



Deer Brook Plaza

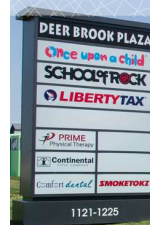
1125-1225 NE Rice Road, Lee's Summit, MO 64086

Property Description

This prime shopping center is located along Highway 291 in Lee's Summit, regarded as one of the strongest retail corridors in the Kansas City metro with national retailers including Walmart, Hobby Lobby, Sprouts, Party City, At Home, Big Lots and Hy-Vee. The property sits parallel to Highway 291 offering excellent visibility from the highway, which boasts a traffic count that exceeds 27,000 cars per day.

Property Highlights

- New facade, monument sign and other improvements recently completed!
- Across from Walmart and Hobby Lobby anchored centers
- Excellent visibility to 291 Highway with traffic counts of 27,622 VPD
- Monument signage available
- Outparcel opportunity available



Retail Property For Lease



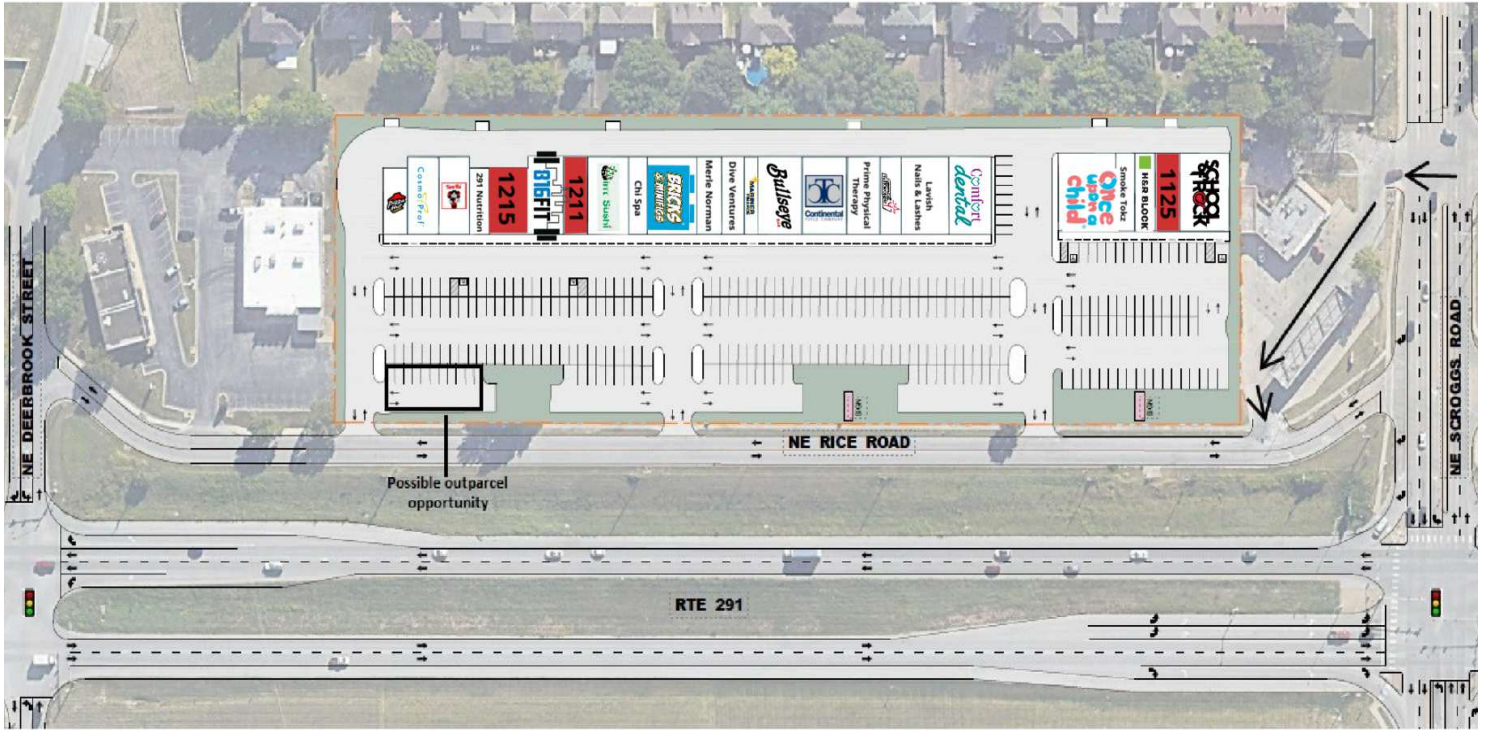
Building Summary

Building Size:	53,327 SF
Available SF:	1,682 SF; 1,750 SF; 2,400 SF
Lease Rate:	Negotiable
Operating Expenses:	\$7.23/SF

Available Spaces

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Suite 1225	Pizza Hut/Wing St...	1,500 SF	Suite 1205	Chi Spa	1,330 SF	Suite 1159	Vertical Taekwondo	1,512 SF
Suite 1223	CosmoProf	2,100 SF	Suite 1201	Bricks & Minifigs	3,495 SF	Suite 1155-1157	Lavish Nails & La...	3,352 SF
Suite 1221	Taco Via	2,100 SF	Suite 1175	Merle Norman	1,750 SF	Suite 1153	Comfort Dental	3,000 SF
Suite 1219	291 Nutrition	1,200 SF	Suite 1173	Dive Ventures	1,870 SF	Suite 1131	Once Upon A Child	3,850 SF
Suite 1215-1217	Available	2,400 SF	Suite 1171	Mariner Finance	930 SF	Suite 1129	Smoke Tokz	1,400 SF
Suites 1213	816 Fitness	1,750 SF	Suite 1167	Bullseye Bar	3,150 SF	Suite 1127	H&R Block	1,400 SF
Suite 1211	Available	1,682 SF	Suite 1165	Continental Title	3,150 SF	Suite 1125	Available	1,750 SF
Suite 1209	Mint Asian Café &...	2,870 SF	Suite 1161	Prime Physical Th...	2,340 SF	Suites 1121-112	School of Rock	3,500 SF

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The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Additional Photos

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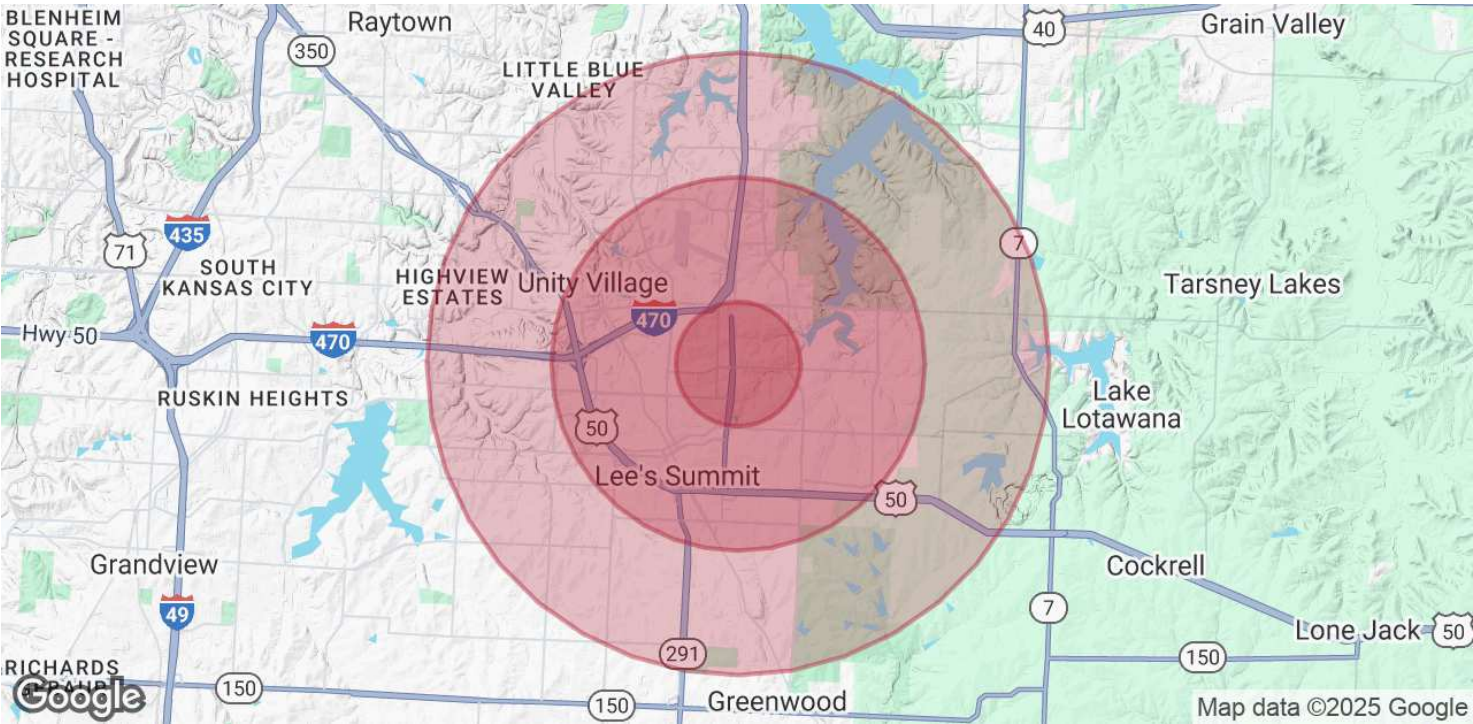
TRADE AREA AERIAL



Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,230	51,196	86,502
Average Age	38	40	41
Average Age (Male)	37	39	39
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,950	20,809	33,781
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$108,302	\$119,814	\$130,108
Average House Value	\$264,924	\$301,282	\$358,280

* Demographic data derived from 2020 ACS - US Census