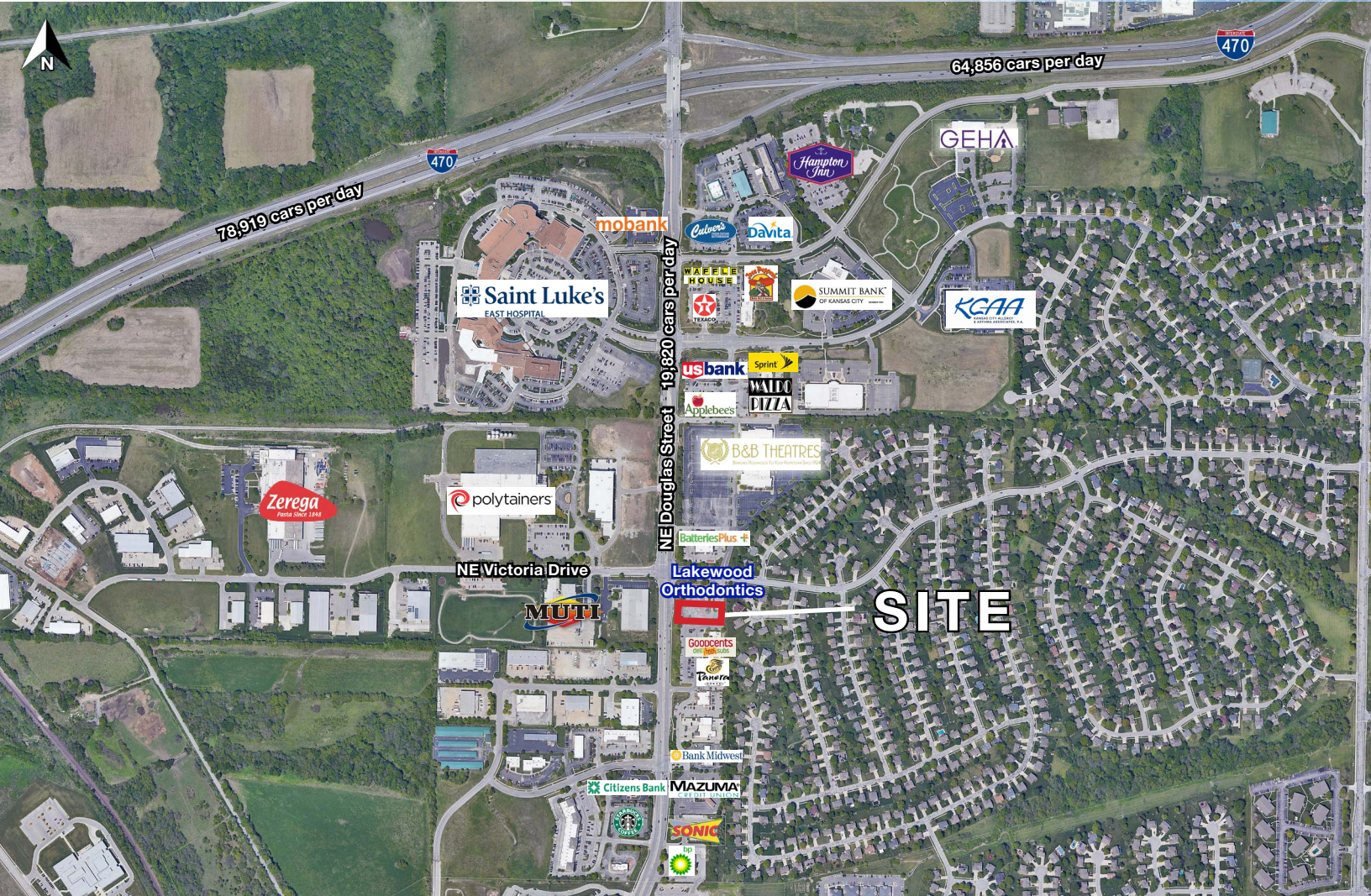




Restaurant or Retail Pad Site For Lease

NE Douglas St. & NE Victoria Dr. (SEC)
1399 NE Douglas Street, Lee's Summit, MO




LAND LEASE: \$70,000/YEAR NNN | .5 - .75 +/- ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,045	50,541	91,540
Avg. Household Income	\$77,461	\$89,140	\$106,469

- Rare infill opportunity
- Exceptional pad site development location
- Near St. Luke's Hospital, Whataburger, Panera Bread, and B & B Theaters
- High traffic counts and income levels
- Easy access to Interstate 470
- Located in the vicinity of numerous national restaurants and retailers

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
MITCH DICARLO | 816.412.7320 | mjdicarlo@blockandco.com



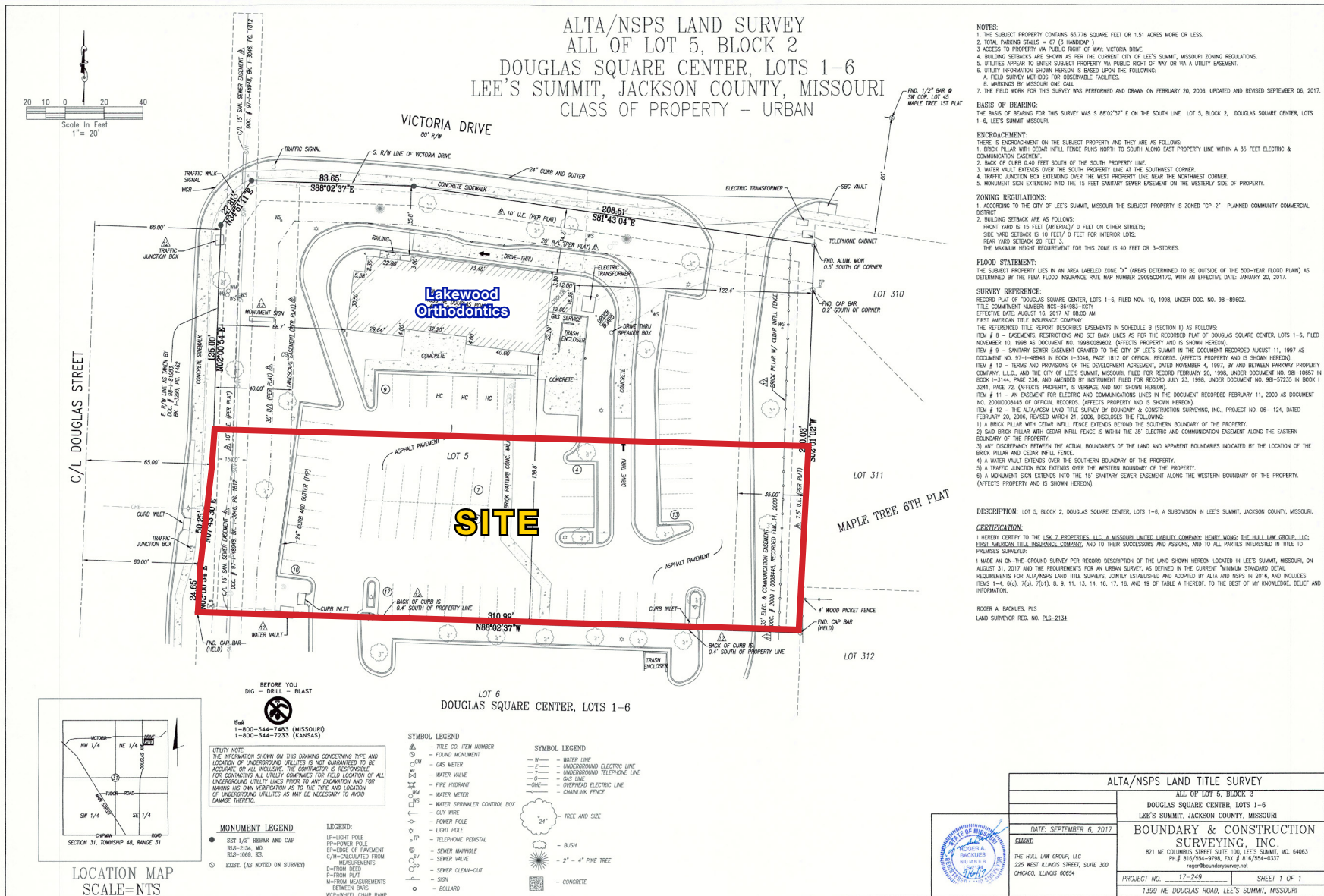
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SURVEY



NOTES:

1. THE SUBJECT PROPERTY CONTAINS 65,776 SQUARE FEET OR 1.51 ACRES MORE OR LESS.
2. TOTAL PARKING SPACES = 67 (3 HANDICAP)
3. ACCESS TO PROPERTY VIA PUBLIC RIGHT OF WAY VICTORIA DRIVE.
4. BUILDING SETBACKS ARE SHOWN AS PER THE CURRENT CITY OF LEE'S SUMMIT, MISSOURI ZONING REGULATIONS.
5. UTILITIES APPEAR TO CROSS SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OR VIA A UTILITY EASEMENT.
6. UTILITY INFORMATION SHOWN HEREIN IS BASED UPON THE FOLLOWING:
 - A. FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES.
 - B. RECORDS BY MISSOURI ONE CALL.
7. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED AND DRAWN ON FEBRUARY 20, 2006, UPDATED AND REVISED SEPTEMBER 06, 2017.

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY WAS S 88°02'37" E ON THE SOUTH LINE, LOT 5, BLOCK 2, DOUGLAS SQUARE CENTER, LOTS 1-6, LEE'S SUMMIT, MISSOURI.

ENCROACHMENT:
THERE IS ENCROACHMENT ON THE SUBJECT PROPERTY AND THEY ARE AS FOLLOWS:
1. BRICK PILLAR WITH CEDAR INFILL FENCE RUNS NORTH TO SOUTH ALONG EAST PROPERTY LINE WITHIN A 35 FEET ELECTRIC & COMMUNICATION EASEMENT.
2. BACK OF CURB 0.40 FEET SOUTH OF THE SOUTH PROPERTY LINE.
3. WALKER WALL EXTENDS OVER THE SOUTH PROPERTY LINE AT THE SOUTHWEST CORNER.
4. TRAFFIC JUNCTION BOX EXTENDING OVER THE WEST PROPERTY LINE NEAR THE NORTHWEST CORNER.
5. MONUMENT SIGN EXTENDING INTO THE 15' FEET SANITARY SEWER EASEMENT ON THE WESTERN SIDE OF PROPERTY.

ZONING REGULATIONS:
1. ACCORDING TO THE CITY OF LEE'S SUMMIT, MISSOURI THE SUBJECT PROPERTY IS ZONED "CP-2"- PLANNED COMMUNITY COMMERCIAL DISTRICT.
2. BUILDING SETBACK ARE AS FOLLOWS:
FRONT YARD IS 15 FEET (AFTERL) 0 FEET ON OTHER STREETS;
SIDE YARD SETBACK IS 10 FEET/ 0 FEET FOR INTERIOR LOTS;
REAR YARD SETBACK 20 FEET 2.
THE MAXIMUM HEIGHT REQUIREMENT FOR THIS ZONE IS 40 FEET OR 3-STORIES.

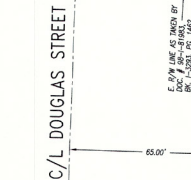
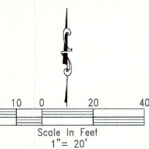
FLOOD STATEMENT:
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 290900410C, WITH AN EFFECTIVE DATE: JANUARY 20, 2017.

SURVEY REFERENCE:
RECORD PLAT OF "DOUGLAS SQUARE CENTER, LOTS 1-6, FILED NOV. 10, 1998, UNDER DOC. NO. 98-89602.
TITLE COMMITMENT NUMBER: MCS-88083-10C1
EFFECTIVE DATE: AUGUST 16, 2017 AT 08:00 AM
FIRST AMERICAN TITLE INSURANCE COMPANY
THE REFERENCED TITLE REPORT DISCLOSES EASEMENTS IN SCHEDULE B (SECTION 8) AS FOLLOWS:
ITEM # 8 - EASEMENTS, RESTRICTIONS AND SET BACK LINES AS PER THE RECORDED PLAT OF DOUGLAS SQUARE CENTER, LOTS 1-6, FILED NOVEMBER 10, 1998 AS DOCUMENT NO. 98-89602; (AFFECTS PROPERTY AND IS SHOWN HEREON).
ITEM # 9 - SANITARY SEWER EASEMENT GRANTED TO THE CITY OF LEE'S SUMMIT IN THE DOCUMENT RECORDED AUGUST 11, 1997 AS DOCUMENT NO. 97-1-4848 IN BOOK 1-3046, PAGE 1812 OF OFFICIAL RECORDS; (AFFECTS PROPERTY AND IS SHOWN HEREON).
ITEM # 10 - TERMS AND PROVISIONS OF THE DEVELOPMENT AGREEMENT, DATED NOVEMBER 4, 1997, BY AND BETWEEN PARKWAY PROPERTY COMPANY, L.L.C., AND THE CITY OF LEE'S SUMMIT, MISSOURI, FILED FOR RECORD FEBRUARY 20, 1998, UNDER DOCUMENT NO. 98-10857 IN BOOK 1-3144, PAGE 326, AND AMENDED BY INSTRUMENT FILED FOR RECORD JULY 23, 1998, UNDER DOCUMENT NO. 98-57235 IN BOOK 1-3241, PAGE 72; (AFFECTS PROPERTY, IS VERBAGE AND NOT SHOWN HEREON).
ITEM # 11 - AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS LINES IN THE DOCUMENT RECORDED FEBRUARY 11, 2000 AS DOCUMENT NO. 200005848 OF OFFICIAL RECORDS; (AFFECTS PROPERTY AND IS SHOWN HEREON).
ITEM # 12 - THE ALTA/NSPS LAND TITLE SURVEY BY BOUNDARY & CONSTRUCTION SURVEYING, INC., PROJECT NO. 08-124, DATED FEBRUARY 20, 2008, REVISED MARCH 21, 2008, UNCLOSED THE FOLLOWING:
1) A BRICK PILLAR WITH CEDAR INFILL FENCE EXTENDS BEYOND THE SOUTHERN BOUNDARY OF THE PROPERTY.
2) A BRICK PILLAR WITH CEDAR INFILL FENCE IS WITHIN THE 35' ELECTRIC AND COMMUNICATION EASEMENT ALONG THE EASTERN BOUNDARY OF THE PROPERTY.
3) ANY DISCREPANCY BETWEEN THE ACTUAL BOUNDARIES OF THE LAND AND APPARENT BOUNDARIES INDICATED BY THE LOCATION OF THE BRICK PILLAR AND CEDAR INFILL FENCE.
4) A WALKER WALL EXTENDS OVER THE SOUTHERN BOUNDARY OF THE PROPERTY.
5) A TRAFFIC JUNCTION BOX EXTENDS OVER THE WESTERN BOUNDARY OF THE PROPERTY.
6) A MONUMENT SIGN EXTENDS INTO THE 15' SANITARY SEWER EASEMENT ALONG THE WESTERN BOUNDARY OF THE PROPERTY. (AFFECTS PROPERTY AND IS SHOWN HEREON).

DESCRIPTION: LOT 5, BLOCK 2, DOUGLAS SQUARE CENTER, LOTS 1-6, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

CERTIFICATION:
I HEREBY CERTIFY TO THE LSA 7 PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HENRI LONIG, THE REAL LAW GROUP, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, AND TO ALL PARTIES INTERESTED IN TITLE TO PROMISE SURVEYED:
1. I MADE AN ON-THE-GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN LEE'S SUMMIT, MISSOURI, ON AUGUST 31, 2017 AND THE REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED IN THE CURRENT "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1-4, (6G), (7G), (7S), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF, TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION.

RODER A. BACKUS, PLS
LAND SURVEYOR REG. NO. PLS-2134



LOCATION MAP SCALE=NTS

BEFORE YOU DRILL, BLAST

Call 1-800-344-7483 (MISSOURI)
1-800-344-7233 (KANSAS)

UTILITY NOTE:
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUDING THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREON.

MONUMENT LEGEND

- SET 1/2" IRON AND CAP
- 88S-2154, MO.
- 88S-1069, KS.
- EXIST. (AS NOTED ON SURVEY)

LEGEND:

- LP-LIGHT POLE
- PP-POWER POLE
- EP-EDGE OF PAVEMENT
- C/M-CALCULATED FROM MEASUREMENTS
- D-FROM DEED
- D-FROM PLAT
- M-FROM MEASUREMENTS BETWEEN BARS
- WCR-WHEEL CHAIR RAMP

SYMBOL LEGEND

- △ - TITLE CO. REM NUMBER
- - FOUND MONUMENT
- - GAS METER
- - WATER VALVE
- - FIRE HYDRANT
- - WATER METER
- - WALKER SPRINKLER CONTROL BOX
- - GUY WIRE
- - POWER POLE
- - LIGHT POLE
- - TELEPHONE REDIAL
- - SENIOR WALKWAY
- - SENIOR VALVE
- - SENIOR CLEAN-OUT
- - SIGN
- - BOLLARD

SYMBOL LEGEND

- W — WATER LINE
- E — UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
- G — GAS LINE
- O — OVERHEAD ELECTRIC LINE
- C — CONCRETE
- - TREE AND SIZE
- - BUSH
- - 2" - 4" PINE TREE



ALTA/NSPS LAND TITLE SURVEY	
ALL OF LOT 5, BLOCK 2 DOUGLAS SQUARE CENTER, LOTS 1-6 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
DATE: SEPTEMBER 6, 2017	BOUNDARY & CONSTRUCTION SURVEYING, INC. 821 NE COLIARIS STREET, SUITE 300 LEE'S SUMMIT, MO. 64083 PH # 816/554-9398, FAX # 816/554-0337 info@boundarysurveying.net
CLIENT: THE HELL LAW GROUP, LLC 225 WEST ALMOND STREET, SUITE 300 CHICAGO, ILLINOIS 60654	
PROJECT NO. 17-249	SHEET 1 OF 1
1399 NE DOUGLAS ROAD, LEE'S SUMMIT, MISSOURI	

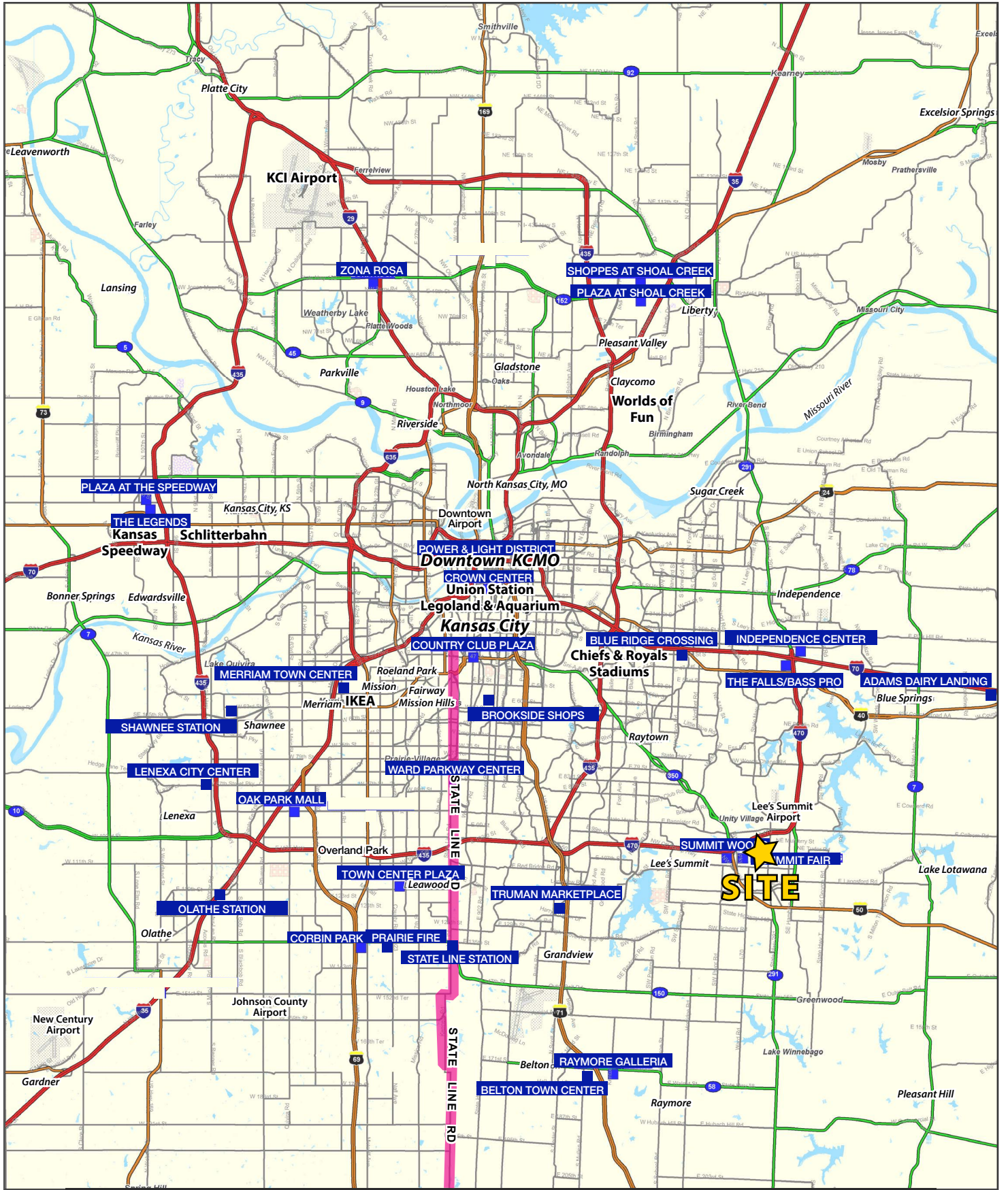




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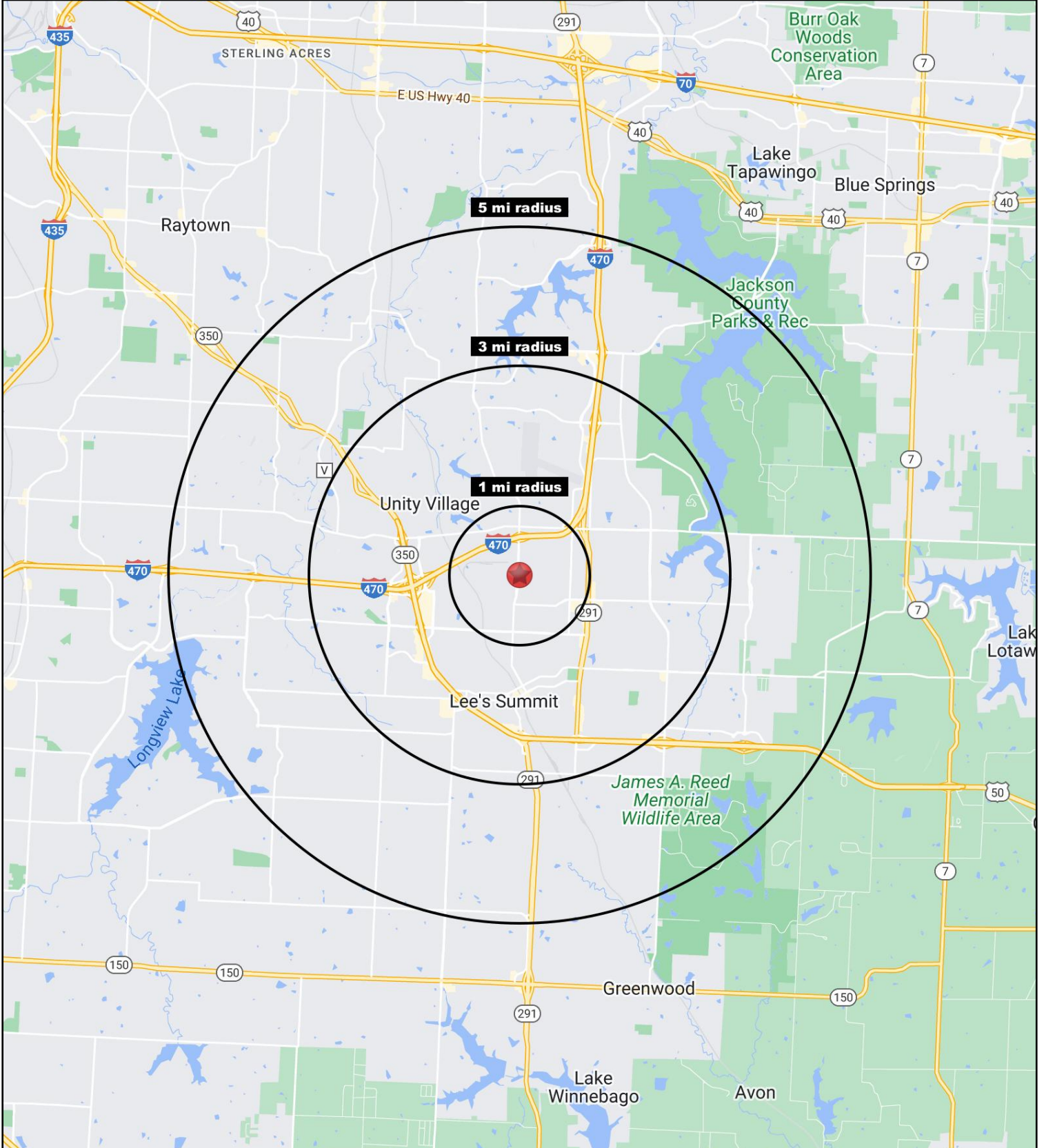
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Restaurant or Retail Pad Site For Lease

NE Douglas St. & NE Victoria Dr. (SEC)

1399 NE Douglas Street, Lee's Summit, MO

1399 NE Douglas Street Lee's Summit, MO 64086	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	6,045	50,541	91,540
2027 Projected Population	6,142	51,732	94,897
2020 Census Population	6,017	50,036	91,188
2010 Census Population	5,484	48,071	83,125
Projected Annual Growth 2022 to 2027	0.3%	0.5%	0.7%
Historical Annual Growth 2010 to 2022	0.9%	0.4%	0.8%
2022 Median Age	36.9	39.6	38.9
Households			
2022 Estimated Households	2,612	20,746	35,472
2027 Projected Households	2,636	21,112	36,508
2020 Census Households	2,595	20,486	35,272
2010 Census Households	2,347	19,335	31,799
Projected Annual Growth 2022 to 2027	0.2%	0.4%	0.6%
Historical Annual Growth 2010 to 2022	0.9%	0.6%	1.0%
Race and Ethnicity			
2022 Estimated White	69.3%	75.6%	74.9%
2022 Estimated Black or African American	13.8%	11.0%	12.1%
2022 Estimated Asian or Pacific Islander	4.6%	2.1%	2.5%
2022 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.3%
2022 Estimated Other Races	11.8%	10.9%	10.2%
2022 Estimated Hispanic	8.0%	6.8%	6.1%
Income			
2022 Estimated Average Household Income	\$77,461	\$89,140	\$106,469
2022 Estimated Median Household Income	\$56,040	\$75,007	\$88,407
2022 Estimated Per Capita Income	\$33,498	\$36,678	\$41,323
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.0%	1.6%
2022 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.6%	2.3%
2022 Estimated High School Graduate	28.0%	23.7%	20.8%
2022 Estimated Some College	15.8%	22.8%	22.2%
2022 Estimated Associates Degree Only	9.5%	9.3%	8.3%
2022 Estimated Bachelors Degree Only	31.0%	25.4%	27.3%
2022 Estimated Graduate Degree	10.6%	14.2%	17.5%
Business			
2022 Estimated Total Businesses	413	2,477	3,591
2022 Estimated Total Employees	5,884	31,170	41,682
2022 Estimated Employee Population per Business	14.2	12.6	11.6
2022 Estimated Residential Population per Business	14.6	20.4	25.5

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