



HIGH VISIBILITY FREESTANDING BUILDING

2321 S. Lees Summit, Road, Independence, Missouri



SALE PRICE: \$800,000 | LEASE RATE: \$15/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,501	71,348	147,966
Avg. Household Income	\$71,693	\$85,221	\$88,114

- For Sale or Lease - flexible deal structure for owner-user or investor.
- 17,000+ VPD on Lees Summit Rd
- Located in a well-established residential and commercial pocket of Independence with consistent daily traffic
- Multiple curb cuts for both drive-by and turning traffic
- Former Quik Trip location providing site familiarity
- 30+ parking spots in parking lot



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

ZACH ALBRECHT | 816.412.7379 | zalbrecht@blockandco.com

RYAN CLINE | 816.412.7330 | rcline@blockandco.com

Exclusive Agents

PHOTOS

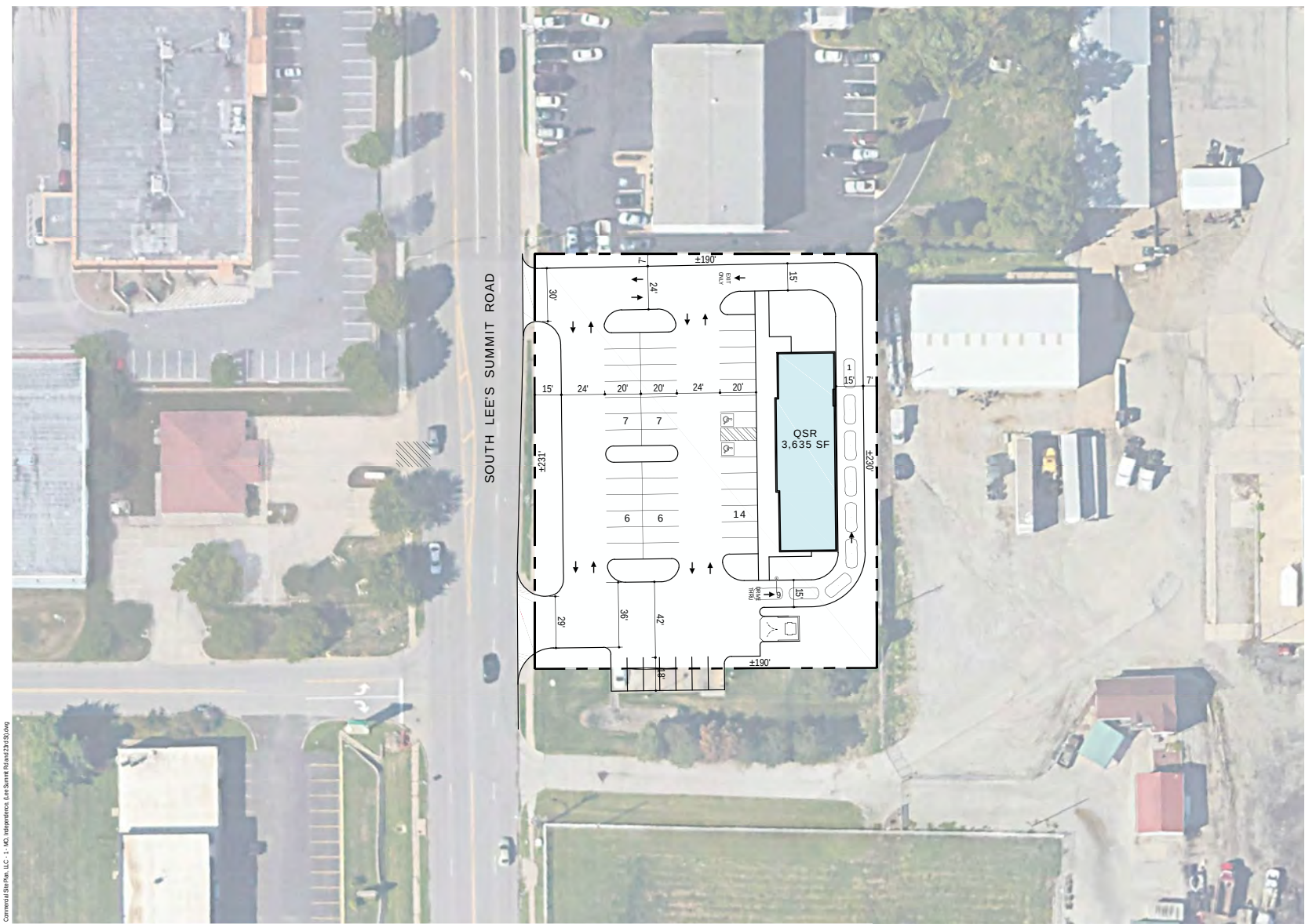




HIGH VISIBILITY FREESTANDING BUILDING

2321 S. Lees Summit, Road, Independence, Missouri

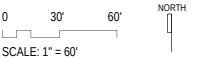
PROPOSED PLAN



SITE DATA	
SITE AREA	±1.00 AC
BUILDING	3,635 SF
PARKING	40 SPACES
RATIO	11 / 1,000
DRIVE-THRU QUEUING	9

NOTES
SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.



**INDEPENDENCE,
MISSOURI**
SOUTH LEE'S SUMMIT ROAD

**PROPOSED
SITE PLAN**

04.18.2024 1.0





HIGH VISIBILITY FREESTANDING BUILDING

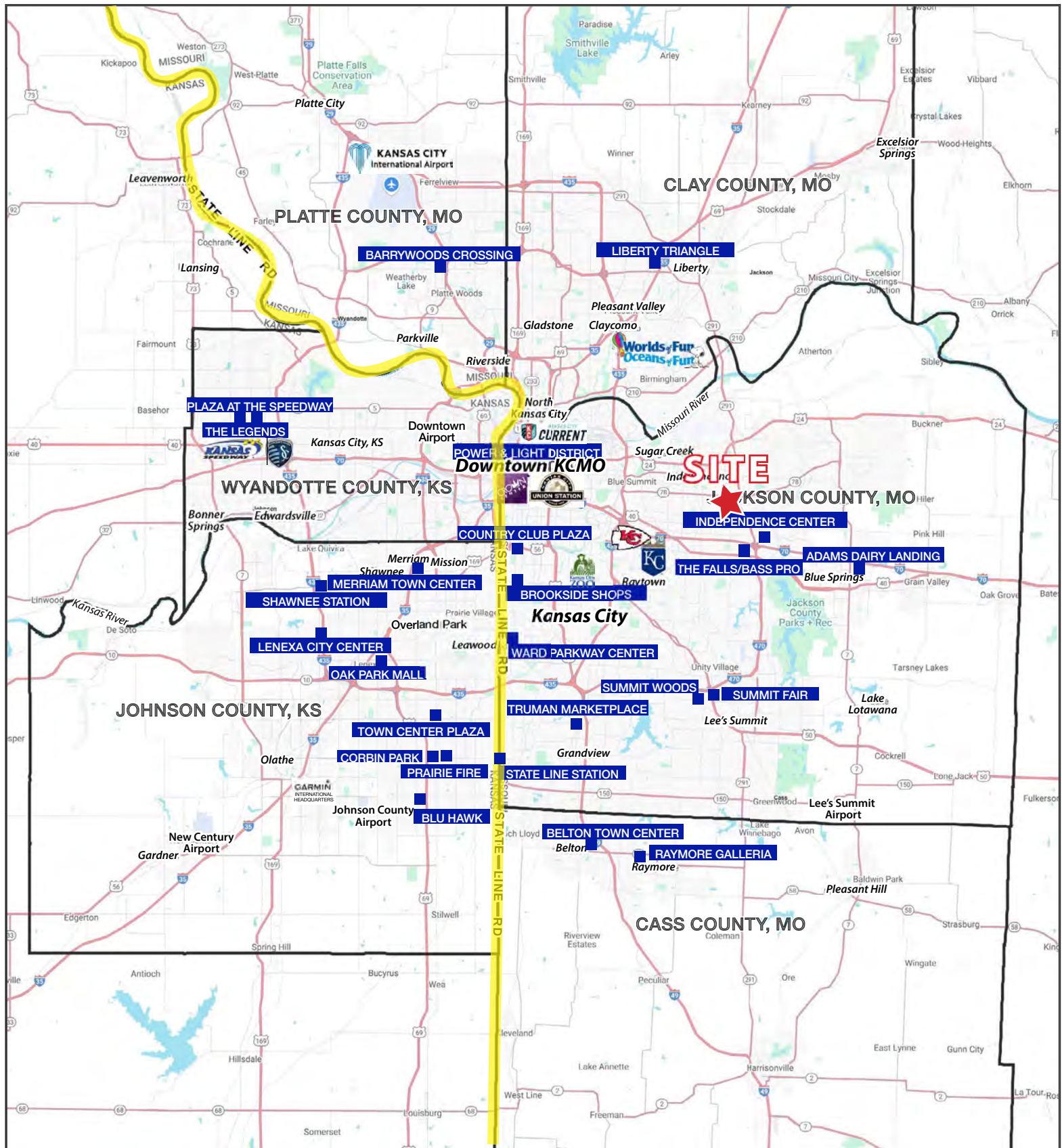
2321 S. Lees Summit, Road, Independence, Missouri

AERIAL



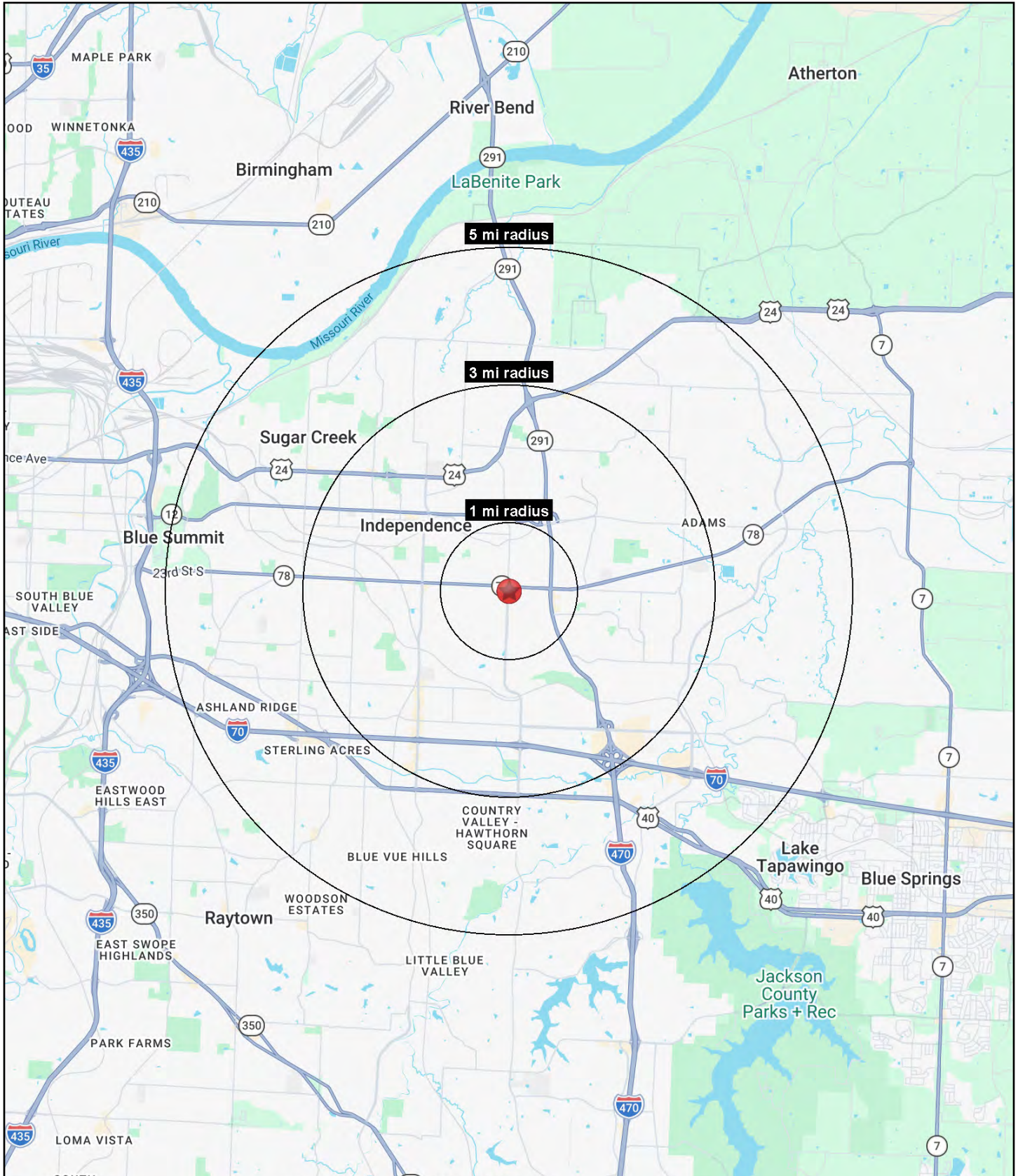
HIGH VISIBILITY FREESTANDING BUILDING

2321 S. Lees Summit, Road, Independence, Missouri



HIGH VISIBILITY FREESTANDING BUILDING

2321 S. Lees Summit, Road, Independence, Missouri





HIGH VISIBILITY FREESTANDING BUILDING

2321 S. Lees Summit, Road, Independence, Missouri

2321 S. Lee's Summit Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	9,501	71,348	147,966
2031 Projected Population	9,325	70,210	146,267
2020 Census Population	9,813	73,856	151,396
2010 Census Population	9,702	70,824	144,085
Projected Annual Growth 2026 to 2031	-0.4%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2026	-0.1%	-	0.2%
2026 Median Age	41.2	40.1	39.6
Households			
2026 Estimated Households	4,348	30,691	62,136
2031 Projected Households	4,254	30,078	61,182
2020 Census Households	4,414	31,000	62,604
2010 Census Households	4,317	29,924	59,548
Projected Annual Growth 2026 to 2031	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2026	-	0.2%	0.3%
Race and Ethnicity			
2026 Estimated White	73.9%	73.8%	72.0%
2026 Estimated Black or African American	11.8%	11.6%	13.2%
2026 Estimated Asian or Pacific Islander	1.7%	1.8%	1.8%
2026 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.5%
2026 Estimated Other Races	12.1%	12.3%	12.5%
2026 Estimated Hispanic	11.7%	12.3%	12.6%
Income			
2026 Estimated Average Household Income	\$71,693	\$85,221	\$88,114
2026 Estimated Median Household Income	\$55,160	\$66,795	\$68,457
2026 Estimated Per Capita Income	\$32,907	\$36,765	\$37,091
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.7%	3.0%
2026 Estimated Some High School (Grade Level 9 to 11)	9.0%	6.3%	6.6%
2026 Estimated High School Graduate	37.7%	35.7%	35.0%
2026 Estimated Some College	20.0%	22.5%	22.9%
2026 Estimated Associates Degree Only	11.8%	9.4%	8.6%
2026 Estimated Bachelors Degree Only	13.1%	14.9%	15.6%
2026 Estimated Graduate Degree	6.6%	8.5%	8.2%
Business			
2026 Estimated Total Businesses	360	2,245	4,236
2026 Estimated Total Employees	3,685	19,629	38,362
2026 Estimated Employee Population per Business	10.2	8.7	9.1
2026 Estimated Residential Population per Business	26.4	31.8	34.9

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1