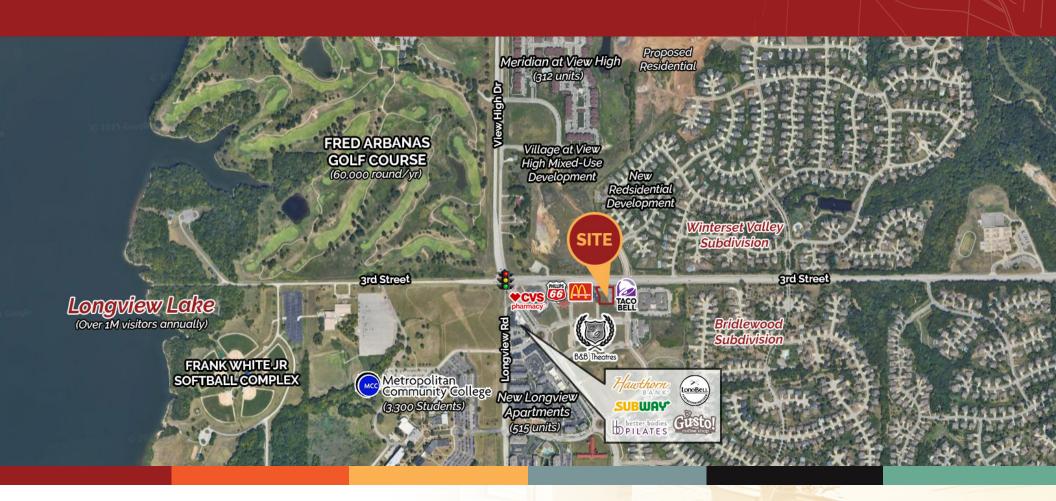
0.66 ACRE PAD SITE FOR SALE/LEASE



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 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













MARKET MAP





SITE PLAN



