



VALLE VISTA SHOPPING CENTER

44,110 SF Shopping Center | Restaurant Spaces For Lease
291 Highway & Chipman Road (SWC), Lee's Summit, MO



Lease Rate: \$25.50/SF NNN | 3,930 SF Space

 [CLICK HERE TO VIEW 360° PROPERTY PHOTOS & VIDEOS](#)

DEMOGRAPHICS

Drive Time	5 minute	10 minute	15 minute
Estimated Population	29,787	70,108	123,499
Avg. Household Income	\$82,858	\$95,726	\$103,575

- 3,930 SF In-Line Space - For lease
- Located in 44,110 SF +/- Center on 5.4 acres
- Ample Parking at a busy signalized intersection
- Excellent location on the northwest corner of 291 Highway & Chipman Road
- Tenants include IHOP, TREK Bicycles, Vintage Stock, Five Guys Burgers & Fries, Gus's World Famous Fried Chicken and many other local and regional tenants

 [CLICK HERE TO VIEW THE BLOCK & COMPANY WEBSITE](#)

For More Information Contact:
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PROPERTY PHOTOS



Separate Ownership



Separate Ownership



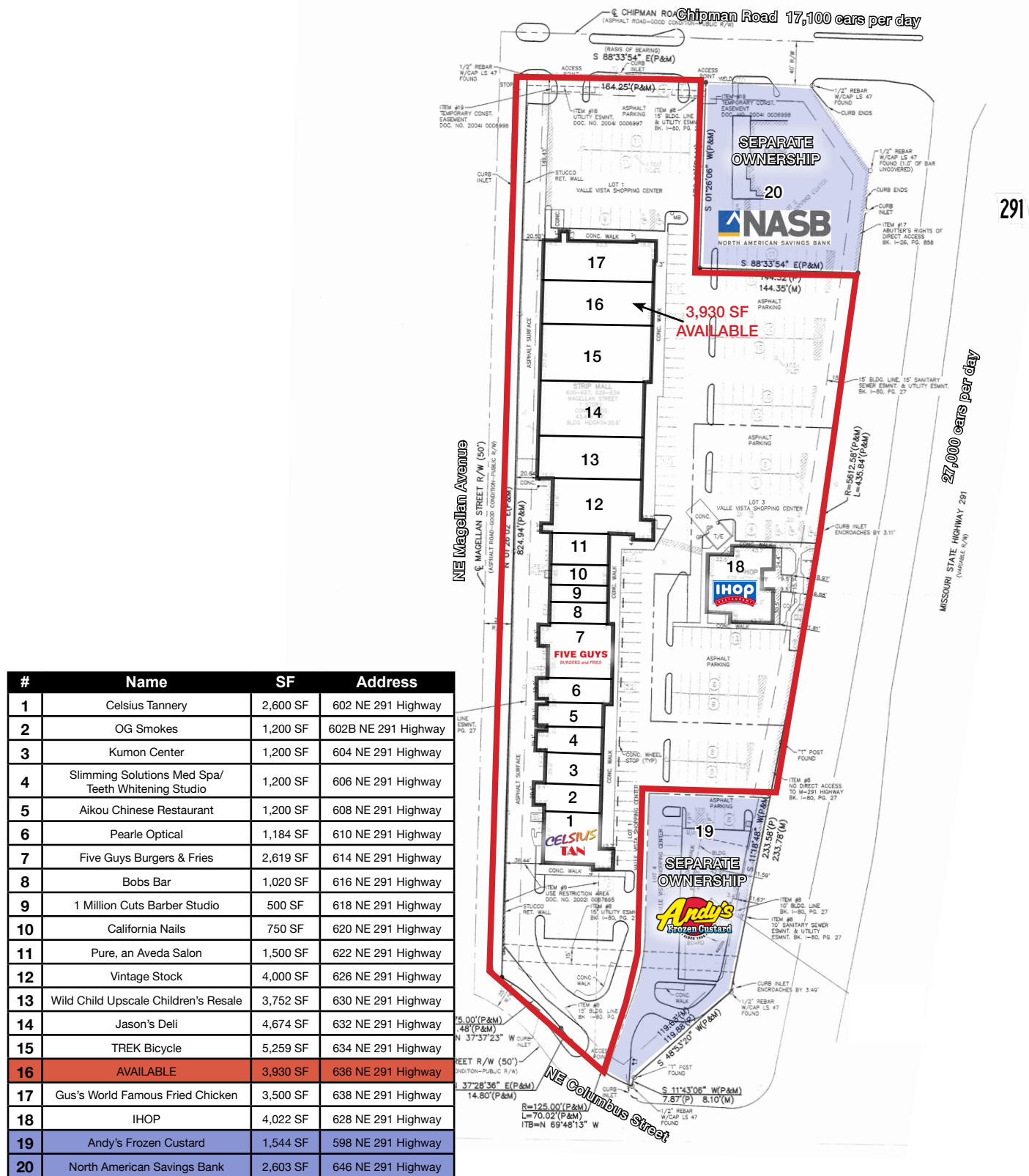
SITE PLAN



#	Name	SF	Address
1	Celsius Tannery	2,600 SF	602 NE 291 Highway
2	OG Smokes	1,200 SF	602B NE 291 Highway
3	Kumon Center	1,200 SF	604 NE 291 Highway
4	Slimming Solutions Med Spa/ Teeth Whitening Studio	1,200 SF	606 NE 291 Highway
5	Aikou Chinese Restaurant	1,200 SF	608 NE 291 Highway
6	Pearle Optical	1,184 SF	610 NE 291 Highway
7	Five Guys Burgers & Fries	2,619 SF	614 NE 291 Highway
8	Boba Bar	1,020 SF	616 NE 291 Highway
9	1 Million Cuts Barber Studio	500 SF	618 NE 291 Highway
10	California Nails	750 SF	620 NE 291 Highway
11	Pure, an Aveda Salon	1,500 SF	622 NE 291 Highway
12	Vintage Stock	4,000 SF	626 NE 291 Highway
13	Wild Child Upscale Children's Resale	3,752 SF	630 NE 291 Highway
14	Jason's Deli	4,674 SF	632 NE 291 Highway
15	TREK Bicycle	5,259 SF	634 NE 291 Highway
16	AVAILABLE	3,930 SF	636 NE 291 Highway
17	Gus's World Famous Fried Chicken	3,500 SF	638 NE 291 Highway
18	IHOP	4,022 SF	628 NE 291 Highway
19	Andy's Frozen Custard	1,544 SF	598 NE 291 Highway
20	North American Savings Bank	2,603 SF	646 NE 291 Highway

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

SITE PLAN



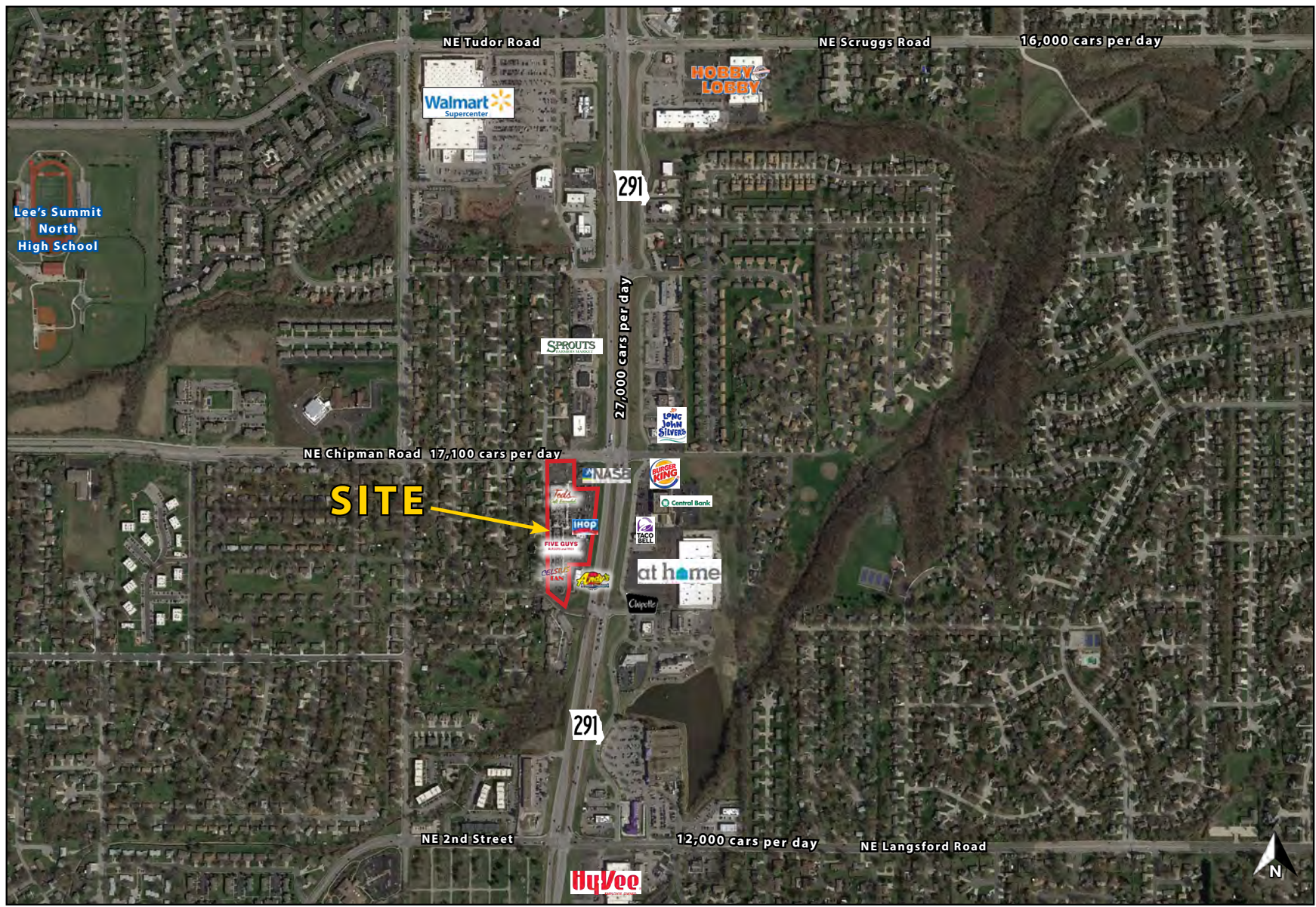
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AERIAL

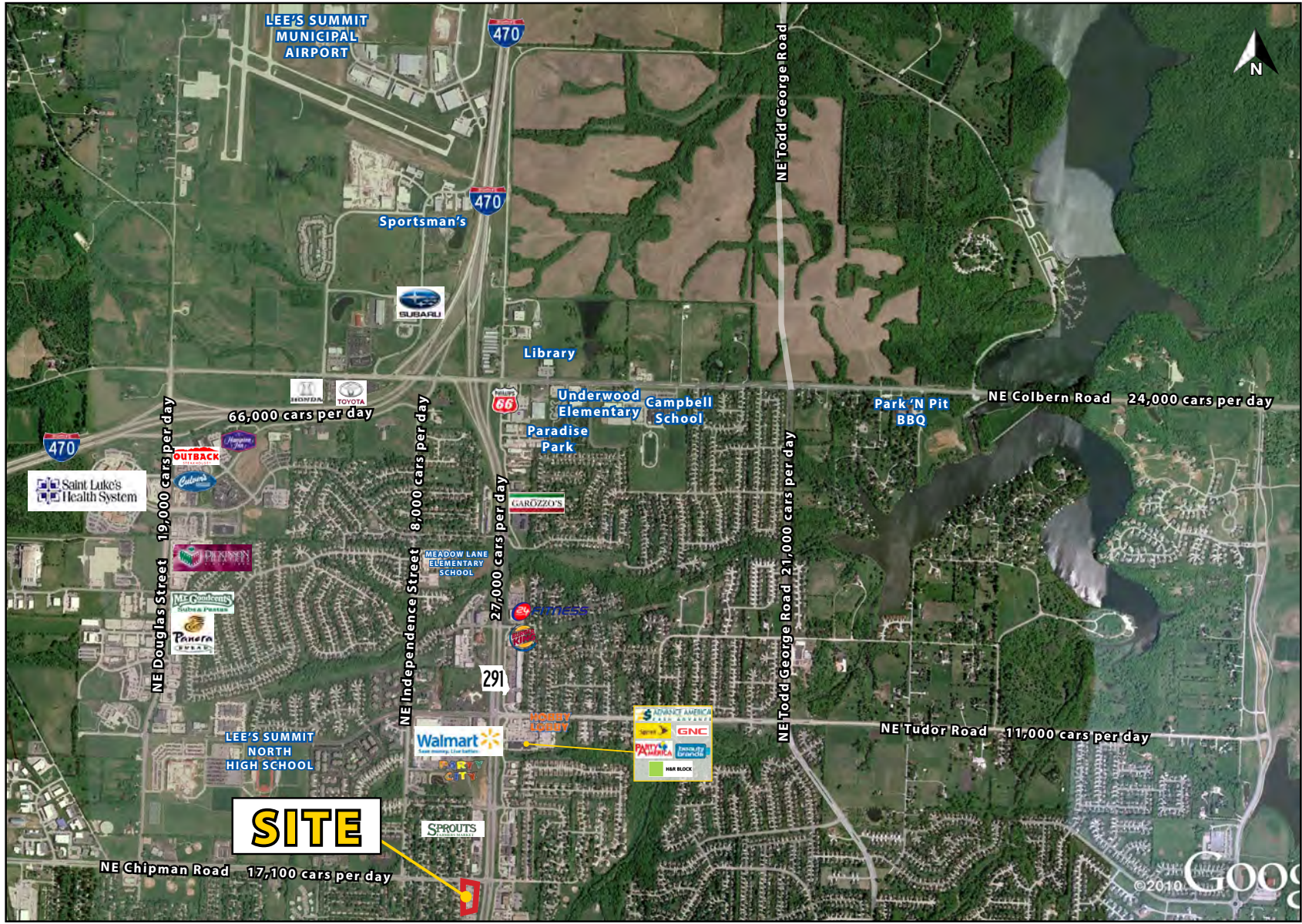




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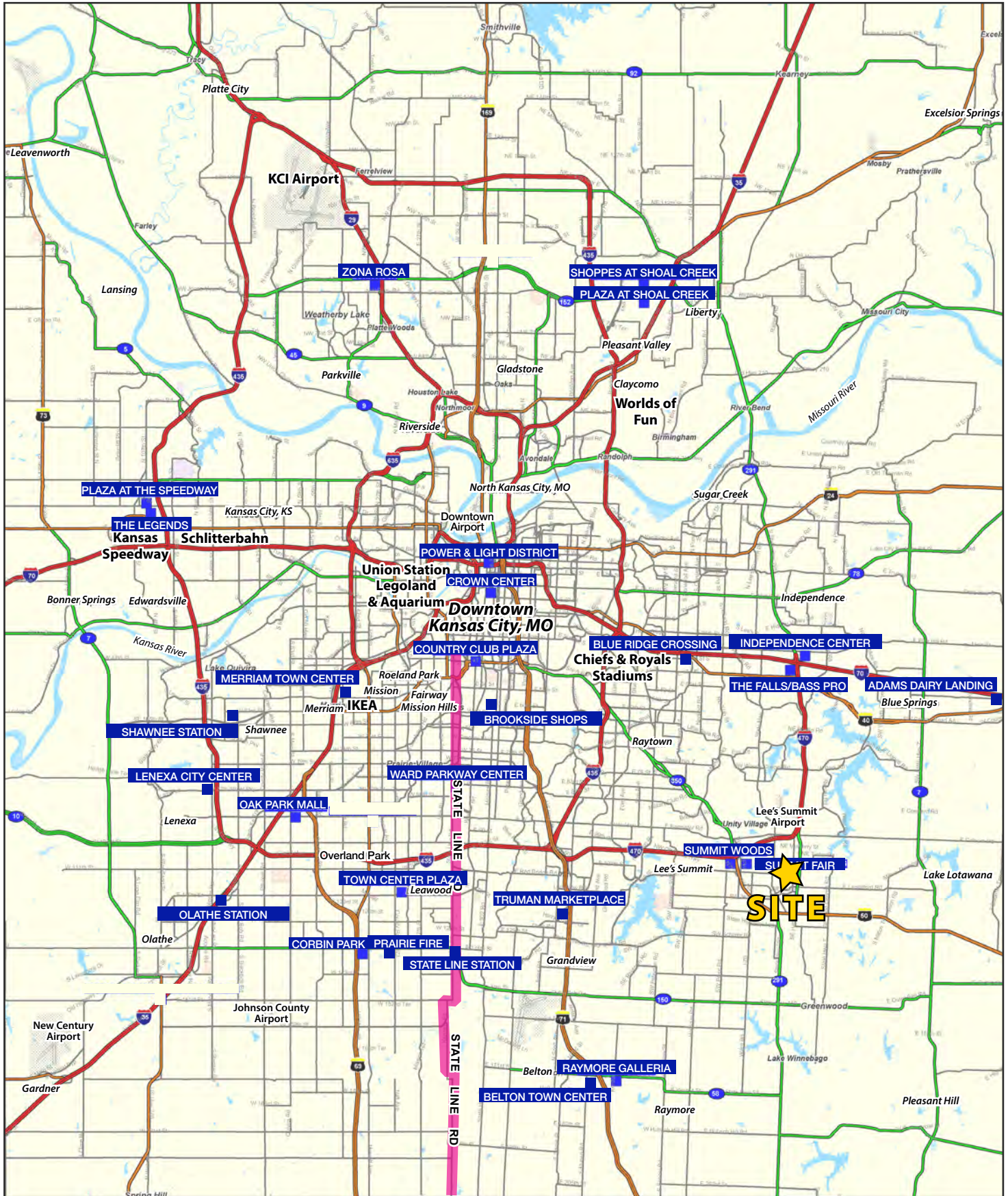
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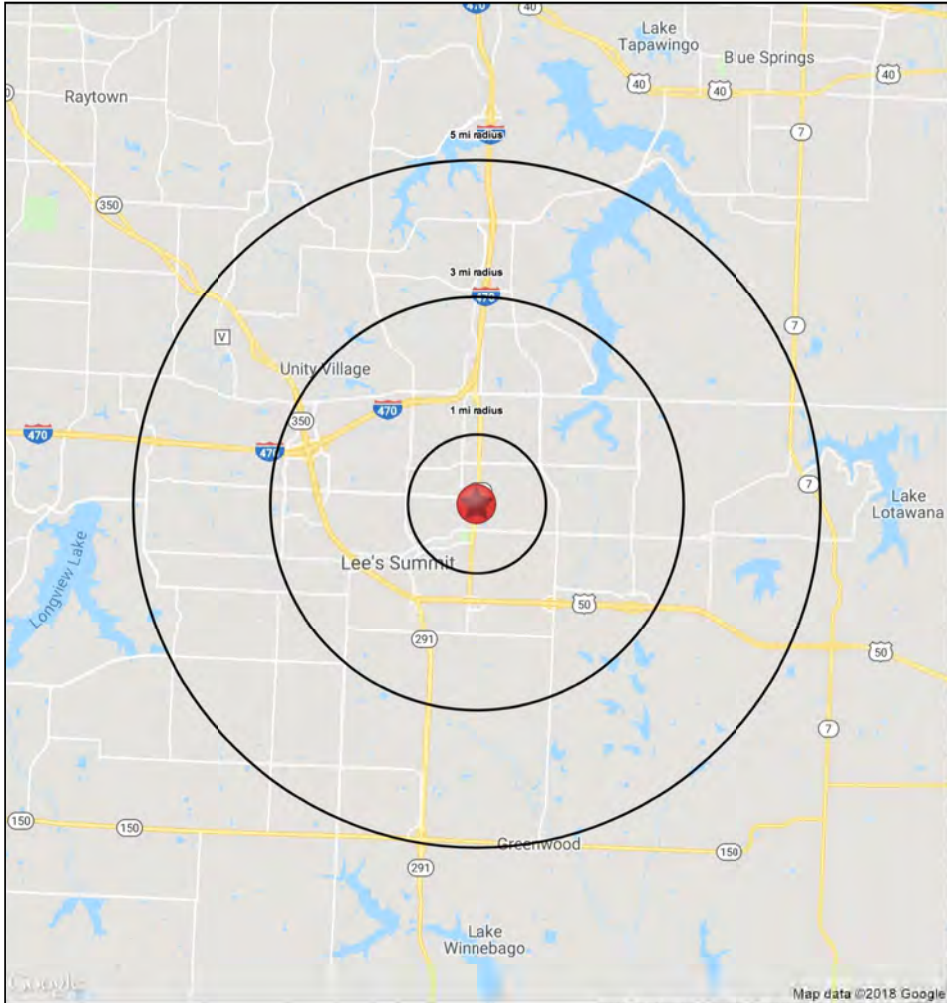




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1-3-5 MILE RADIUS RING MAP & DEMOS



291 Highway & Chipman Road		1 mi radius	3 mi radius	5 mi radius
Lee's Summit, Missouri				
POPULATION	2020 Estimated Population	13,868	53,634	87,967
	2025 Projected Population	13,990	54,261	89,033
	2010 Census Population	13,548	51,171	79,814
	2000 Census Population	12,974	48,333	67,068
	Projected Annual Growth 2020 to 2025	0.2%	0.2%	0.2%
	Historical Annual Growth 2000 to 2020	0.3%	0.5%	1.6%
HOUSEHOLDS	2020 Estimated Households	6,015	22,412	35,161
	2025 Projected Households	5,942	22,259	34,971
	2010 Census Households	5,574	20,237	30,227
	2000 Census Households	5,077	18,734	25,253
	Projected Annual Growth 2020 to 2025	-0.2%	-0.1%	-0.1%
	Historical Annual Growth 2000 to 2020	0.9%	1.0%	2.0%
RACE AND ETHNICITY	2020 Estimated White	82.0%	85.8%	84.7%
	2020 Estimated Black or African American	9.2%	7.5%	8.4%
	2020 Estimated Asian or Pacific Islander	1.9%	1.8%	2.4%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
	2020 Estimated Other Races	6.4%	4.5%	4.2%
	2020 Estimated Hispanic	6.6%	5.1%	4.7%
INCOME	2020 Estimated Average Household Income	\$79,501	\$88,494	\$103,255
	2020 Estimated Median Household Income	\$64,491	\$74,420	\$88,483
	2020 Estimated Per Capita Income	\$34,516	\$37,013	\$41,331
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.1%	1.0%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.9%	2.5%
	2020 Estimated High School Graduate	23.2%	22.4%	20.1%
	2020 Estimated Some College	28.0%	25.2%	23.2%
	2020 Estimated Associates Degree Only	8.2%	8.7%	8.5%
	2020 Estimated Bachelors Degree Only	27.3%	26.8%	27.5%
BUSINESS	2020 Estimated Graduate Degree	10.0%	12.9%	17.2%
	2020 Estimated Total Businesses	481	2,972	3,804
	2020 Estimated Total Employees	4,880	38,260	47,862
	2020 Estimated Employee Population per Business	10.1	12.9	12.6
	2020 Estimated Residential Population per Business	28.8	18.0	23.1

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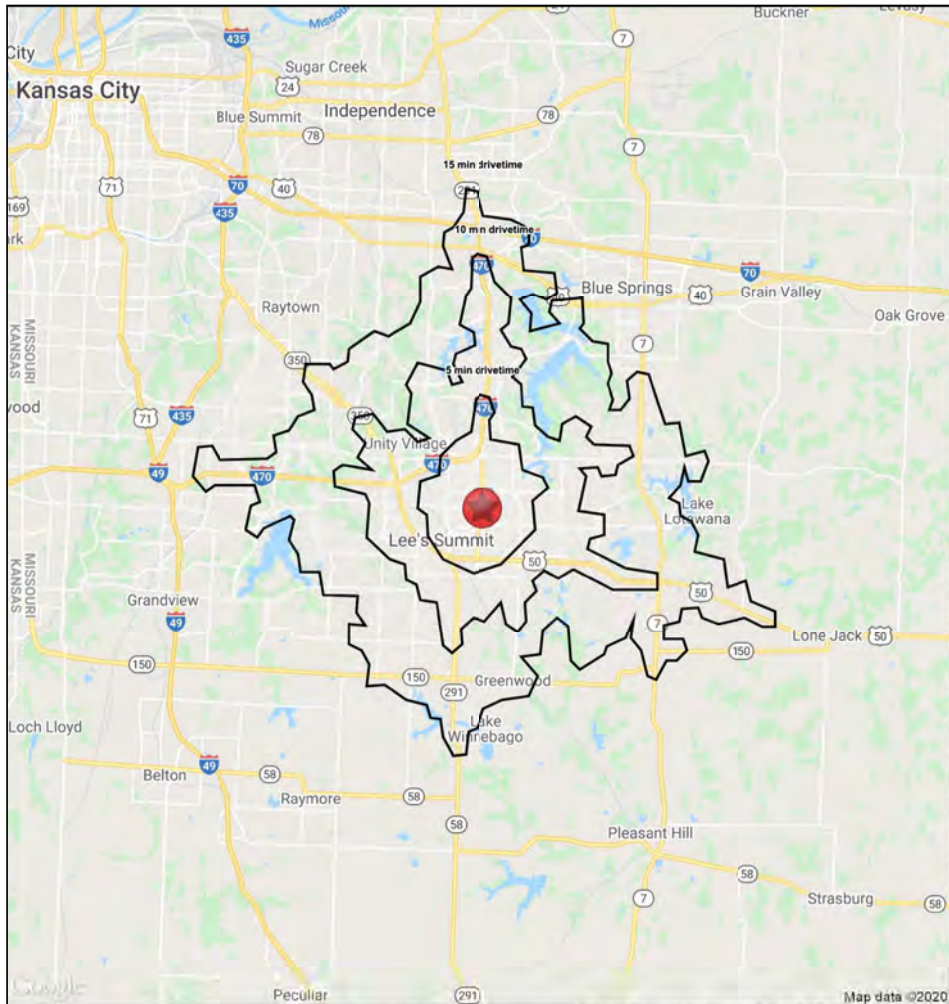




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5-10-15 MINUTE DRIVE TIME MAP & DEMOS



291 Highway & Chipman Road		5 min drivetime	10 min drivetime	15 min drivetime
Lee's Summit, Missouri				
POPULATION	2020 Estimated Population	29,787	70,108	123,499
	2025 Projected Population	30,153	70,903	124,803
	2010 Census Population	29,183	65,497	112,915
	2000 Census Population	28,507	58,811	92,452
	Projected Annual Growth 2020 to 2025	0.2%	0.2%	0.2%
	Historical Annual Growth 2000 to 2020	0.2%	1.0%	1.7%
HOUSEHOLDS	2020 Median Age	35.1	38.1	38.4
	2020 Estimated Households	12,409	28,767	49,605
	2025 Projected Households	12,334	28,585	49,263
	2010 Census Households	11,534	25,456	43,069
	2000 Census Households	10,861	22,459	34,834
	Projected Annual Growth 2020 to 2025	-0.1%	-0.1%	-0.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	0.7%	1.4%	2.1%
	2020 Estimated White	84.3%	84.7%	83.2%
	2020 Estimated Black or African American	8.2%	8.2%	10.0%
	2020 Estimated Asian or Pacific Islander	1.7%	2.4%	2.4%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
	2020 Estimated Other Races	5.3%	4.3%	4.1%
INCOME	2020 Estimated Hispanic	5.9%	4.9%	4.7%
	2020 Estimated Average Household Income	\$82,858	\$95,726	\$103,575
	2020 Estimated Median Household Income	\$70,113	\$80,890	\$88,014
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$34,556	\$39,343	\$41,659
	2020 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.0%	1.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.6%	2.6%
	2020 Estimated High School Graduate	22.9%	21.3%	20.8%
	2020 Estimated Some College	27.0%	24.0%	23.0%
	2020 Estimated Associates Degree Only	8.4%	8.6%	8.5%
BUSINESS	2020 Estimated Bachelors Degree Only	26.4%	27.0%	27.3%
	2020 Estimated Graduate Degree	11.7%	15.4%	16.6%
	2020 Estimated Total Businesses	1,766	3,779	5,227
	2020 Estimated Total Employees	19,130	47,864	64,980
	2020 Estimated Employee Population per Business	10.8	12.7	12.4
	2020 Estimated Residential Population per Business	16.9	18.6	23.6

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

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