



# Summit Woods Crossing Pad Building

FRONT PAD BUILDING SPACE AVAILABLE FOR LEASE  
50 Highway & Chipman Road (NWQ), Lee's Summit, MO



## LEASE RATE: \$35/SF NNN | 1,020 SF AVAILABLE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,759	43,877	101,234
Avg. Household Income	\$100,698	\$114,960	\$120,744

- 1,020 SF in-line space for lease
- Join Dave's Hot Chicken and Spin Pizza
- 735,000 sq ft Summit Woods Crossing shopping center
- Fantastic growth area, with good signage, access, and visibility
- Join Lowe's, Best Buy, Kohl's, Target, Michaels, Old Navy, TJ Maxx, Ulta, Petco, and many others
- Intersection carries over 178,000 cars per day

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

For More Information Contact: *Exclusive Agents*  
 DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)  
 ALEX BLOCK | 816.412.7373 | [ablock@blockandco.com](mailto:ablock@blockandco.com)





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AERIAL



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PAD 2 PHOTOS - 1,020 SF IN-LINE SPACE AVAILABLE



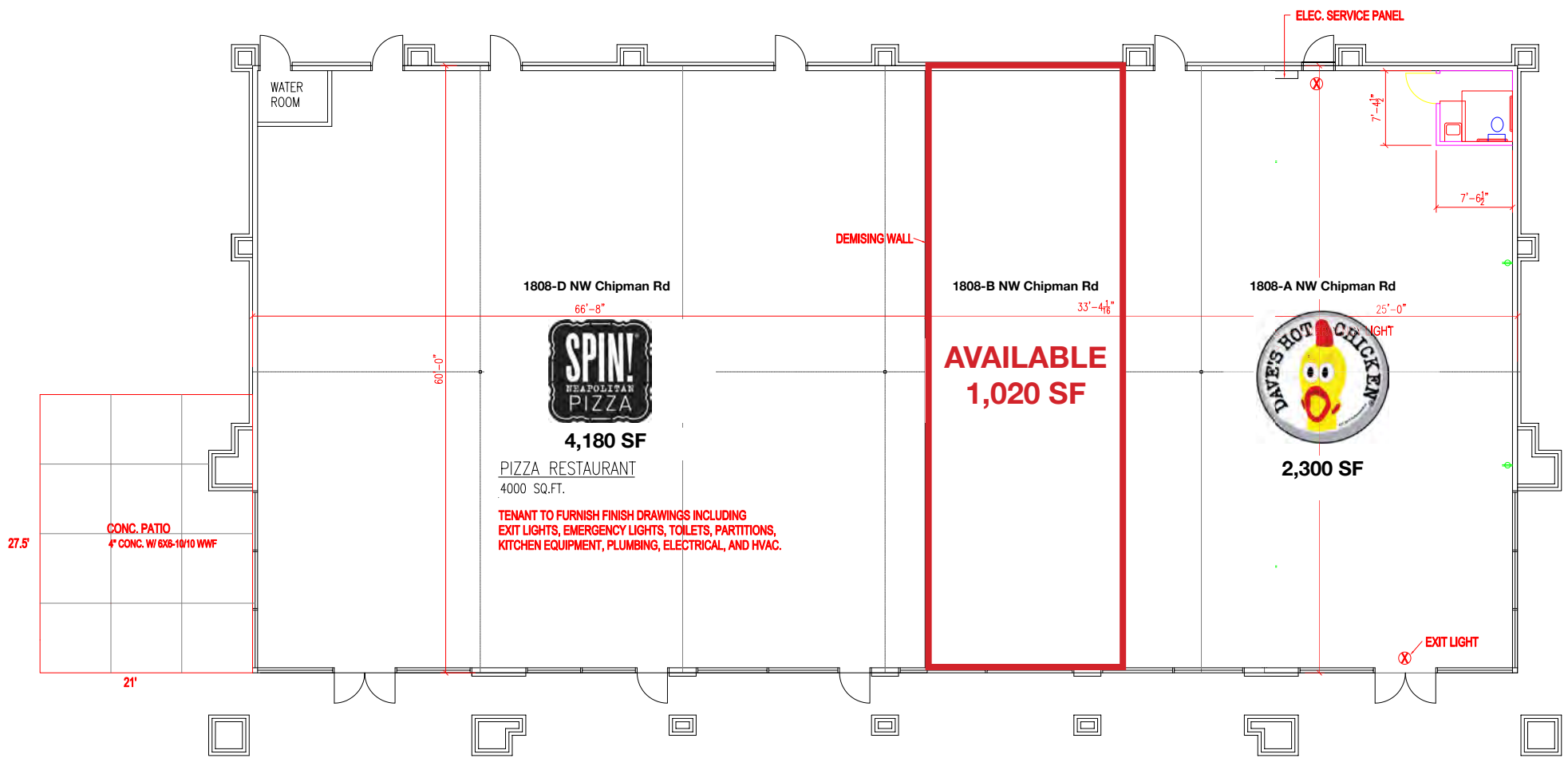


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## PAD 2 SITE PLAN





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## SUMMIT WOODS PAD SITE PHOTOS





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## OVERALL SHOPPING CENTER PLAN

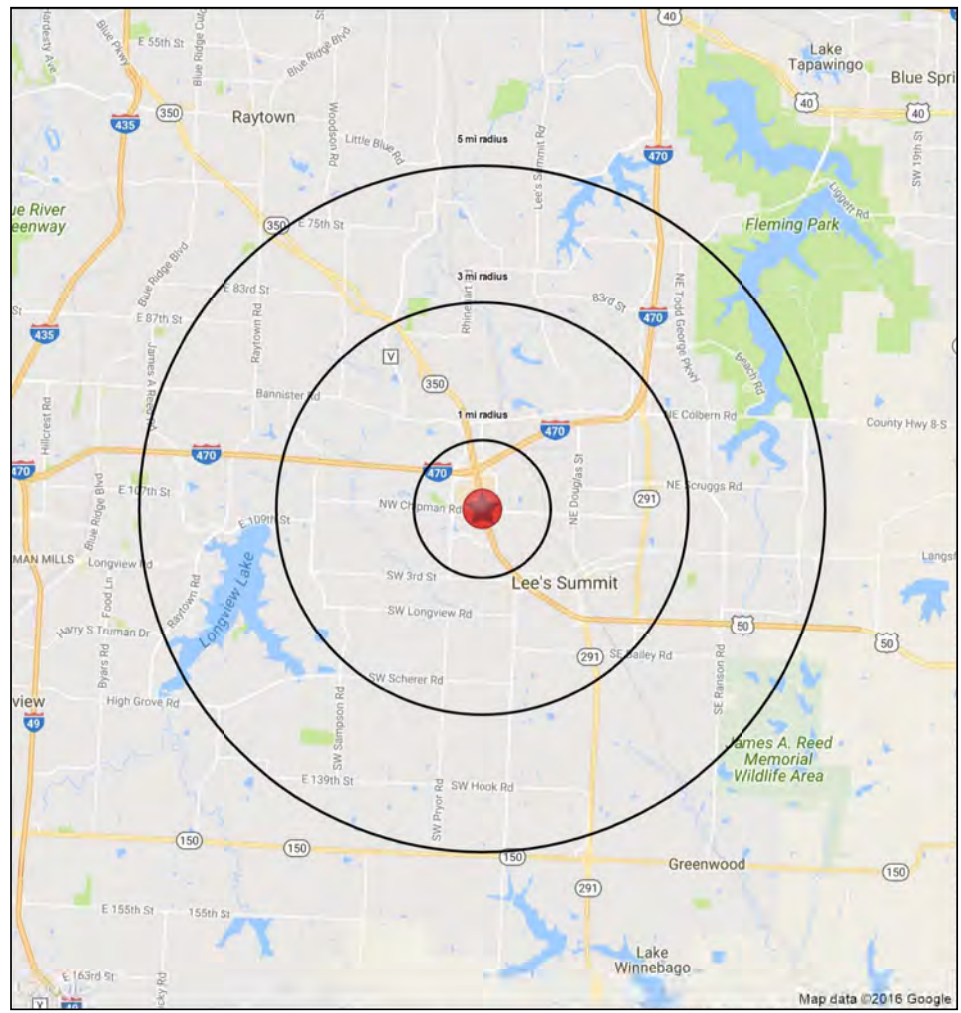
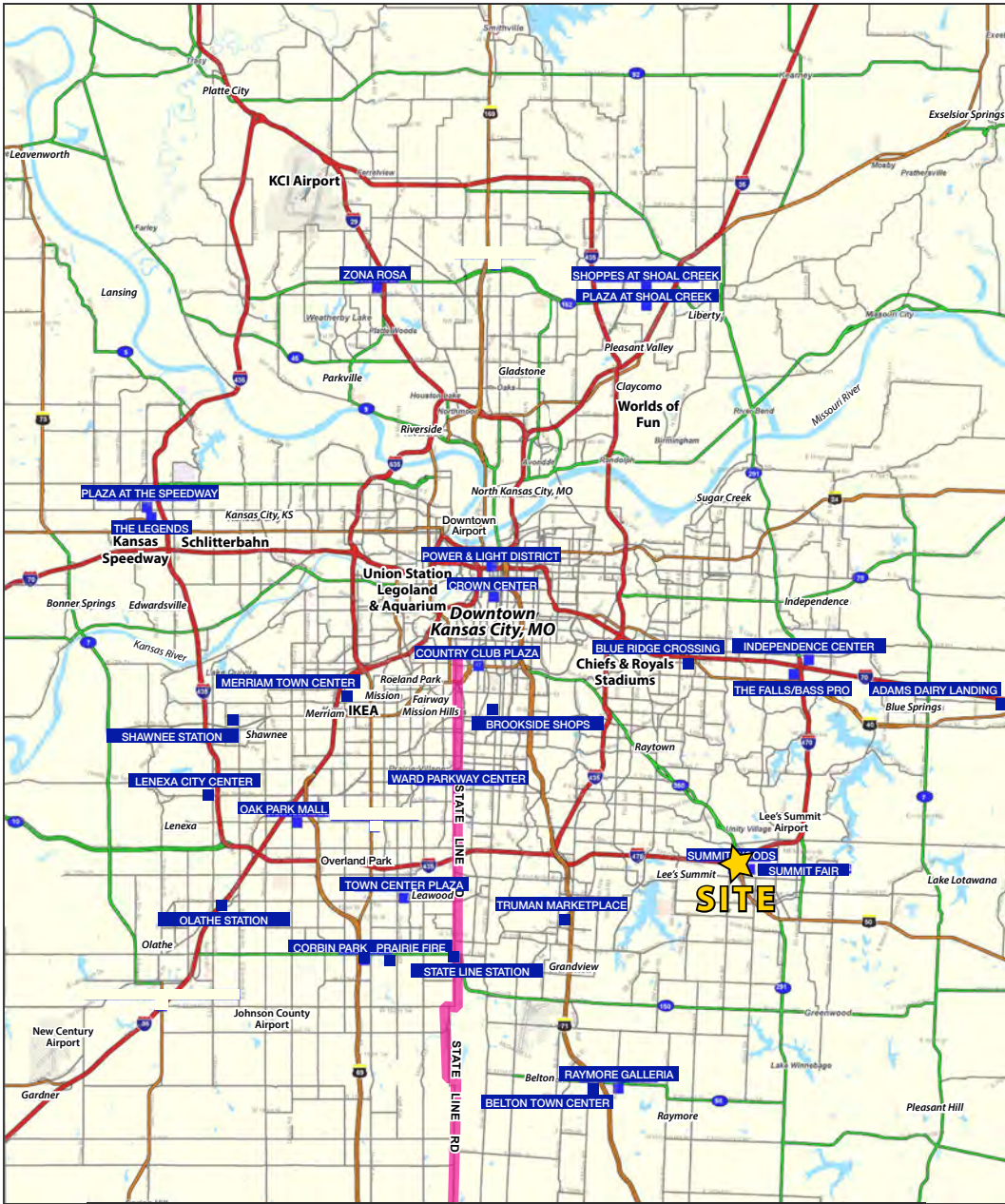




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50 Highway & NW Chipman Rd Lee's Summit, MO 64081	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	5,759	43,877	101,234
2029 Projected Population	6,077	45,584	103,527
2020 Census Population	5,219	43,967	101,375
2010 Census Population	4,867	40,090	94,735
Projected Annual Growth 2024 to 2029	1.1%	0.8%	0.5%
Historical Annual Growth 2010 to 2024	1.3%	0.7%	0.5%
2024 Median Age	55.4	41.2	39.4
<b>Households</b>			
2024 Estimated Households	3,148	18,849	40,446
2029 Projected Households	3,301	19,617	41,600
2020 Census Households	2,783	18,040	39,376
2010 Census Households	2,593	16,305	36,294
Projected Annual Growth 2024 to 2029	1.0%	0.8%	0.6%
Historical Annual Growth 2010 to 2024	1.5%	1.1%	0.8%
<b>Race and Ethnicity</b>			
2024 Estimated White	86.4%	78.8%	72.4%
2024 Estimated Black or African American	6.3%	11.4%	17.8%
2024 Estimated Asian or Pacific Islander	1.4%	2.4%	2.2%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2024 Estimated Other Races	5.7%	7.2%	7.3%
2024 Estimated Hispanic	5.3%	6.4%	6.4%
<b>Income</b>			
2024 Estimated Average Household Income	\$100,698	\$114,960	\$120,744
2024 Estimated Median Household Income	\$66,316	\$86,148	\$93,967
2024 Estimated Per Capita Income	\$55,125	\$49,437	\$48,299
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.5%	1.3%
2024 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.1%	2.7%
2024 Estimated High School Graduate	26.3%	20.3%	21.1%
2024 Estimated Some College	23.2%	21.0%	22.7%
2024 Estimated Associates Degree Only	10.9%	10.1%	9.3%
2024 Estimated Bachelors Degree Only	23.0%	27.1%	26.2%
2024 Estimated Graduate Degree	11.4%	17.9%	16.7%
<b>Business</b>			
2024 Estimated Total Businesses	435	2,430	4,067
2024 Estimated Total Employees	7,243	24,539	38,338
2024 Estimated Employee Population per Business	16.7	10.1	9.4
2024 Estimated Residential Population per Business	13.2	18.1	24.9

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