

FOR LEASE



## 2,914 SF COMMERCIAL / OFFICE SPACE

413 NW Murray Road | Lee's Summit, MO 64081



### PROPERTY HIGHLIGHTS

- ±2,940 SF commercial building
- Strong visibility with easy access to major corridors
- Convenient Lee's Summit location with proximity to Highway 50
- Ample on-site parking for customers and employees
- Flexible layout suitable for retail, office, or service users
- Clean, functional space ready for occupancy
- Positioned in a growing commercial corridor with surrounding residential density
- Ideal for owner-user or tenant seeking stand-alone presence
- Competitive Lease rate: \$25.00 PSF NNN



VIEW FROM INTERSTATE 50 - VISIBLE TO 57K+ CARS/DAY

**CARY TAYLOR**

ctaylor@Crossroads-KC.com

M (312) 804-3822

Crossroads Real Estate Group  
O (816) 298-9998  
7227 Metcalf Avenue, Suite 201  
Overland Park, KS 66204



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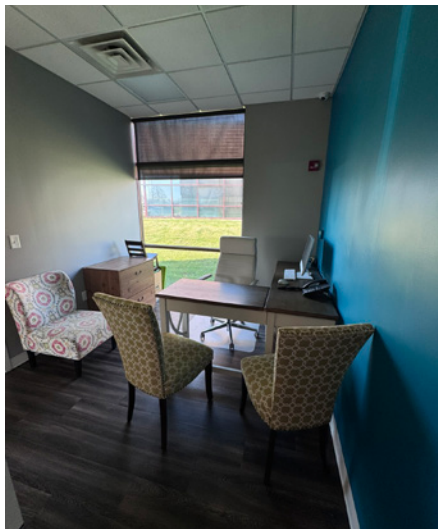
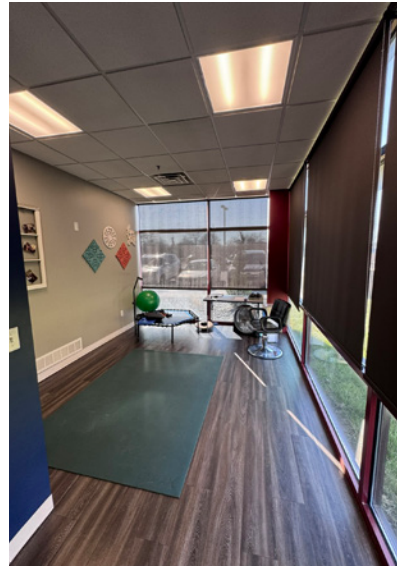
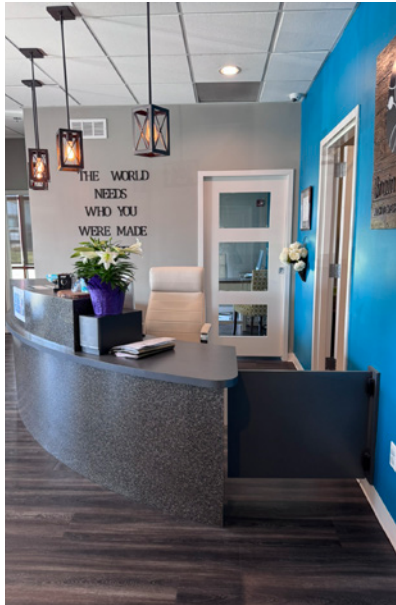
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### INTERIOR PHOTOS



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AREA DEMOGRAPHICS	3 mile	5 mile	10 mile
Avg Household Income	\$109,994	\$115,216	\$97,375
2024 Population	46,701	95,543	379,809
Median Age	40.4	39.6	39.4



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

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