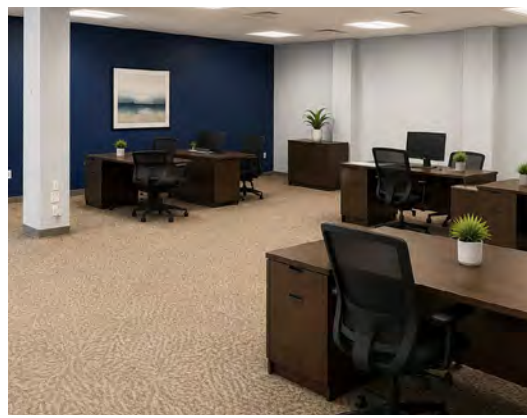
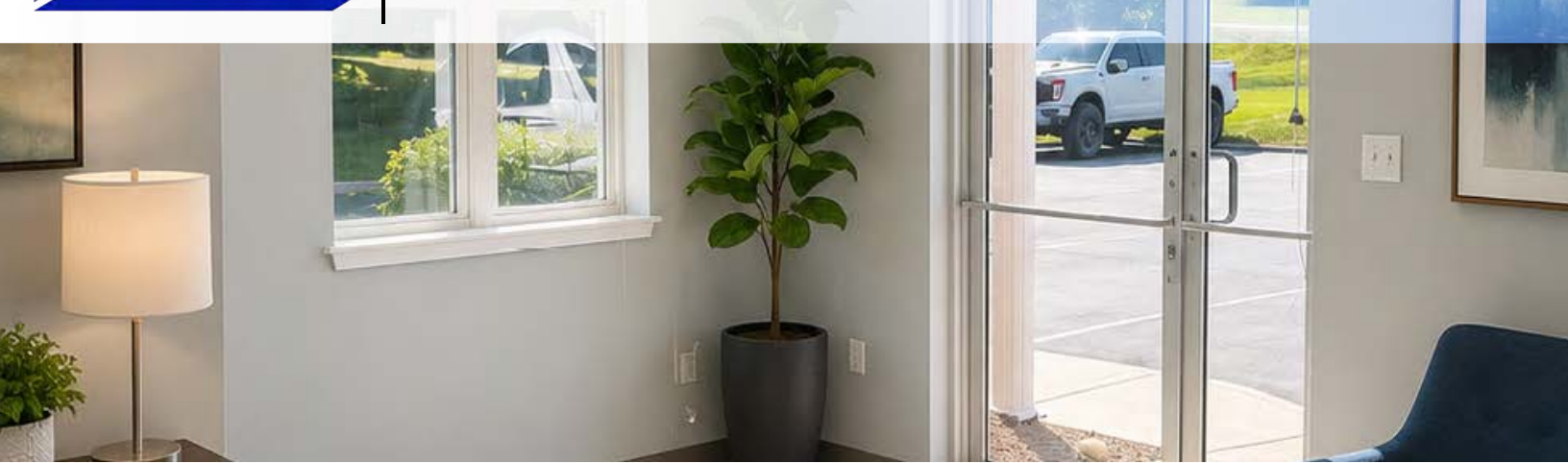




LAKEWOOD BUSINESS PARK

4025 NE Lakewood Way, Suite 130, Lee's Summit, MO



LEASE RATE: \$20/SF GROSS | 3,480 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,536	21,284	106,244
Avg. Household Income	\$162,258	\$150,319	\$116,967

- **I-470 visibility.** Suite fronts Interstate 470 at Lakewood Business Park, giving daily exposure to one of eastern Jackson County's busiest corridors.
- **Gross lease, no surprises.** Landlord covers taxes, insurance and CAM. Tenant pays only electric and internet. \$5,800 per month base rent.
- **Move-in ready.** Fresh neutral paint with navy accent wall, new carpet, tile entry, updated ceiling grid and lighting.
- **Efficient, flexible plan.** Reception with built-in counter, four private offices (two with windows), a 24' x 17' conference/training room, 1,425 SF+/- open work area, IT room and abundant storage.
- **Room to grow.** Comfortably supports 12 to 20 employees with no reconfiguration.
- **Office or retail.** Private glass storefront entry and interstate frontage suit professional office, medical/admin, insurance, financial services, showroom or service retail.
- **Free rent period** available to qualified tenants.
- **Lee's Summit location.** Minutes to I-470/Hwy 291 interchange, Lakewood residential rooftops, dining and retail. About 25 minutes to downtown Kansas City.



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

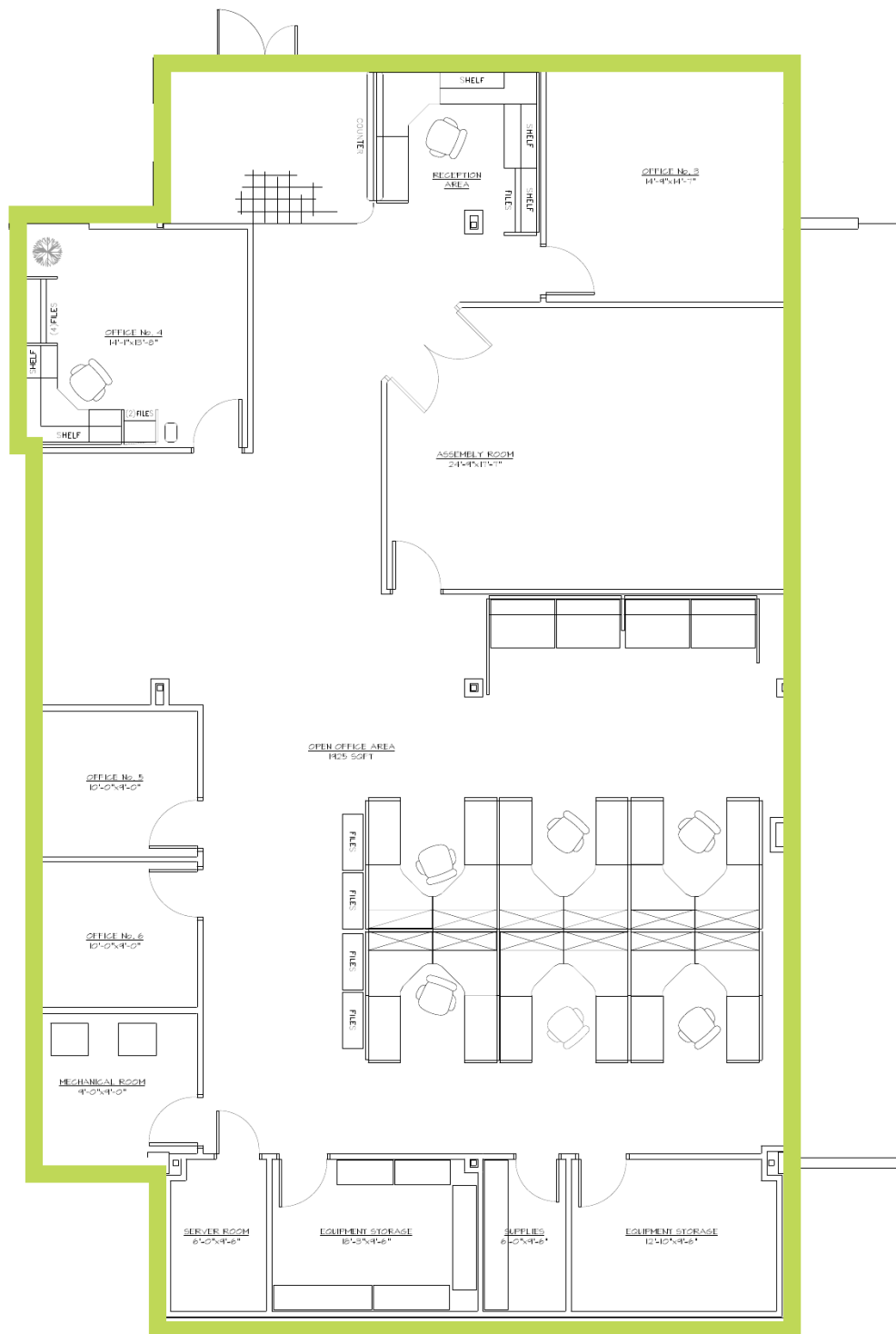
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent

AERIAL



FLOOR PLAN | SUITE 130 | 3,480 SF



SPACE DETAILS

Reception

Built-in counter, tile entry

Office 1

14'9" x 14'7" (window)

Office 2

14'1" x 13'8" (window)

Office 3

10'0" x 9'0"

Office 4

10'0" x 9'0"

Conference / Training

24'9" x 17'7"

Open Work Area

approx. 1,425 SF

IT / Server Room

6'0" x 9'6"

Storage (3 rooms)

approx. 350 SF total

Entries

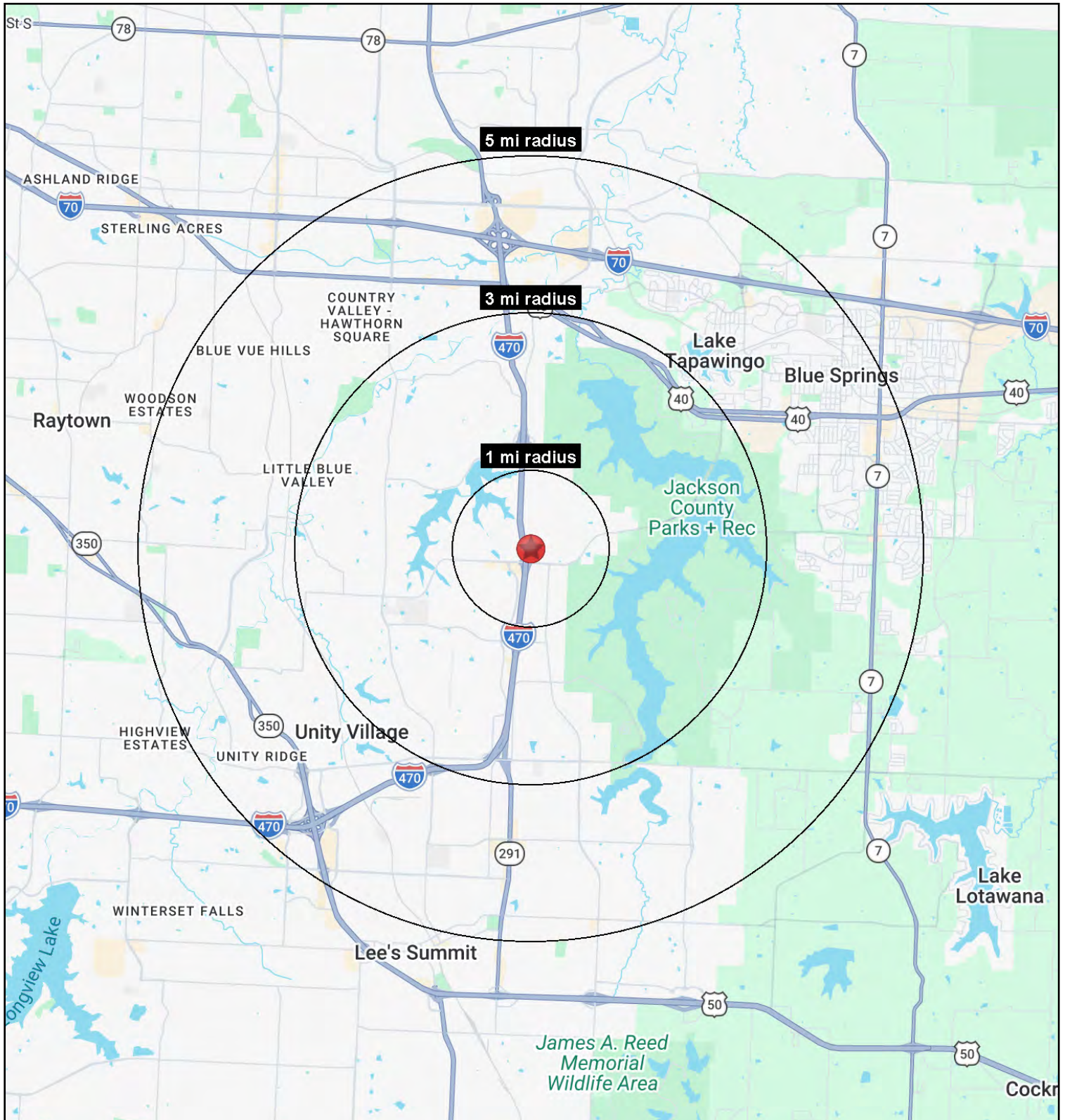
Front storefront + rear double door

Dimensions approximate; plan not to scale.



LAKEWOOD BUSINESS PARK

4025 NE Lakewood Way, Suite 130, Lee's Summit, MO





LAKEWOOD BUSINESS PARK

4025 NE Lakewood Way, Suite 130, Lee's Summit, MO

4025 NE Lakewood Way Lee's Summit, MO 64064	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	7,536	21,284	106,244
2031 Projected Population	8,141	22,232	109,321
2020 Census Population	6,682	20,680	107,223
2010 Census Population	5,468	18,724	97,643
Projected Annual Growth 2026 to 2031	1.6%	0.9%	0.6%
Historical Annual Growth 2010 to 2026	2.4%	0.9%	0.6%
2026 Median Age	42.2	42.7	39.7
Households			
2026 Estimated Households	3,009	8,301	43,616
2031 Projected Households	3,234	8,641	44,699
2020 Census Households	2,529	7,907	42,560
2010 Census Households	2,054	7,009	38,140
Projected Annual Growth 2026 to 2031	1.5%	0.8%	0.5%
Historical Annual Growth 2010 to 2026	2.9%	1.2%	0.9%
Race and Ethnicity			
2026 Estimated White	76.2%	77.2%	74.9%
2026 Estimated Black or African American	13.8%	13.1%	14.0%
2026 Estimated Asian or Pacific Islander	3.1%	2.9%	2.2%
2026 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2026 Estimated Other Races	6.6%	6.6%	8.5%
2026 Estimated Hispanic	6.0%	6.0%	7.8%
Income			
2026 Estimated Average Household Income	\$162,258	\$150,319	\$116,967
2026 Estimated Median Household Income	\$128,878	\$119,061	\$89,550
2026 Estimated Per Capita Income	\$64,896	\$58,767	\$48,080
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.7%
2026 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.3%	3.0%
2026 Estimated High School Graduate	19.0%	18.7%	25.5%
2026 Estimated Some College	20.5%	21.7%	22.6%
2026 Estimated Associates Degree Only	5.1%	6.1%	8.7%
2026 Estimated Bachelors Degree Only	29.4%	28.8%	23.7%
2026 Estimated Graduate Degree	22.5%	21.7%	14.8%
Business			
2026 Estimated Total Businesses	397	1,070	4,549
2026 Estimated Total Employees	2,474	9,465	44,517
2026 Estimated Employee Population per Business	6.2	8.8	9.8
2026 Estimated Residential Population per Business	19.0	19.9	23.4

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