

1 Acre Pad at 2911 NE Independence Ave

Lee's Summit, MO 64064

For Sale or Ground Lease



Site Highlights

- 1.2 \pm Acres available for sale or ground lease
- Asking: \$875,000.00
- Utilities to property line
- Adjacent to a new 50,000 SF K1 Speed, the world's premier indoor Kart racing operator since 2003 with over 72 locations nationally.
- Positioned near other entertainment uses including Skyzone, Frontier Justice, Pickup USA Fitness and a future Diventures Swim and Scuba School set to break ground Fall 2023
- Zoning: CP-2
- Investment or Owner/User
- Located near the Strothers & I-470 interchange, with visibility from I-470 with 81,876 VPD.
- Across from the newly listed, first time on the market, 836-acre, mixed use, project near the \$24M planned intersection improvement of Strothers and Todd George Road.

2023 Demographics	1 Mile	3 Miles	5 Miles
Population Density	2,254	27,738	104,211
Daytime Employees	2,852	19,002	51,782
Households	832	10,783	41,475
Average Household Income	\$88,832	\$113,755	\$105,207

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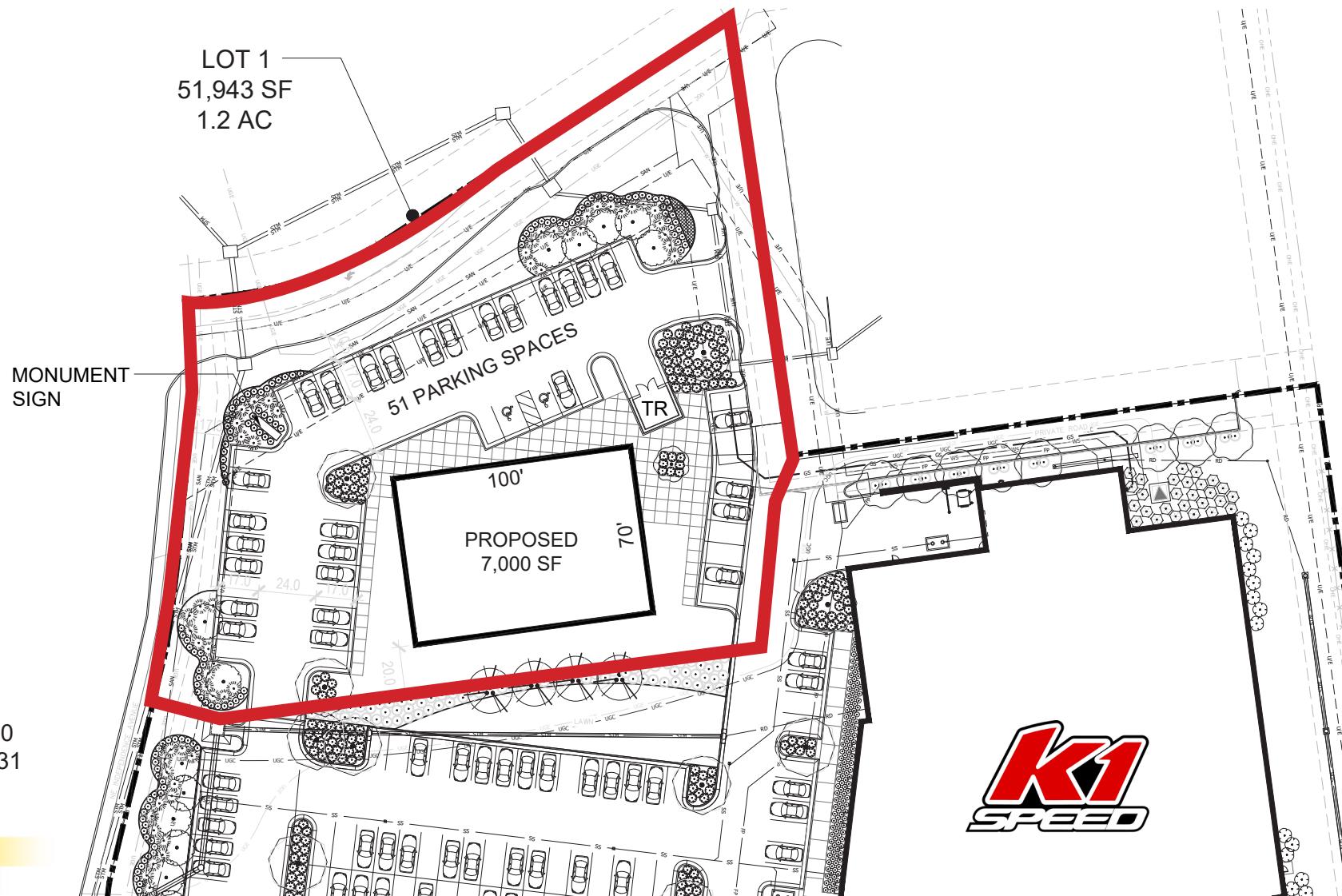
South Facing



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