



CHAPEL RIDGE RETAIL CENTER

3680 NE Akin Drive, Lee's Summit, MO

SPACE FOR LEASE



LEASE RATE: \$14/SF NNN | UP TO 11,732 SF AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,275	21,689	107,753
Avg. Household Income	\$155,181	\$167,000	\$117,159

- Located at I-470 & NE Woods Chapel Road
- Intersection carries over 93,000 cars per day
- 8,005 SF space can be made available - can be divided and 3,727 SF adjacent space available
- 35,000 +/- SF neighborhood retail center
- Just west of Price Chopper and south of CVS Pharmacy
- Join Allstate Insurance, Foxy Nails, Quilter's Station, KC Salt Mines, Jimmy Johns and more

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

For More Information Contact:

GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

Exclusive Agent





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PHOTOS



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AERIAL



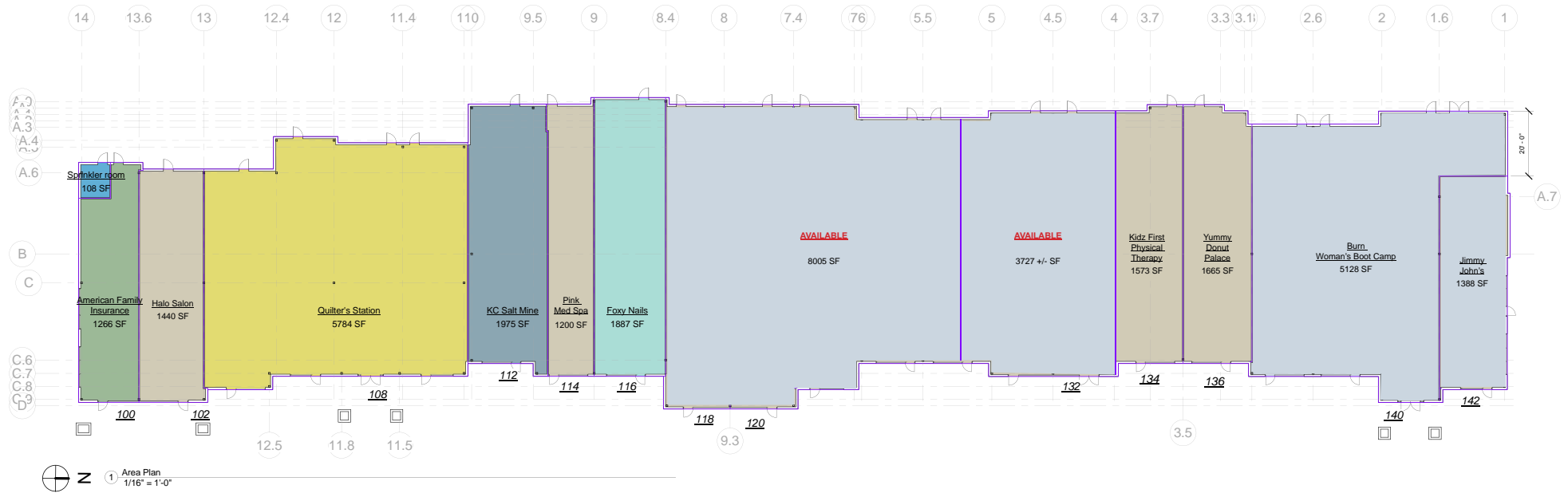


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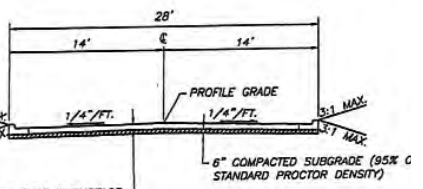
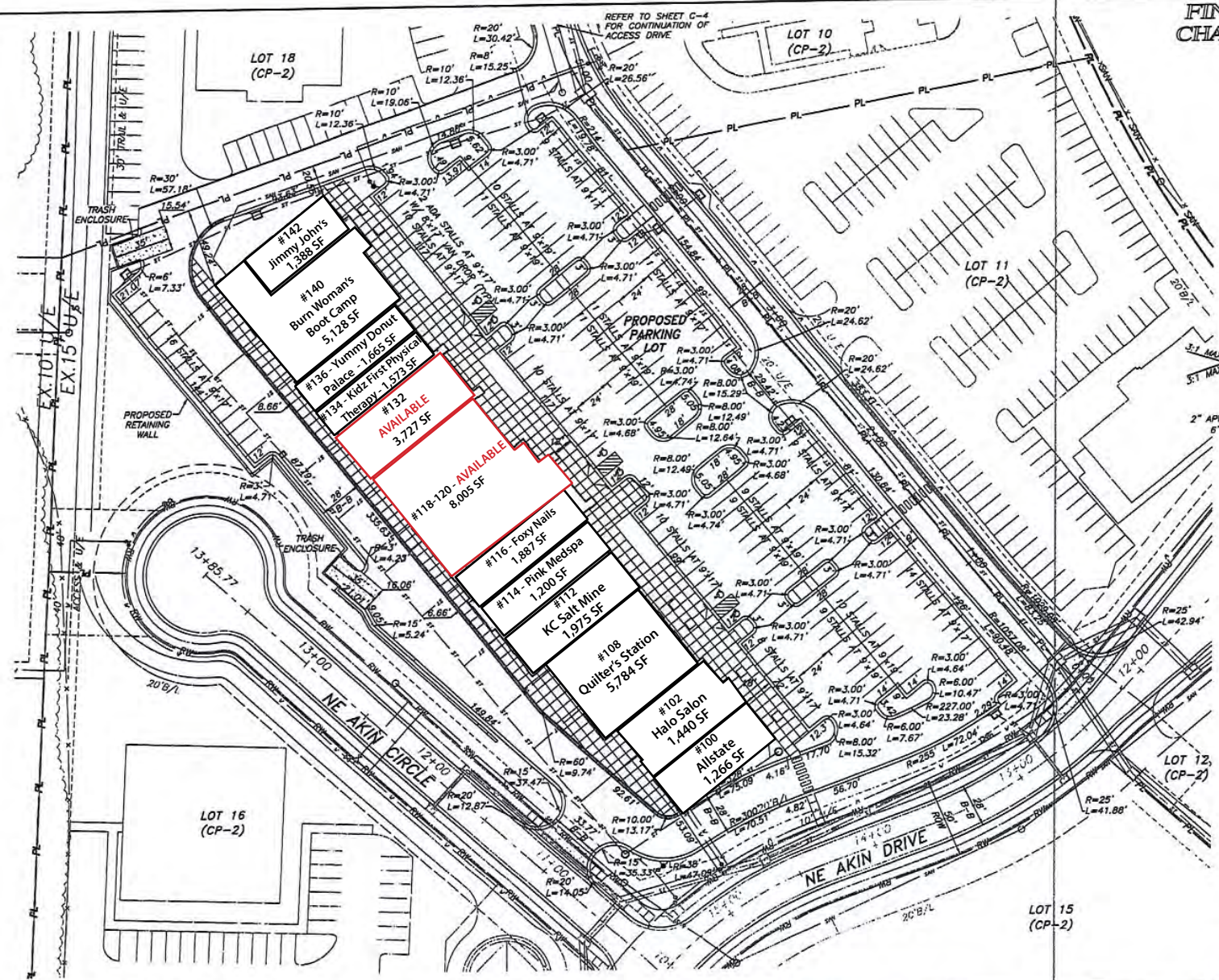
SITE PLAN



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SITE PLAN

FINAL DEVELOPMENT PLAN CHAPEL RIDGE BUSINESS PARK LOT 17

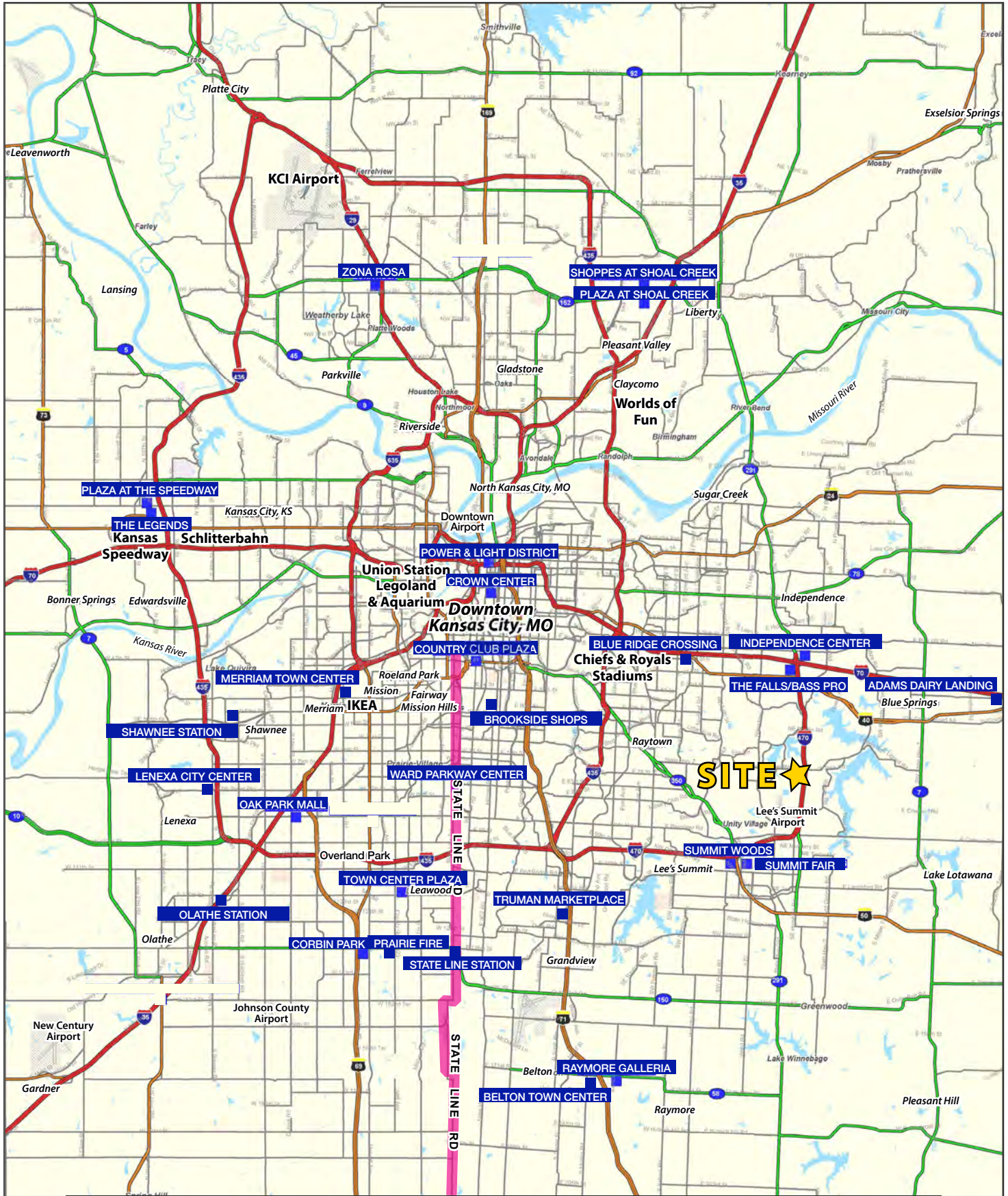


TYPICAL PRIVATE DR SECTION -28' STREET

- LEGEND**
- 4" INTEGRAL CURB/SIDEWALK
 - CG-1 DRY CURB
 - CG-1 WET CURB

DEVELOPER:
CHAPEL RIDGE RETAIL, LLC
325 N. CARNEGIE DRIVE SUITE 200
LEES SUMMIT, MO 64064
PHONE: (816) 875-0050



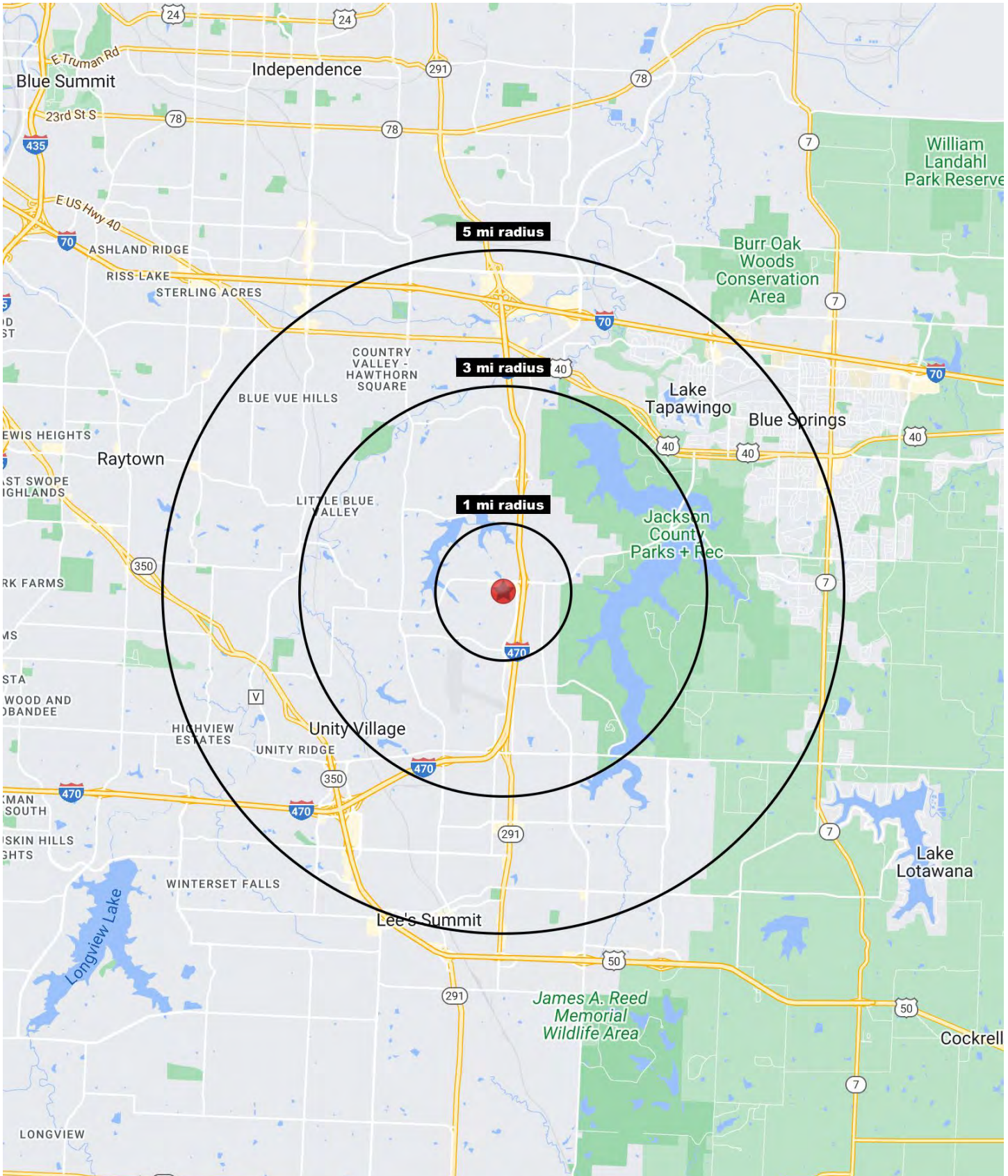




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3680 NE Akin Drive Lee's Summit, MO 64064	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,275	21,689	107,753
2028 Projected Population	6,502	22,844	110,519
2020 Census Population	6,409	21,471	110,938
2010 Census Population	5,763	19,647	102,626
Projected Annual Growth 2023 to 2028	0.7%	1.1%	0.5%
Historical Annual Growth 2010 to 2023	0.7%	0.8%	0.4%
2023 Median Age	42.9	41.3	39.9
Households			
2023 Estimated Households	2,612	8,419	45,251
2028 Projected Households	2,665	8,732	45,660
2020 Census Households	2,521	8,039	44,723
2010 Census Households	2,199	7,234	40,706
Projected Annual Growth 2023 to 2028	0.4%	0.7%	0.2%
Historical Annual Growth 2010 to 2023	1.4%	1.3%	0.9%
Race and Ethnicity			
2023 Estimated White	76.1%	78.7%	77.1%
2023 Estimated Black or African American	15.6%	12.4%	12.9%
2023 Estimated Asian or Pacific Islander	2.0%	2.7%	2.0%
2023 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.3%
2023 Estimated Other Races	6.1%	5.9%	7.7%
2023 Estimated Hispanic	4.8%	4.9%	6.5%
Income			
2023 Estimated Average Household Income	\$155,181	\$167,000	\$117,159
2023 Estimated Median Household Income	\$113,444	\$119,728	\$88,990
2023 Estimated Per Capita Income	\$64,828	\$64,969	\$49,270
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.0%	1.4%
2023 Estimated Some High School (Grade Level 9 to 11)	0.8%	1.2%	3.0%
2023 Estimated High School Graduate	18.4%	18.6%	25.1%
2023 Estimated Some College	22.2%	20.5%	22.8%
2023 Estimated Associates Degree Only	5.9%	6.4%	7.9%
2023 Estimated Bachelors Degree Only	28.5%	30.6%	25.2%
2023 Estimated Graduate Degree	22.6%	21.7%	14.5%
Business			
2023 Estimated Total Businesses	470	1,156	4,704
2023 Estimated Total Employees	3,611	10,816	47,079
2023 Estimated Employee Population per Business	7.7	9.4	10.0
2023 Estimated Residential Population per Business	13.3	18.8	22.9

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