

SUMMIT FAIR LIFESTYLE CENTER | SPACE FOR LEASE



50 HWY & CHIPMAN RD (NEQ) | LEE'S SUMMIT, MO

ONE OF KC'S BEST COMMERCIAL INTERSECTIONS



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PROPERTY HIGHLIGHTS



LOCATION

50 Highway & Chipman Road (NEQ)
Lee's Summit, MOi



TRAFFIC COUNTS

Chipman Road (20,000 VPD)
Highway 50 (75,000 VPD)
Interstate 470 (79,600 VPD)



SUBJECT PROPERTY GLA

241,923 SF



TOTAL CENTER GLA

510,020 SF



SUBJECT PROPERTY LOT SIZE

25.5 Acres



YEAR BUILT

2009 – 2017



ANCHORS

Dick's Sporting Goods, Lululemon, H&M,
Sephora, DSW



SHADOW ANCHORS (NOT A PART)

JCPenney, Furniture Mall of Missouri



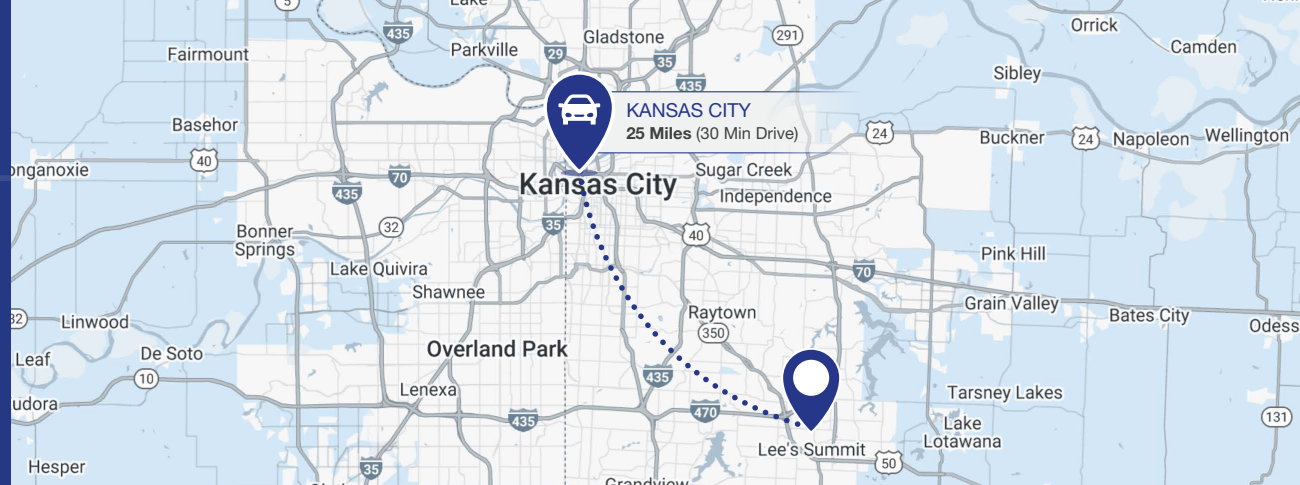
LEASED OCCUPANCY

90.5%



RETAIL FOOT TRAFFIC

4.3 million+ visits in 2024 (placer.ai)



SHOPPING CENTER DETAILS

- » 1,038 SF - 5,030 SF Spaces and Pad Sites Available For Lease
- » Summit Fair is an 90.5% leased lifestyle center featuring strong national, regional, and local tenancy
- » The tenant mix encompasses a diversified mix of retailers including sporting goods, apparel, restaurants, entertainment, services, fitness, healthcare, beauty, specialty, and shadow anchored by large department and home furnishing stores.
- » Summit Fair is a major retail traffic-driving shopping center that draws over 4.3 million visits annually according to Placer.ai data, in the top 7% of shopping centers in Missouri. Furthermore, the center's Dick's (#4), DSW (#1), McAlister's (#6), Kay Jewelers (#1), Pure Barre (#1), and shadow anchor JCPenney (#7) all rank in the top 70th percentile for visits in the state of Missouri.
- » With almost 25% of the GLA signing new leases since 2022, including Lululemon, Sephora, Ancho & Agave, Lovesac, Image Studios, and others, the center has enjoyed significant recent leasing momentum. Lululemon recently executed a renewal, transitioning from a temporary to a long term store showing commitment to the center



KEY FEATURES



Premier Regional Retail Center

Summit Fair serves as the **premier lifestyle retail center in Lee's Summit**, drawing shoppers from across eastern Jackson County and surrounding communities. The center's strong tenant mix, modern design, and regional accessibility have established it as a top shopping destination within the Kansas City metropolitan area.



Recent Leasing Velocity

Summit Fair has experienced **significant leasing activity and tenant demand**, with nearly **25% of the GLA executing new leases since 2022**. New additions including Lululemon, Sephora, Ancho & Agave, Lovesac, and Image Studios highlight continued retailer confidence in the center's long-term performance.



High Visibility Retail Corridor

Positioned along the **NE quadrant of Highway 50 and Chipman Road**, Summit Fair benefits from outstanding visibility and consistent daily traffic volumes. Multiple signalized access points and strong signage opportunities provide retailers with maximum exposure to both passing traffic and destination shoppers.



Modern Lifestyle Center

Developed between 2009 and 2017, Summit Fair offers a **contemporary open-air retail environment** featuring attractive architecture, pedestrian-friendly walkways, and inviting public gathering spaces designed to encourage longer customer dwell times and repeat visits.



Strong and Growing Demographics

Lee's Summit is one of the **fastest-growing and most affluent communities in the Kansas City metro area**, supported by a highly educated workforce, strong homeownership rates, and above-average household incomes. These favorable demographics continue to drive strong retail demand and consumer spending within the trade area.



Undeveloped Pads & Few Remaining Vacancies

With only a small number of remaining vacancies and several potential development pads, Summit Fair offers future growth opportunities for retailers, restaurants, hospitality, and mixed-use concepts. These opportunities allow new tenants to join a thriving retail ecosystem while benefiting from the center's established traffic and brand recognition.

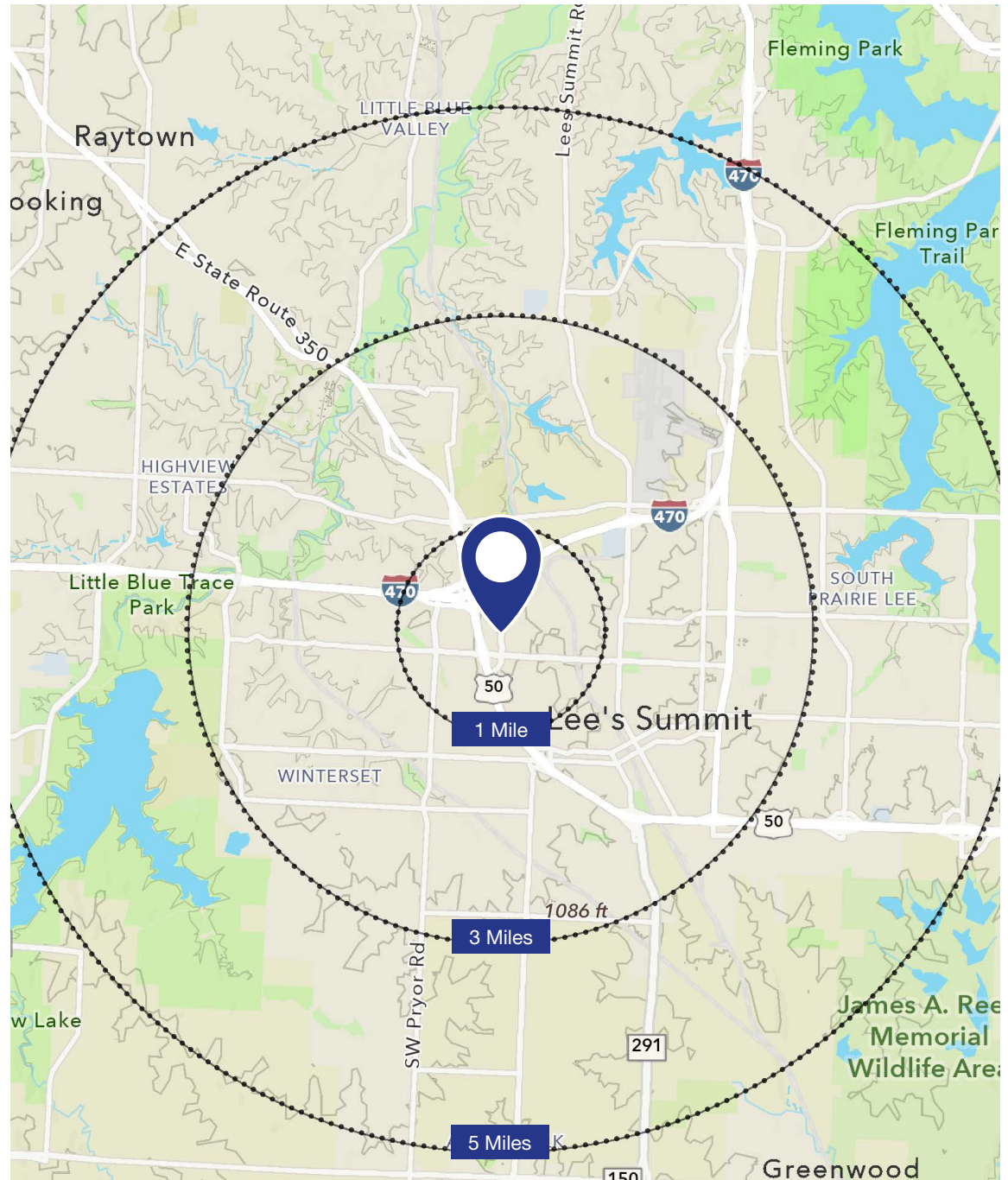










AERIAL MAP



DEMOGRAPHICS SUMMARY

| 2025 SUMMARY | 1 - MILE | 3 - MILE | 5 - MILE |
|--------------------------|-----------|-----------|-----------|
| Population | 4,927 | 48,453 | 104,537 |
| Households | 2,643 | 20,314 | 41,206 |
| Families | 1,056 | 12,807 | 28,022 |
| Average Household Size | 1.83 | 2.36 | 2.51 |
| Median Age | 53.4 | 40.6 | 40.0 |
| Median Household Income | \$66,182 | \$86,574 | \$96,706 |
| Average Household Income | \$91,166 | \$111,426 | \$120,458 |
| 2030 SUMMARY | 1 - MILE | 3 - MILE | 5 - MILE |
| Population | 6,094 | 50,202 | 106,670 |
| Households | 3,220 | 21,321 | 42,510 |
| Families | 1,299 | 13,316 | 28,700 |
| Average Household Size | 1.87 | 2.33 | 2.49 |
| Median Age | 50.8 | 41.8 | 40.9 |
| Median Household Income | \$76,789 | \$99,632 | \$108,502 |
| Average Household Income | \$104,083 | \$124,998 | \$135,448 |



| | | |
|--|---|---|
|  POPULATION 104,537 <small>5 MILE</small> |  MEDIAN AGE 40.0 <small>5 MILE</small> |  AVG HH SIZE 2.5 <small>5 MILE</small> |
|  TOTAL BUSINESSES 3,703 <small>5 MILE</small> |  TOTAL EMPLOYEES 52,328 <small>5 MILE</small> | |
|  AVG HH INCOME \$120,458 <small>5 MILE</small> |  MEDIAN NET WORTH \$320,031 <small>5 MILE</small> |  PER CAPITA INCOME \$47,668 <small>5 MILE</small> |

PROPERTY PHOTOS





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