



OFFICE BUILDING AND LAND FOR SALE

Office Building - 4120 NE Port Drive, Lee's Summit, MO
Vacant Land - 4100 NE Port Drive, Lee's Summit, MO



SALE PRICE: \$2,750,000 | 15,600 SF BUILDING

- Beautiful Two Story Corporate Office Building
- Renovated and Updated Interior/Exterior
- Exceptional Executive Office's with Private Restrooms
- Large Open Administrative Work Areas and Perimeter Offices
- Impressive Reception Area with Dual Staircases to the Second Floor and Handicap Elevator Access
- Large Central Conference Room on Second Floor
- Outstanding Lee's Summit Location along the I-470 Business Corridor
- Access via the I-470 (M-291) & Woods Chapel Road Full Diamond Interchange
- Exceptional Demographics and High End Commercial Development Area
- Additional land on site for future use or potential development included
- Owner/Investor Opportunity for a Well Maintained Office Building
- Zoned PMIX (Planned Mixed Use Development)



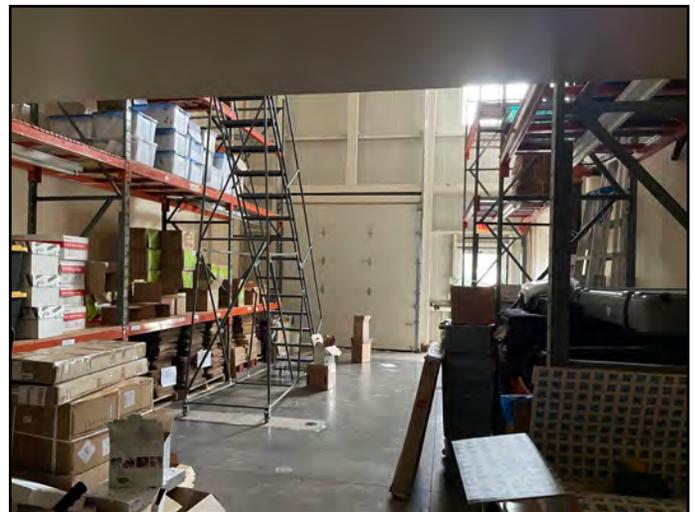
CLICK HERE TO VIEW MORE
LISTING INFORMATION

[For More Information Contact:](#)

BOB WALLEN | 816.412.7371 | bwallen@blockandco.com

Exclusive Agent

INTERIOR PHOTOS





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EXTERIOR PHOTOS



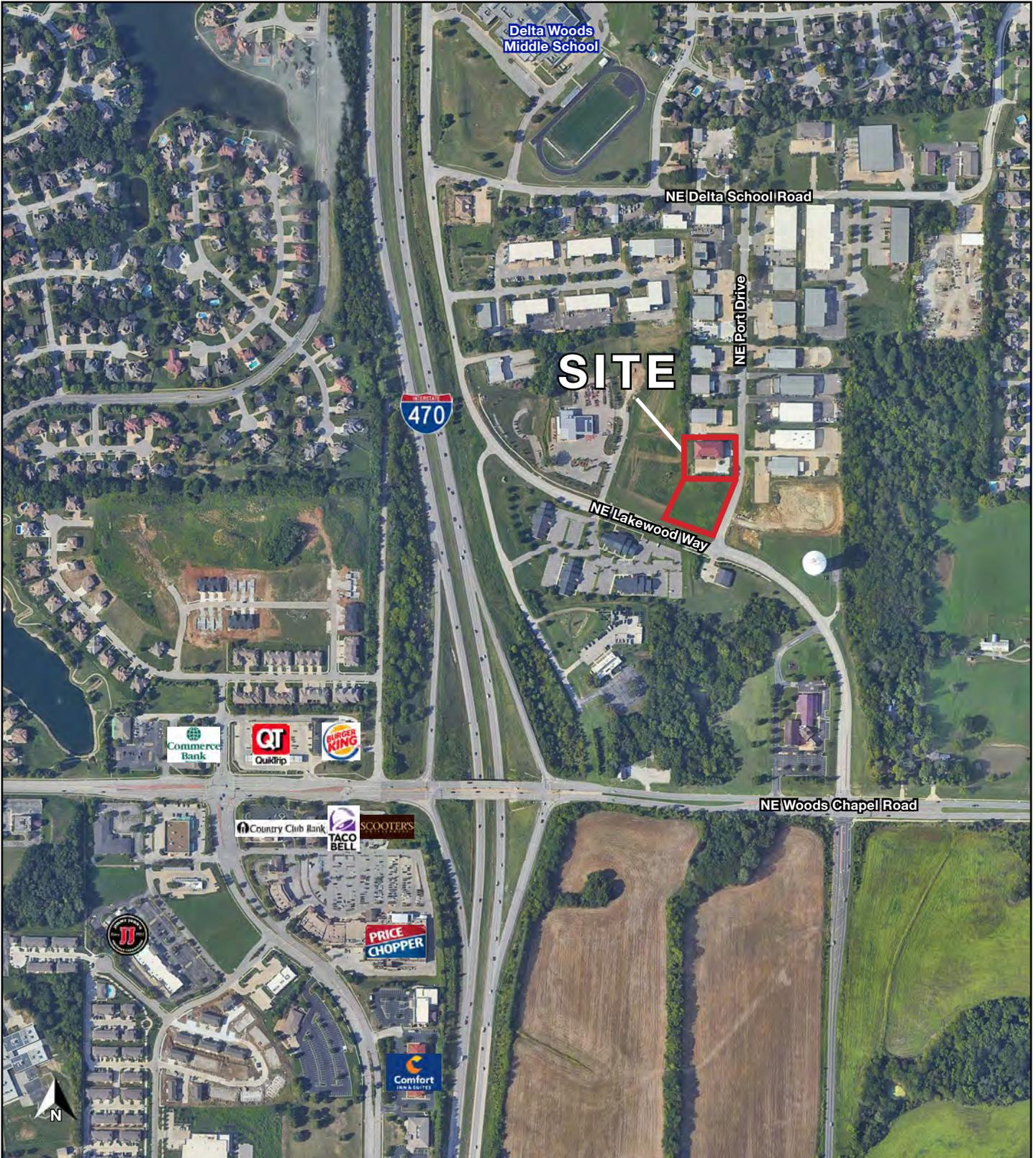


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AERIAL

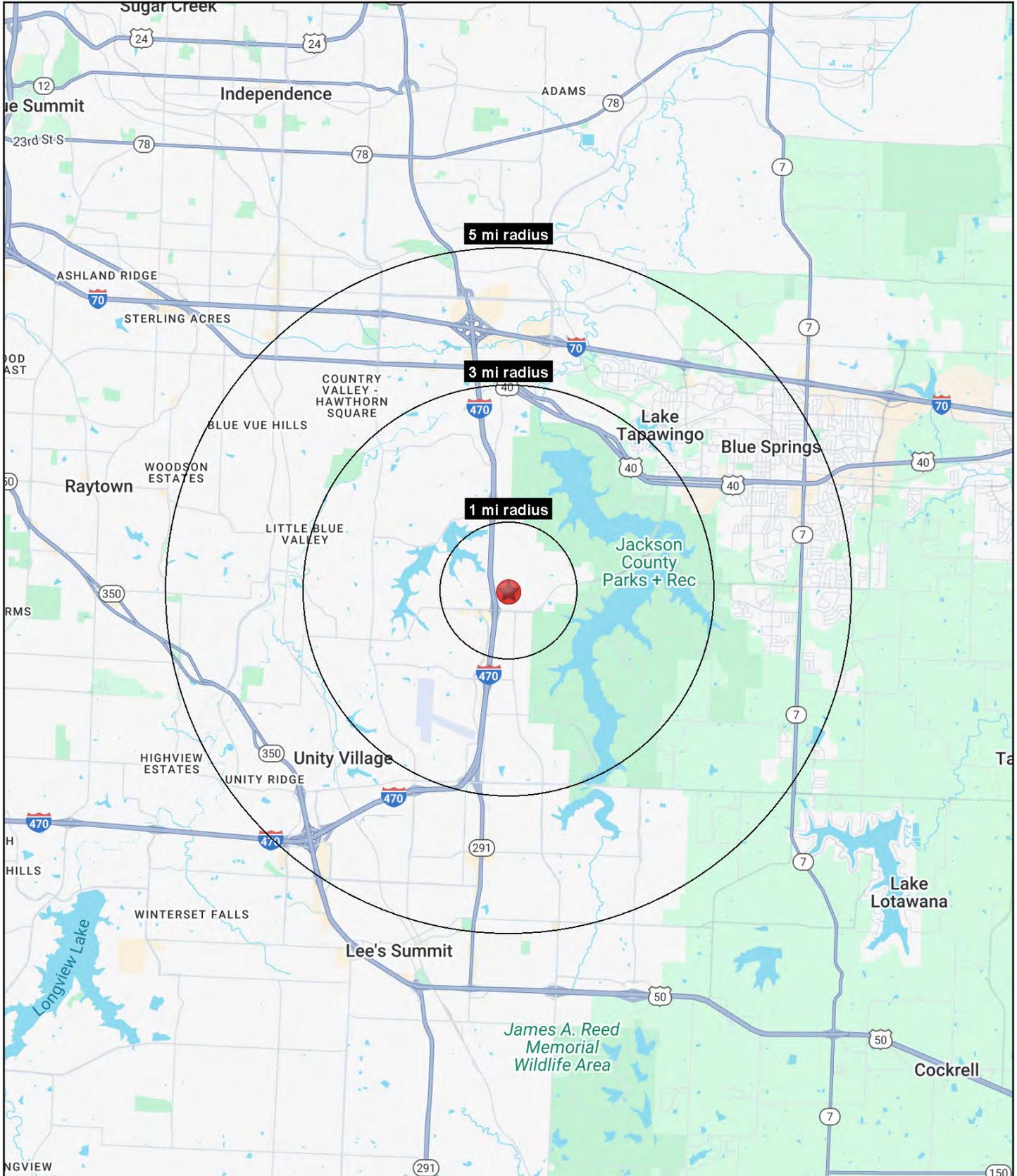




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4120 NE Port Drive Lee's Summit, MO 64064	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,304	22,675	106,401
2030 Projected Population	7,924	23,718	108,445
2020 Census Population	6,531	22,062	108,570
2010 Census Population	5,154	19,777	98,518
Projected Annual Growth 2025 to 2030	1.7%	0.9%	0.4%
Historical Annual Growth 2010 to 2025	2.8%	1.0%	0.5%
2025 Median Age	42.6	42.8	39.7
Households			
2025 Estimated Households	2,849	8,807	43,043
2030 Projected Households	3,125	9,295	44,201
2020 Census Households	2,464	8,479	42,909
2010 Census Households	1,933	7,484	38,456
Projected Annual Growth 2025 to 2030	1.9%	1.1%	0.5%
Historical Annual Growth 2010 to 2025	3.2%	1.2%	0.8%
Race and Ethnicity			
2025 Estimated White	78.5%	78.7%	76.3%
2025 Estimated Black or African American	12.2%	12.3%	13.1%
2025 Estimated Asian or Pacific Islander	3.1%	2.6%	2.1%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2025 Estimated Other Races	6.1%	6.2%	8.2%
2025 Estimated Hispanic	5.4%	5.4%	7.4%
Income			
2025 Estimated Average Household Income	\$152,435	\$144,477	\$114,048
2025 Estimated Median Household Income	\$126,807	\$114,290	\$89,693
2025 Estimated Per Capita Income	\$59,565	\$56,274	\$46,211
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.6%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	0.7%	1.3%	2.8%
2025 Estimated High School Graduate	19.4%	20.2%	25.7%
2025 Estimated Some College	20.5%	21.9%	23.0%
2025 Estimated Associates Degree Only	5.1%	6.3%	8.5%
2025 Estimated Bachelors Degree Only	30.3%	28.6%	23.6%
2025 Estimated Graduate Degree	21.9%	20.1%	14.8%
Business			
2025 Estimated Total Businesses	422	1,121	4,549
2025 Estimated Total Employees	3,366	9,613	43,791
2025 Estimated Employee Population per Business	8.0	8.6	9.6
2025 Estimated Residential Population per Business	17.3	20.2	23.4

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