



# OFFICE SPACE FOR LEASE

521 SE 2nd Street, Lee's Summit, Missouri



## LEASE RATE: \$15/SF | 1,200 SF

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,120	52,096	90,856
Avg. Household Income	\$83,415	\$119,337	\$113,124

- 1st floor end cap available May 1st, 2024
- Located near downtown Lee's Summit, MO
- Turn-key office with restroom inside
- Reception area with 4 private offices
- Exclusive parking for 3 tenants
- Co-tenants include Expressions Dental and Archidigital Imaging



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GARRETT COHOON | 816.412.7315 | [gcohoon@blockandco.com](mailto:gcohoon@blockandco.com)

Exclusive Agent



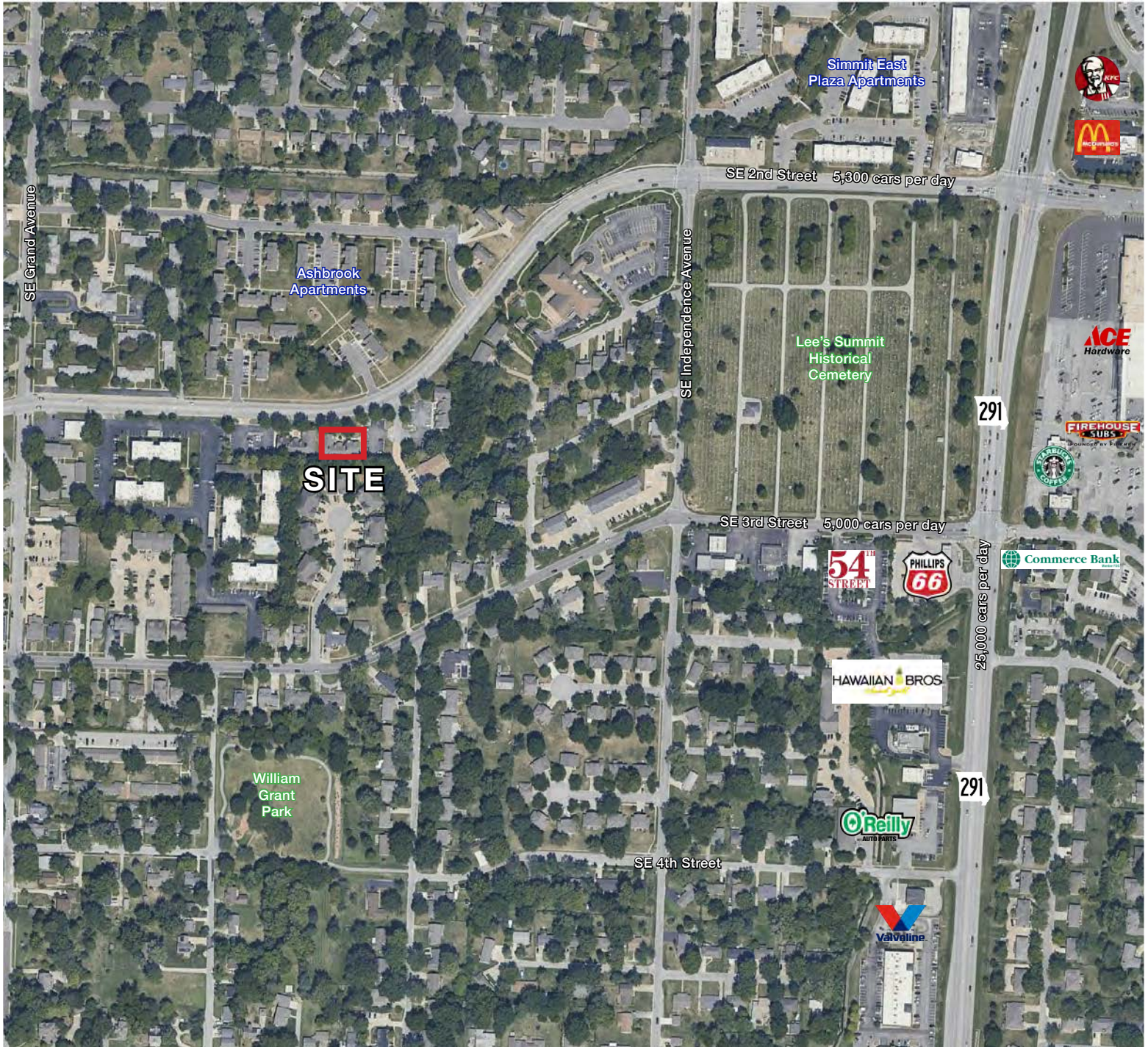


## PHOTOS





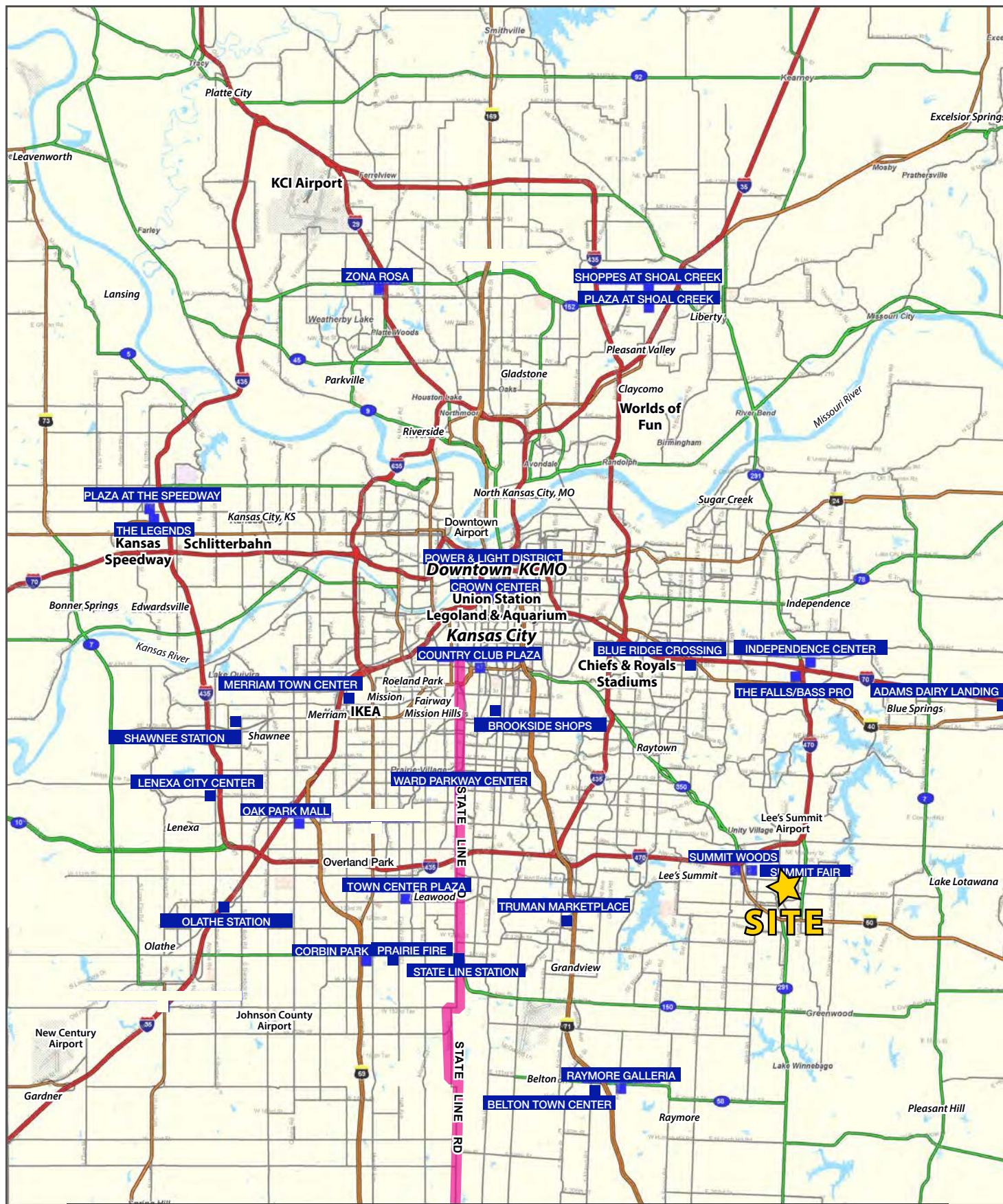
## AERIAL





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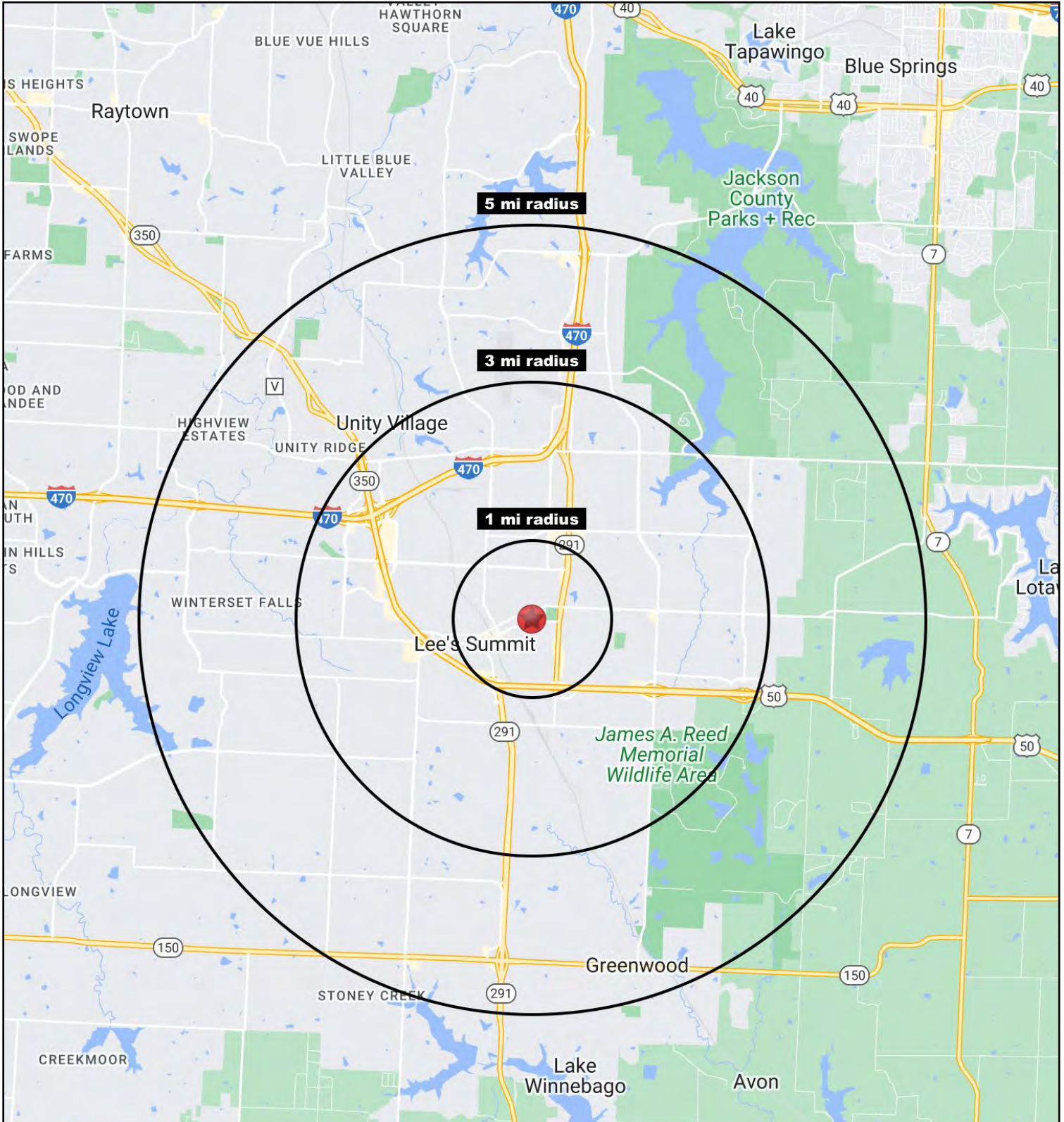






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521 SE 2nd Street Lee's Summit, MO 64063	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	10,120	52,096	90,856
2028 Projected Population	10,407	52,744	96,792
2020 Census Population	10,620	54,000	91,135
2010 Census Population	10,536	52,434	83,350
Projected Annual Growth 2023 to 2028	0.6%	0.2%	1.3%
Historical Annual Growth 2010 to 2023	-0.3%	-	0.7%
2023 Median Age	35.2	38.2	38.5
<b>Households</b>			
2023 Estimated Households	4,738	21,786	36,323
2028 Projected Households	4,825	21,722	38,052
2020 Census Households	4,676	21,681	34,774
2010 Census Households	4,541	20,699	31,409
Projected Annual Growth 2023 to 2028	0.4%	-	1.0%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	1.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	77.8%	80.2%	79.4%
2023 Estimated Black or African American	11.1%	10.1%	11.3%
2023 Estimated Asian or Pacific Islander	1.3%	2.0%	2.2%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2023 Estimated Other Races	9.5%	7.4%	6.8%
2023 Estimated Hispanic	8.0%	6.2%	5.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$83,415	\$119,337	\$133,124
2023 Estimated Median Household Income	\$65,178	\$90,609	\$101,889
2023 Estimated Per Capita Income	\$39,089	\$49,946	\$53,286
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.6%	1.4%
2023 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.5%	2.3%
2023 Estimated High School Graduate	24.5%	21.9%	19.8%
2023 Estimated Some College	24.3%	21.7%	20.6%
2023 Estimated Associates Degree Only	13.6%	10.2%	9.3%
2023 Estimated Bachelors Degree Only	21.6%	27.1%	28.6%
2023 Estimated Graduate Degree	11.7%	15.0%	18.0%
<b>Business</b>			
2023 Estimated Total Businesses	803	2,590	3,977
2023 Estimated Total Employees	5,422	27,026	37,486
2023 Estimated Employee Population per Business	6.8	10.4	9.4
2023 Estimated Residential Population per Business	12.6	20.1	22.8

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