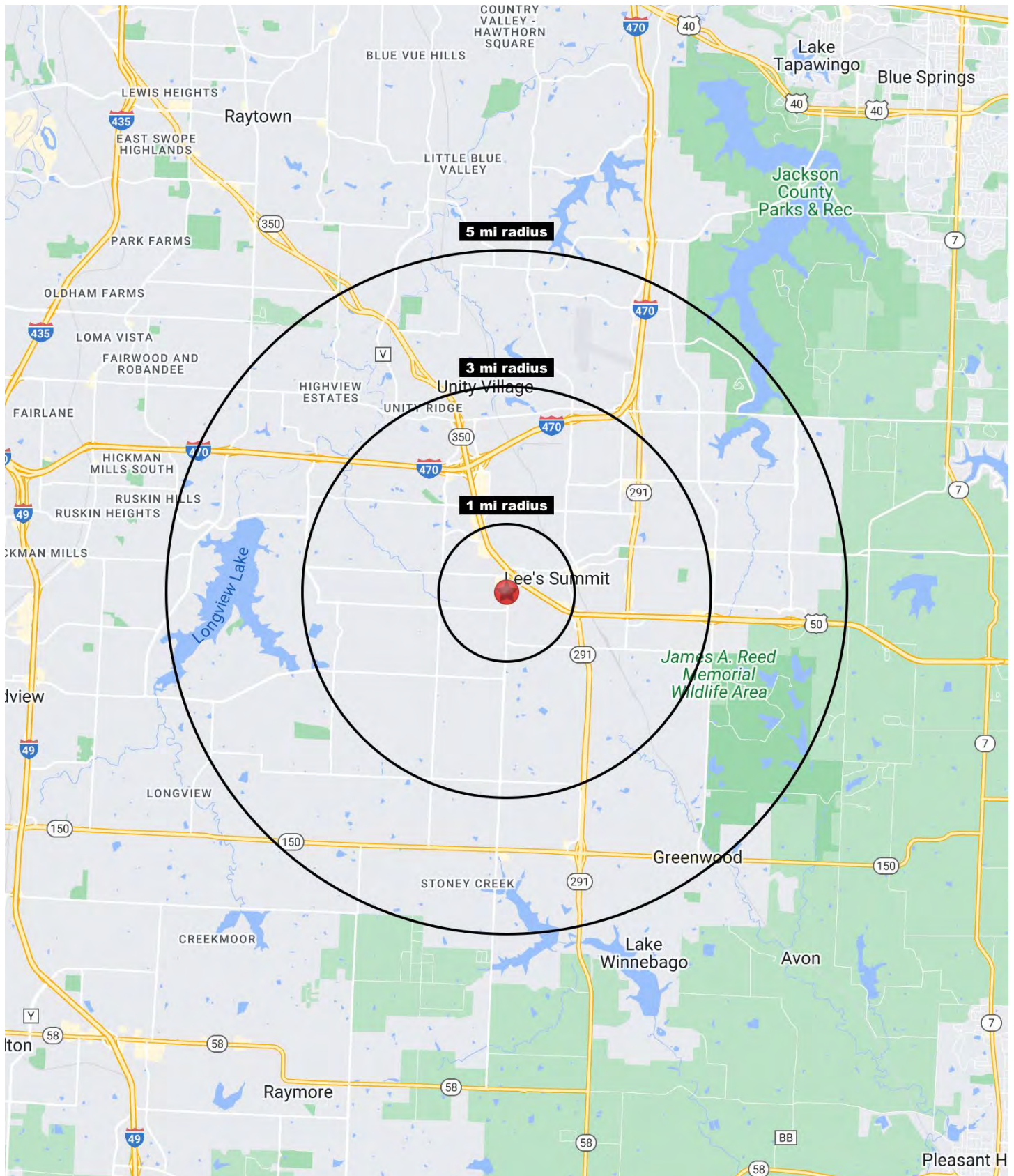
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450-462 SW Ward Road Lee's Summit, MO 64081	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,890	51,335	92,136
2028 Projected Population	8,634	53,097	98,470
2020 Census Population	9,042	52,899	92,302
2010 Census Population	9,098	48,231	83,904
Projected Annual Growth 2023 to 2028	-0.6%	0.7%	1.4%
Historical Annual Growth 2010 to 2023	-0.2%	0.5%	0.8%
2023 Median Age	42.9	39.3	38.3
Households			
2023 Estimated Households	3,990	21,557	36,642
2028 Projected Households	3,822	21,946	38,459
2020 Census Households	3,998	21,123	35,104
2010 Census Households	3,973	19,091	31,582
Projected Annual Growth 2023 to 2028	-0.8%	0.4%	1.0%
Historical Annual Growth 2010 to 2023	-	1.0%	1.2%
Race and Ethnicity			
2023 Estimated White	84.6%	79.5%	79.0%
2023 Estimated Black or African American	7.2%	10.9%	11.8%
2023 Estimated Asian or Pacific Islander	1.2%	2.3%	2.3%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2023 Estimated Other Races	6.7%	7.0%	6.7%
2023 Estimated Hispanic	5.9%	5.8%	5.6%
Income			
2023 Estimated Average Household Income	\$99,559	\$122,602	\$135,180
2023 Estimated Median Household Income	\$72,868	\$90,675	\$103,316
2023 Estimated Per Capita Income	\$44,745	\$51,526	\$53,814
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.6%	1.5%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.0%	2.2%
2023 Estimated High School Graduate	25.3%	20.4%	19.8%
2023 Estimated Some College	21.3%	21.3%	20.5%
2023 Estimated Associates Degree Only	11.2%	9.8%	9.3%
2023 Estimated Bachelors Degree Only	24.5%	27.9%	29.1%
2023 Estimated Graduate Degree	12.5%	17.1%	17.8%
Business			
2023 Estimated Total Businesses	468	2,580	3,775
2023 Estimated Total Employees	3,218	26,089	36,635
2023 Estimated Employee Population per Business	6.9	10.1	9.7
2023 Estimated Residential Population per Business	19.0	19.9	24.4

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