

THE SHOPS AT SMITHVILLE

14903-14901 U.S. 169, SMITHVILLE, MO 64089

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NOW LEASING COMMERCIAL
SPACE



PROPERTY DESCRIPTION

This newly completed, highly visible retail center on Smithville's main thoroughfare is ready for immediate occupancy. Offering exceptional exposure, modern curb appeal, and easy access, there are four premier spaces available ranging from 1,400 to 10,000 SF—ideal for retail, office, medical, or service-based businesses.

PROPERTY HIGHLIGHTS

- Full building renovation
- Flexible lease space suitable for retail, office, medical, or professional uses
- High-visibility location in the heart of Smithville, MO
- Updated building systems and modernized interiors
- Enhanced exterior and curb appeal
- Ample parking on site

VIDEO

OFFERING SUMMARY

Available SF:	1,400 – 10,000 SF (+/-)
14901 Standalone South Building	10,000 SF (+/-)
Suite 400	1,400 SF (+/-)
Suite 500	2,100 SF (+/-)
Suite 600	5,180 SF (+/-)
Building Size:	30,150 SF (+/-)

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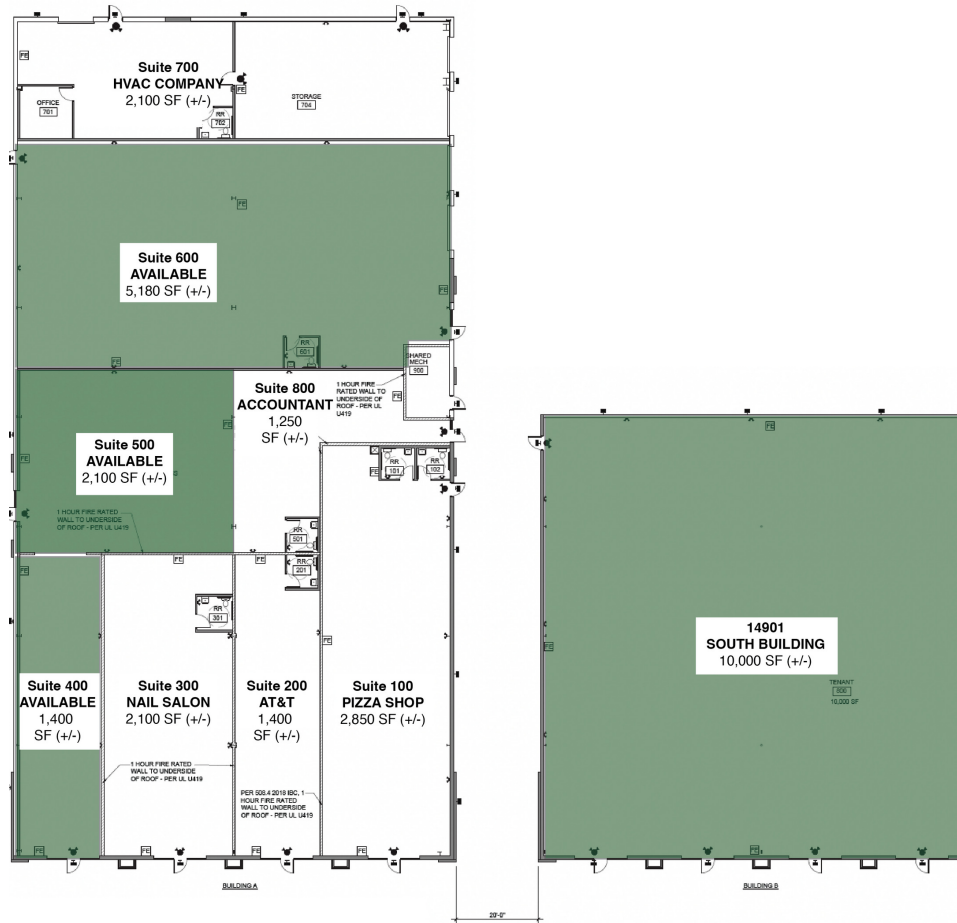
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Available Spaces

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SITE PLAN AND AVAILABLE
SPACES

AVAILABLE SPACES

	SUITE	SQUARE FOOTAGE
Space Available:	400	1,400 SF (+/-)
Space Available	500	2,100 SF (+/-)
Space Available	600	5,180 SF (+/-)
Space Available	14901 Standalone South Building	10,000 SF (+/-)



Suite: 100-800



South Building

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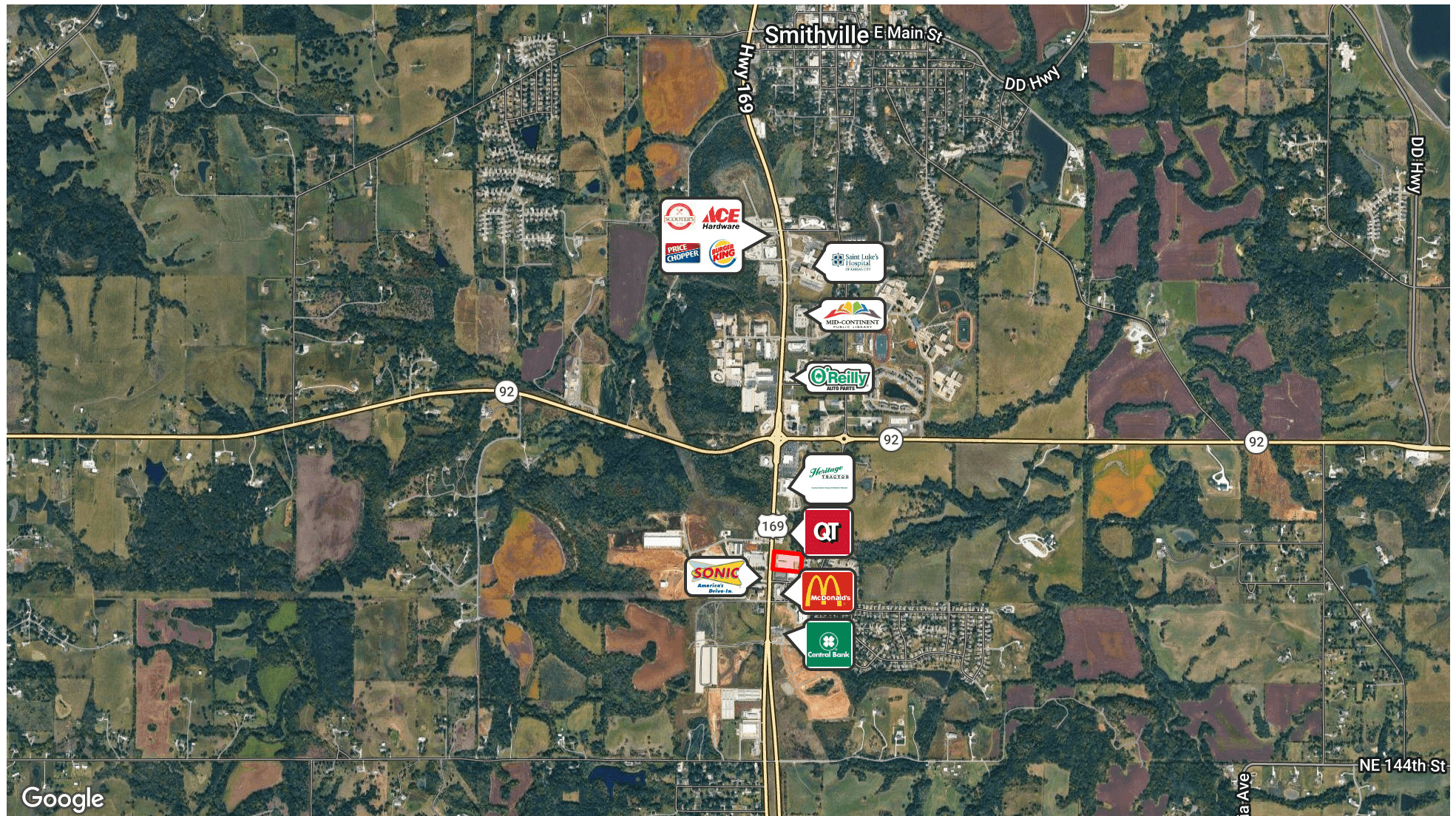
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LOCATION MAP



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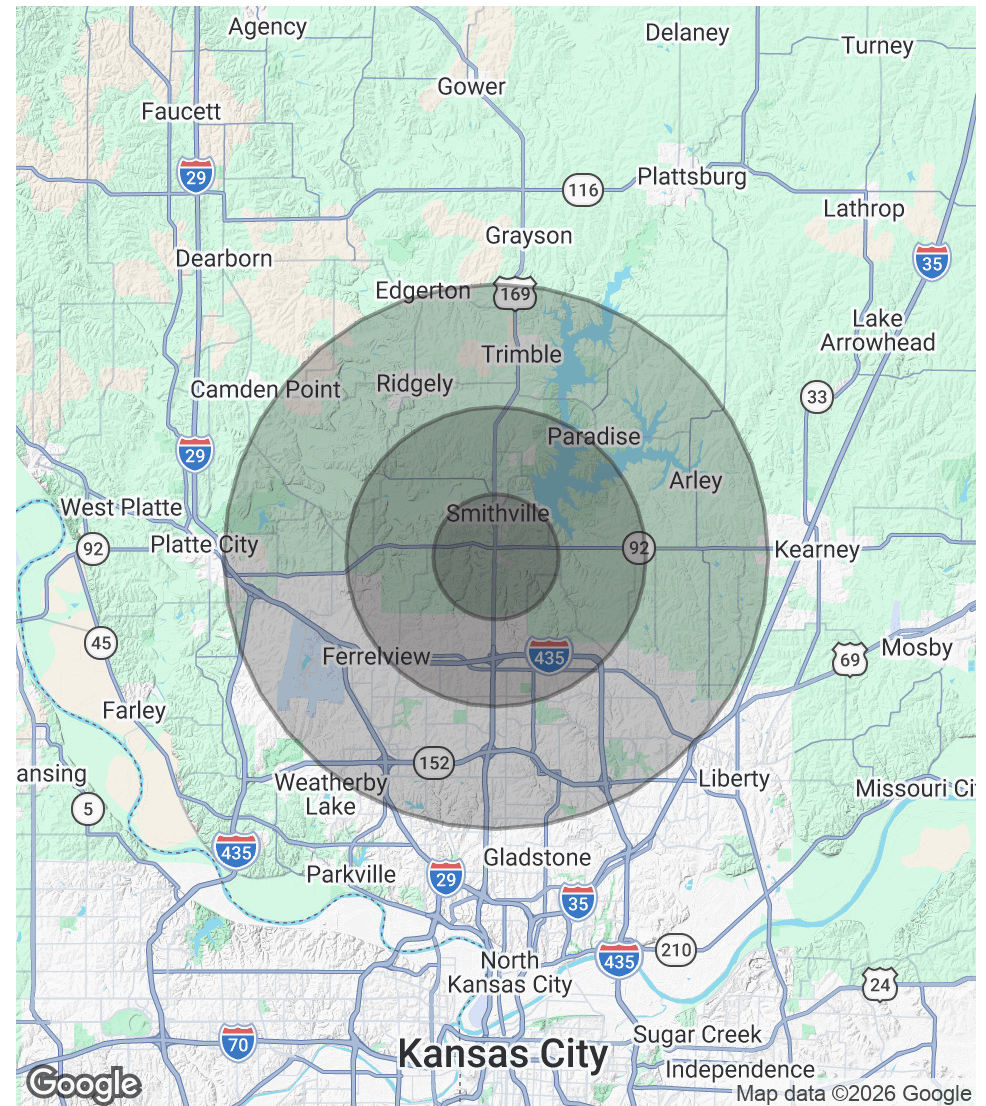
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DEMOGRAPHICS

POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	5,383	26,609	149,124
Average Age	39.3	38.5	38.0
Average Age (Male)	38.0	38.7	37.5
Average Age (Female)	41.0	38.0	38.6

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	2,005	9,913	58,115
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$109,087	\$120,991	\$118,910
Average House Value	\$289,267	\$332,658	\$336,293

2023 American Community Survey (ACS)



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