

# 0.66 ACRE PAD SITE FOR SALE/LEASE



## PRIME PAD SITE FOR SALE OR LEASE

3251 SW 3rd Street, Lee's Summit, Missouri





# PROPERTY HIGHLIGHTS

## PROPERTY FEATURES

- Fully improved and entitled 0.66 acre pad site
- Shadowed by new B&B Movie Theater
- Access drive and majority of parking lot installed
- Last remaining first tier site in development
- Ideally located in rapidly growing Lee's Summit corridor
- Near Longview Lake, Fred Arbanas Golf Course and Metropolitan Community College
- Adjacent Taco Bell, McDonald's and more
- All utilities on site



## DEMOGRAPHICS

### TOTAL POPULATION

1 Mile: 5,328  
3 Mile: 33,619  
5 Mile: 111,639



### DAYTIME POPULATION

1 Mile: 854  
3 Mile: 10,063  
5 Mile: 40,355



### AVG HH INCOME

1 Mile: \$ 174,417  
3 Mile: \$ 127,726  
5 Mile: \$ 96,356



## NEIGHBORING TENANTS



B&B Theatres





# MARKET MAP





# SITE PLAN

