



Corner Lot Building with Excellent Visibility

4201 NE Lakewood Way, Lees Summit, Missouri



SALE PRICE: \$845,000 | 11,594 SF ON .62 ACRE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,304	22,675	106,401
Avg. Household Income	\$152,435	\$144,477	\$114,048

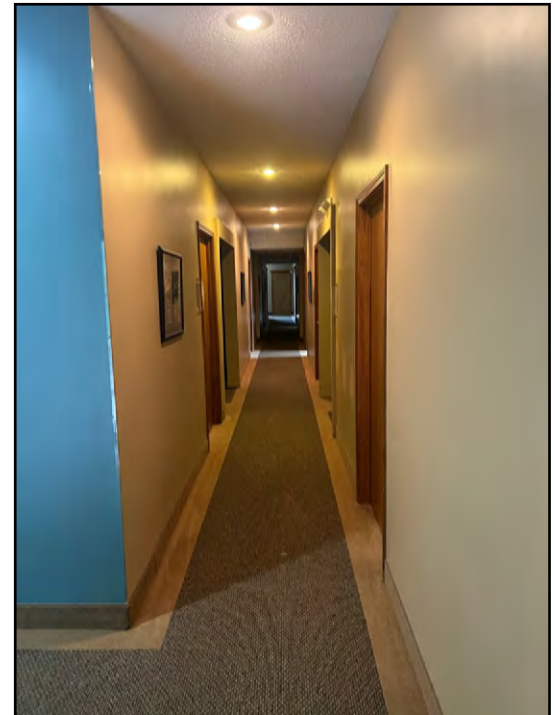
- Corner Lot on highly trafficked road
- Excellent visibility to I-470 with over 70,000 VPD
- Perfect location across from Lakewood Subdivision
- Currently built-out for office/storage
- Located within a business park alongside diverse tenant mix

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

For More Information Contact: *Exclusive Agent*
RYAN CLINE | 816.412.7330 | rcline@blockandco.com



PHOTOS



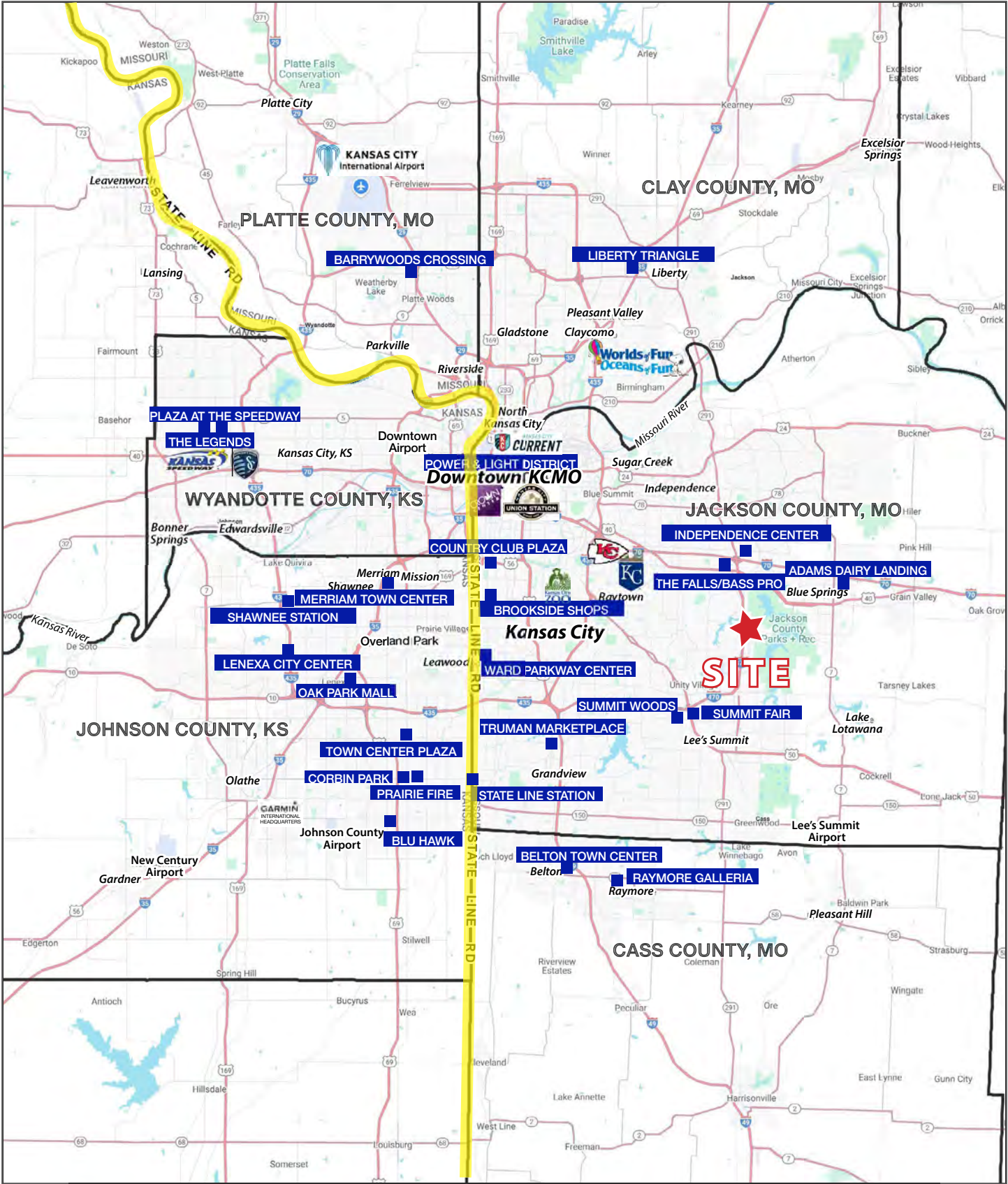
AERIAL





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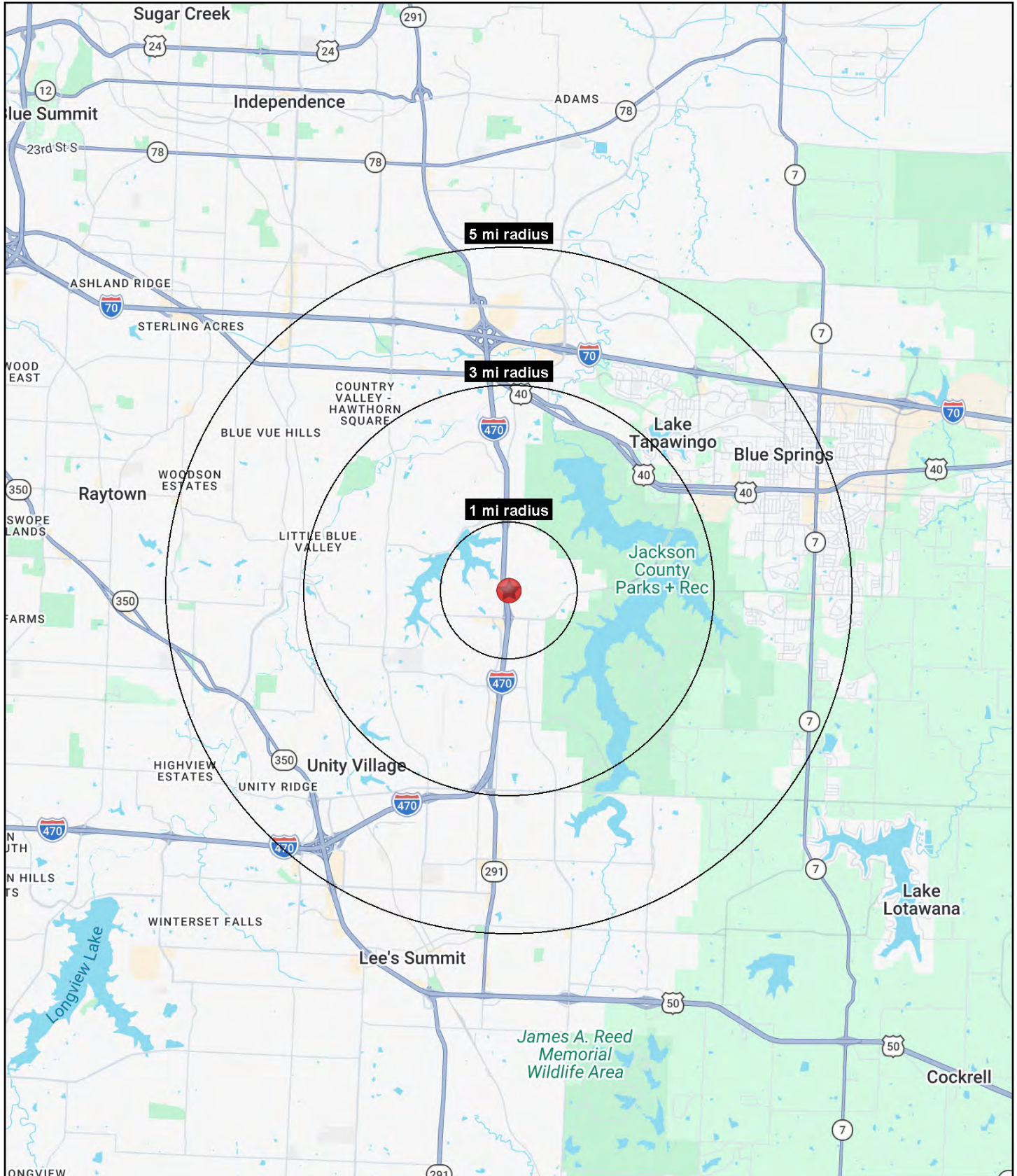


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4201 NE Lakewood Way Lee's Summit, MO 64064	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	8,083	23,723	108,684
2031 Projected Population	8,724	24,678	111,474
2020 Census Population	7,248	23,259	109,988
2010 Census Population	5,952	20,706	100,570
Projected Annual Growth 2026 to 2031	1.6%	0.8%	0.5%
Historical Annual Growth 2010 to 2026	2.2%	0.9%	0.5%
2026 Median Age	42.6	43.7	40.0
Households			
2026 Estimated Households	3,219	9,448	44,704
2031 Projected Households	3,453	9,785	45,664
2020 Census Households	2,764	9,066	43,718
2010 Census Households	2,243	7,950	39,482
Projected Annual Growth 2026 to 2031	1.5%	0.7%	0.4%
Historical Annual Growth 2010 to 2026	2.7%	1.2%	0.8%
Race and Ethnicity			
2026 Estimated White	77.1%	77.8%	74.3%
2026 Estimated Black or African American	13.2%	12.6%	14.5%
2026 Estimated Asian or Pacific Islander	3.1%	2.7%	2.2%
2026 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2026 Estimated Other Races	6.4%	6.6%	8.6%
2026 Estimated Hispanic	5.9%	6.1%	8.0%
Income			
2026 Estimated Average Household Income	\$164,930	\$142,508	\$116,342
2026 Estimated Median Household Income	\$131,685	\$111,056	\$89,232
2026 Estimated Per Capita Income	\$65,764	\$56,887	\$47,916
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.0%	1.8%
2026 Estimated Some High School (Grade Level 9 to 11)	1.2%	2.7%	3.0%
2026 Estimated High School Graduate	18.1%	19.9%	25.6%
2026 Estimated Some College	20.1%	21.9%	22.6%
2026 Estimated Associates Degree Only	5.5%	6.1%	8.6%
2026 Estimated Bachelors Degree Only	30.1%	27.0%	23.6%
2026 Estimated Graduate Degree	23.0%	20.5%	14.7%
Business			
2026 Estimated Total Businesses	440	1,138	4,516
2026 Estimated Total Employees	2,847	9,801	44,213
2026 Estimated Employee Population per Business	6.5	8.6	9.8
2026 Estimated Residential Population per Business	18.4	20.8	24.1

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