

Investment/Owner-User Opportunity - Multi-Tenant Retail Center **LAKEWOOD CENTER**



801-815 NE Lakewood Boulevard, Lee's Summit, Missouri 64064



BLOCK & COMPANY, INC., REALTORS

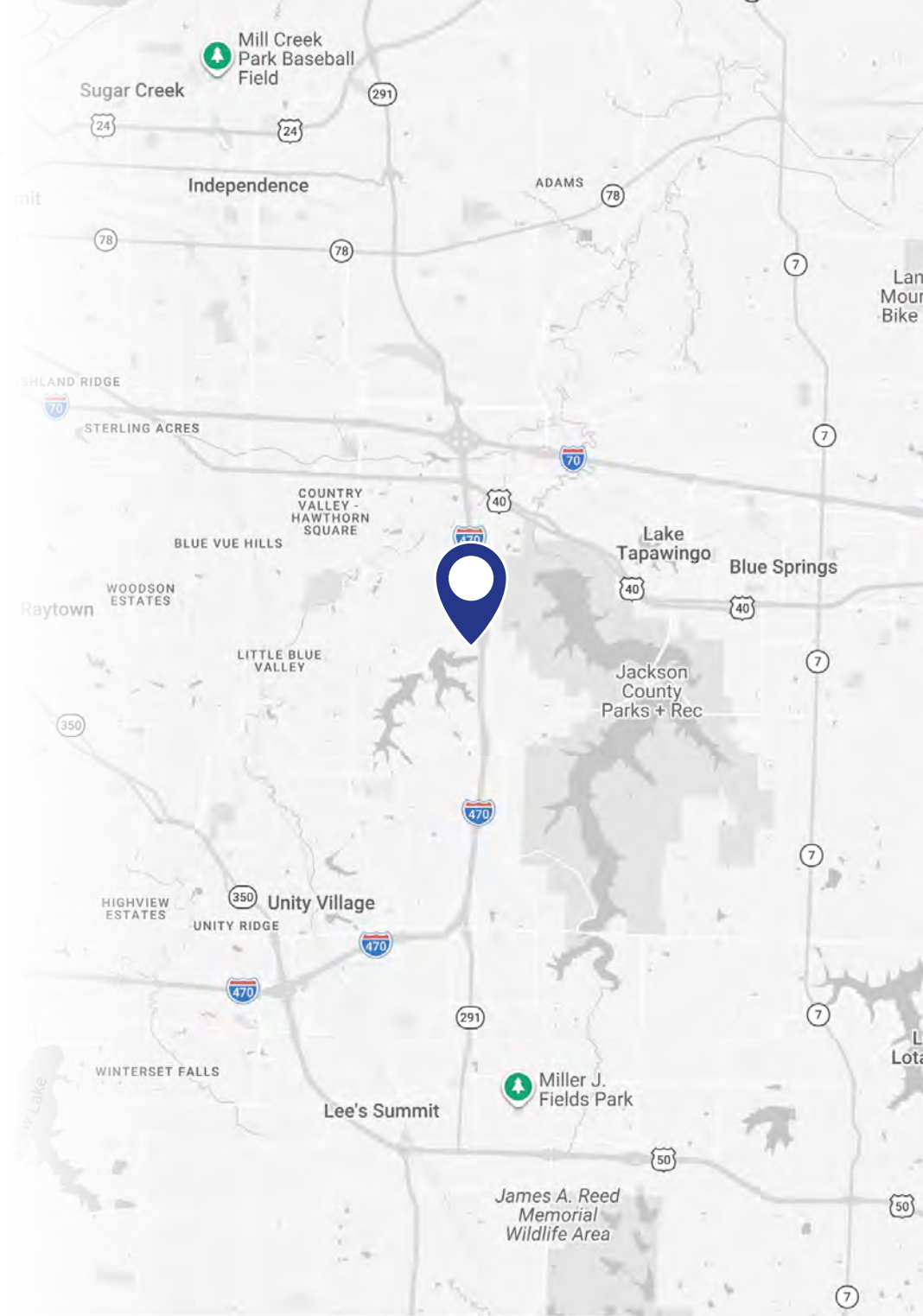
☎ 816.753.6000
📍 605 W. 47th Street, Ste. 200
Kansas City, MO 64112
🌐 www.blockandco.com

FOR MORE INFORMATION CONTACT:

BILL MAAS, CCIM
☎ 816.412.7392
✉ bmaas@blockandco.com

INVESTMENT HIGHLIGHTS

- » 100% leased, 100% NNN — minimal landlord expense exposure across all six suites.
- » Strong 2026 leasing momentum: four new/renewed leases signed this year (Kick it Taekwondo, Salon, Mr. Goodcents, Pyna Liquor), each with multiple option periods.
- » Long-term tenant roster — Mr. Goodcents (16 years) and Pyna Liquor (since 2018) demonstrate durable demand for the location.
- » Additional upside: unleased bank ATM pad offers \$1,500–\$2,000/mo of potential income beyond current rent roll.
- » Strong trade-area demographics: median household income of \$143,402 within 1 mile; 108,321 people within 5 miles.
- » Established 1985-built center on 1.43 acres with a 4.79/1,000 SF parking ratio, adjacent to QuikTrip.



PROPERTY OVERVIEW

Location

801-815 NE Lakewood Way, Lee's Summit, MO 64064 (Jackson County). The center sits along Lakewood Way with strong visibility and access to I-470.

Neighborhood — The Lakewood Community

The center sits inside Lakewood, a 2,200-acre master-planned residential community developed beginning in 1972 and governed by the Lakewood Property Owners Association (LPOA). Lakewood is home to more than 2,300 residents across roughly 2,200 single-family homes and 191 condominium/townhome units, split between the Lee's Summit and Blue Springs School Districts — both among the top-rated districts in Missouri.

The LPOA maintains around 300 acres of common ground and amenities built around two private lakes covering roughly 365 acres, including two marinas with over 400 boat slips, a swim beach, three swimming pools, the 18-hole Lakewood Oaks Country Club golf course, seven tennis courts, sand volleyball, playgrounds, shelter houses, and two on-site restaurants (The Argyle and St. Andrews Pub). The Association also runs an active calendar of resident clubs and community events (fishing, sailing, garden, yoga, swim team, and more), landscaping, lake management, and a community patrol.

For a retail center, this translates into a stable, affluent, amenity-driven rooftop base immediately surrounding the property — residents who live, golf, boat, and dine within walking or short driving distance of 801-815 NE Lakewood Way.

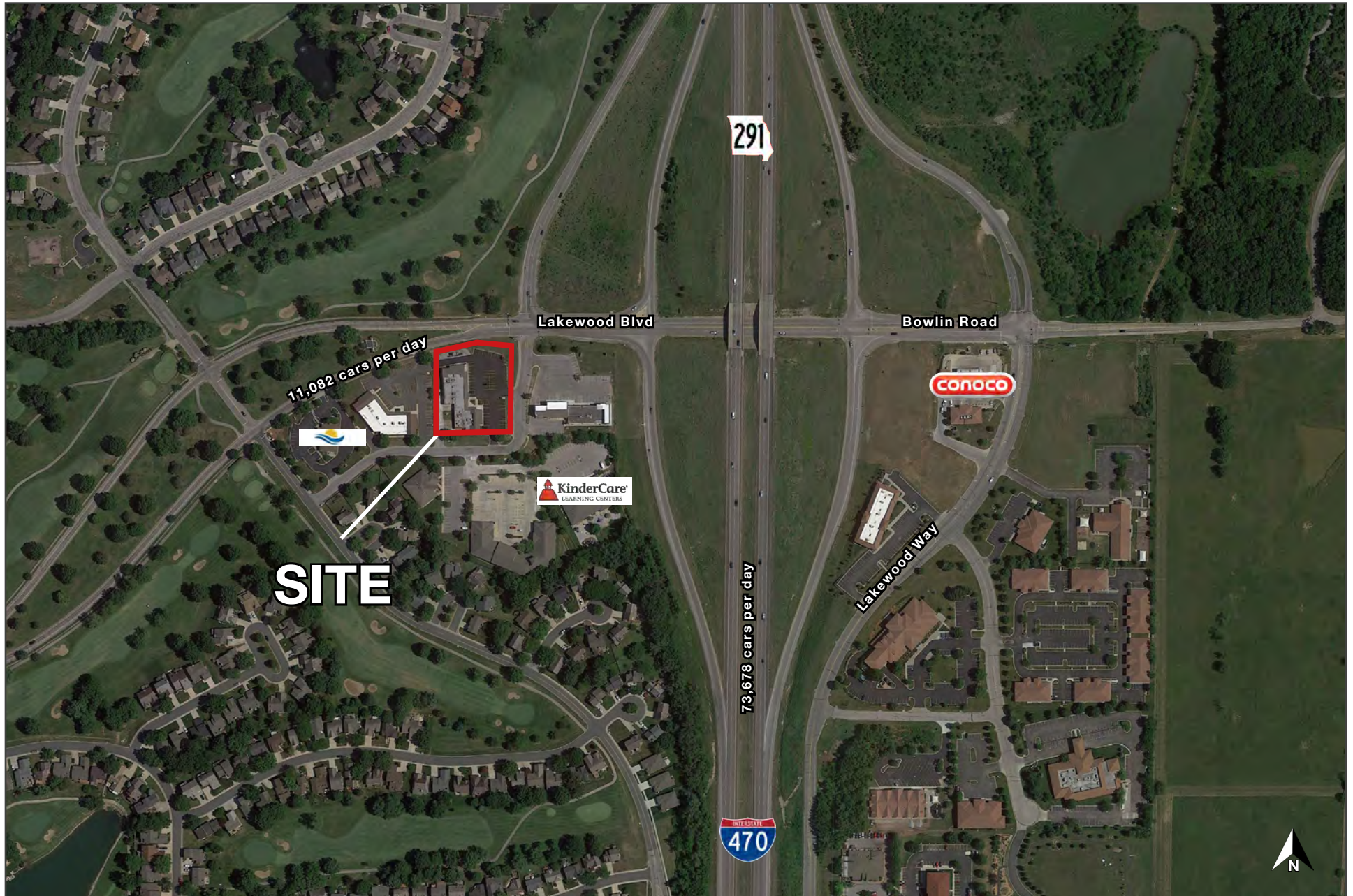
Source: Lakewood Property Owners Association (lpoa.com), 2026.

PROPERTY FACTS

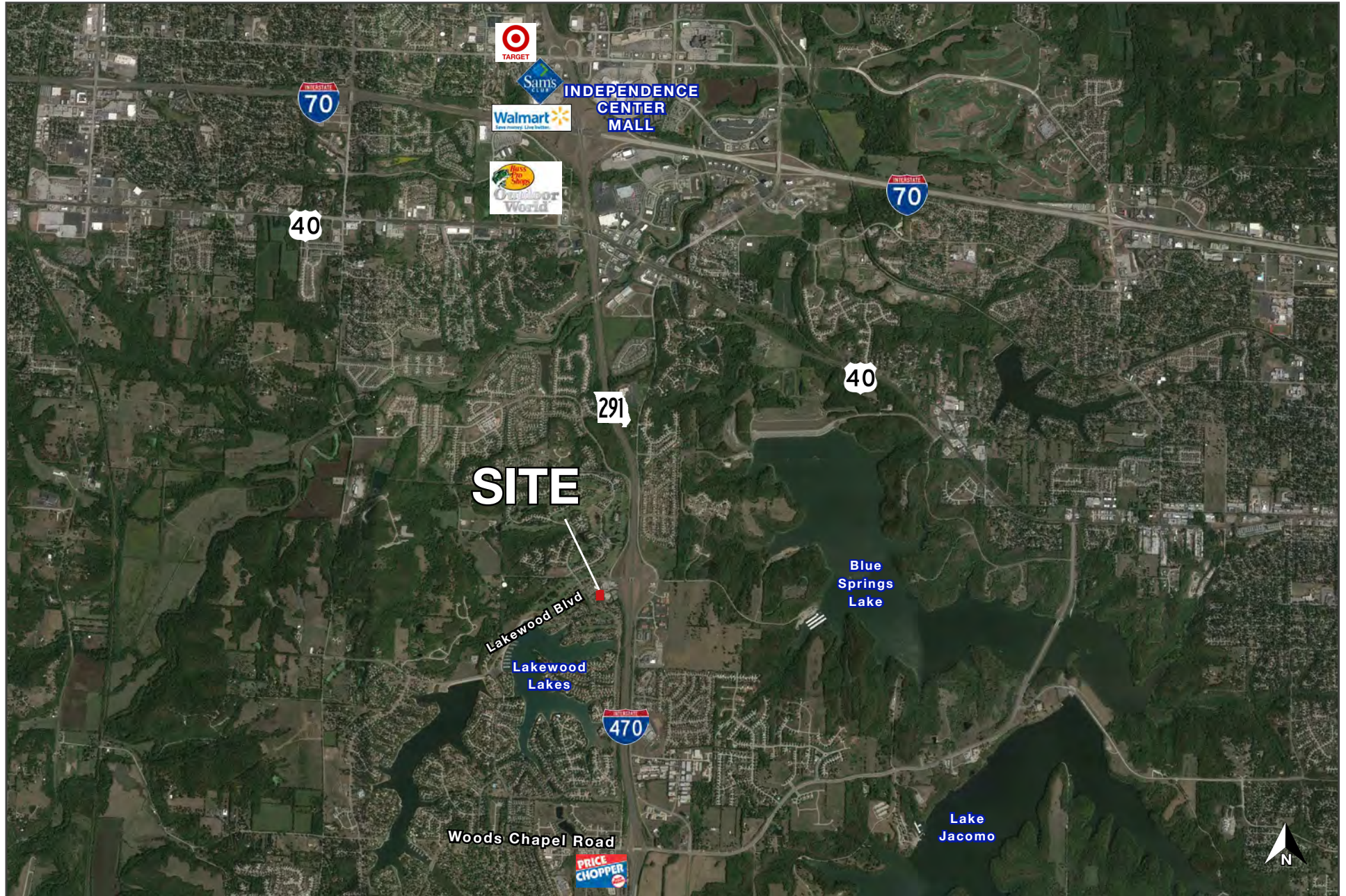
Total GLA	11,518 SF (per rent roll)
Lot Size	1.43 AC
Year Built	1985
Parking Ratio	4.79 / 1,000 SF
APN / Parcel ID	43-240-02-01-02-1-00-000
County	Jackson County, Missouri
Land Use / Zoning Class	Regional shopping center or mall with anchor store (assessor classification)

Note: Jackson County public assessor records reflect a Gross Leasable Area of 10,641 SF, which may predate a subsequent expansion or remodel reflected in the current 11,518 SF rent roll. Buyer should verify GLA via survey/appraisal.

AERIAL MAP



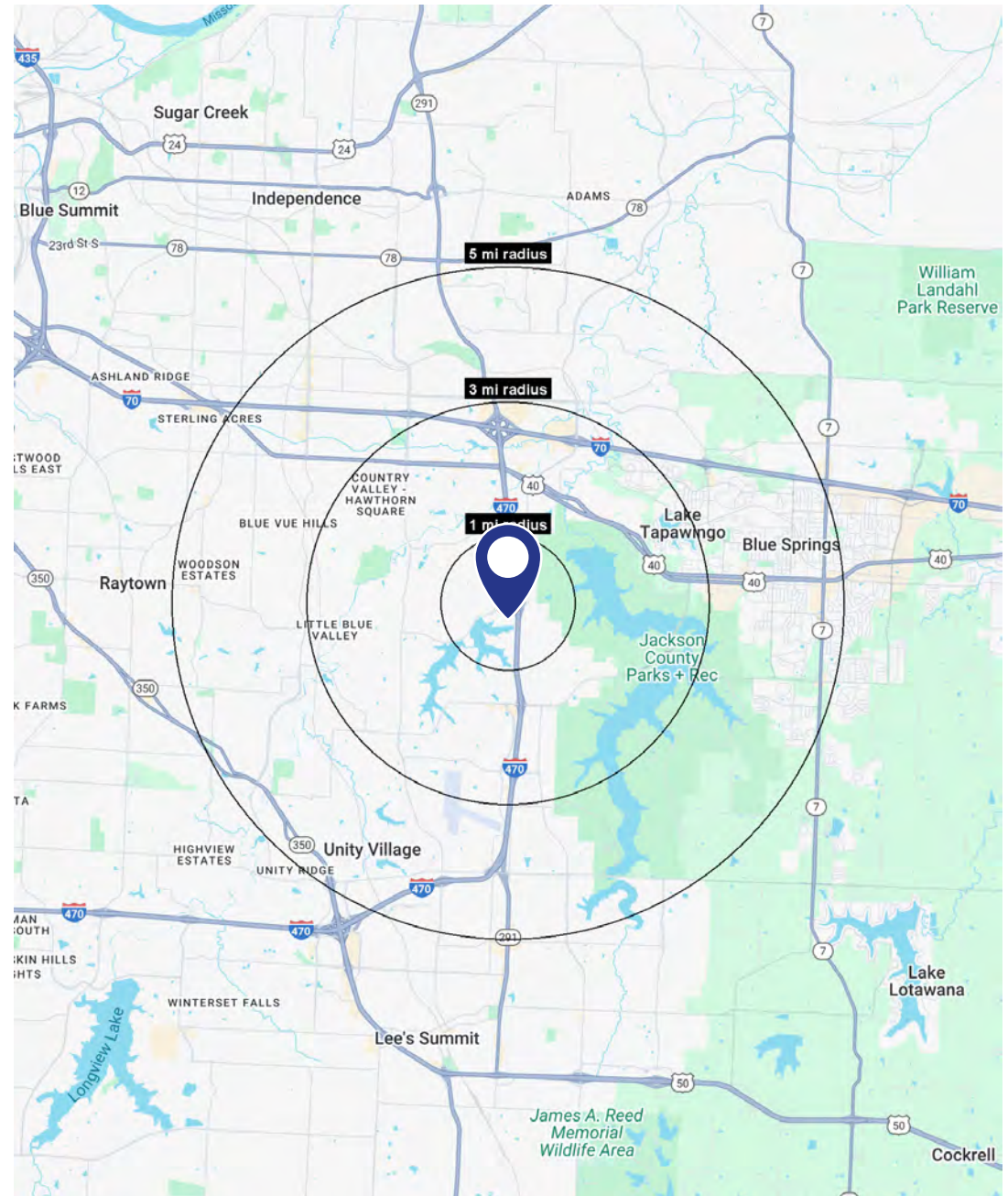
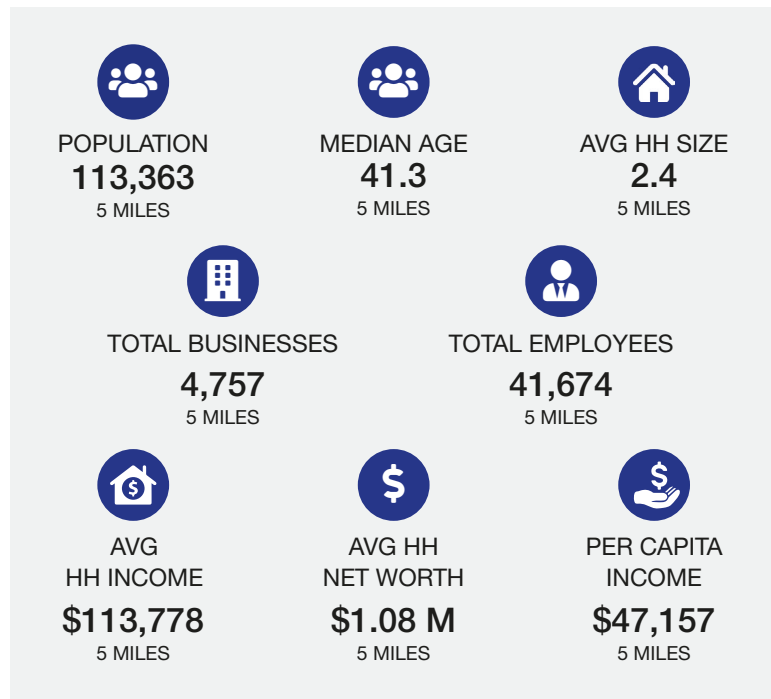
AERIAL MAP



DEMOGRAPHIC SUMMARY

2026 SUMMARY	1 MILE	3 MILE	5 MILE
Population	5,007	32,711	113,363
Households	1,920	13,700	46,915
Employees	1,481	15,573	41,674
Median Age	43.5	44.2	41.3
Median Household Income	\$137,752	\$99,071	\$88,214
Average Household Income	\$174,672	\$127,183	\$113,778

2031 PROJECTION	1 MILE	3 MILE	5 MILE
Population	5,311	33,700	114,770
Households	2,022	14,064	47,280
Median Household Income	\$135,572	\$98,516	\$87,714
Average Household Income	\$171,260	\$126,189	\$113,060





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