



ACCESS Commercial, LLC



403-447 SW Ward Street

Lee's Summit, MO 64081

RETAIL | FOR LEASE

PROPERTY HIGHLIGHTS



ADDRESS:

403-447 SW Ward Street
Lee's Summit, Missouri 64081



SPACE'S AVAILABLE:

Space 403: 2,590 SF
Former Gym

Space 443: 1,570 SF
Former Restaurant

Space 447: ,2378 SF
Former Office Space

443-447 Combined:
Up to 3,948 SF +/-



LEASE RATE:

\$17 PSF + NNN



ZONING:

Commercial



ACCESS Commercial, LLC
www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

Prime move-in ready retail space's for lease. Seize this incredible opportunity to position your business in a high-visibility retail center, directly across from a top-performing Hy-Vee! Located at the intersection of SW 3rd St. & SW Ward Rd. Easy access to and great visibility from Highway 50 with over 27,000 VPD.

Don't miss out on this prime location—perfect for retailers, restaurants, and service providers looking to thrive in a bustling commercial hub.

Corey Kline
corey@accesscommercial.com
402.871.6530

Kirk Hanson
kirk@accesscommercial.com
402.616.2580



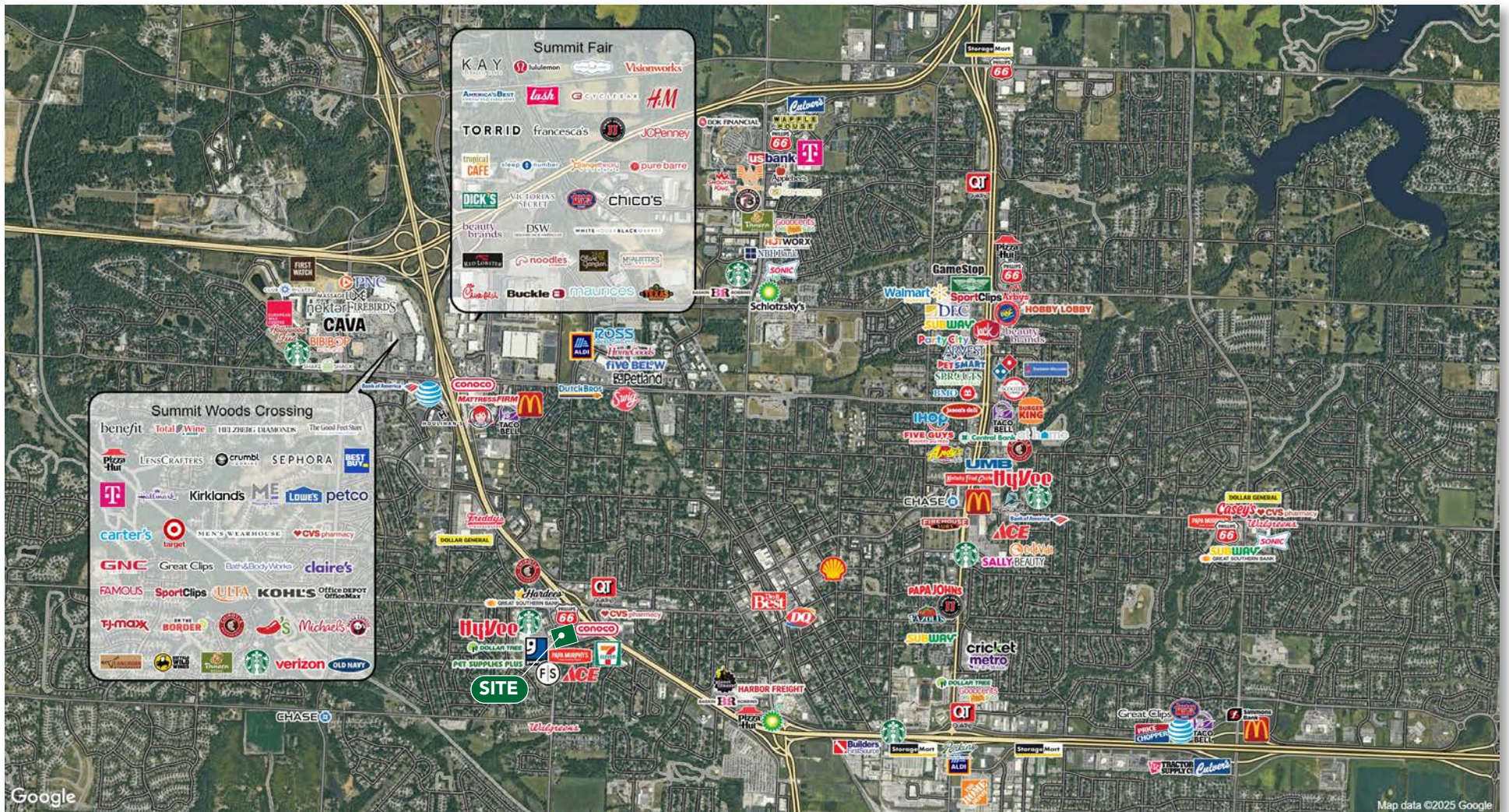
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3-MILE AERIAL



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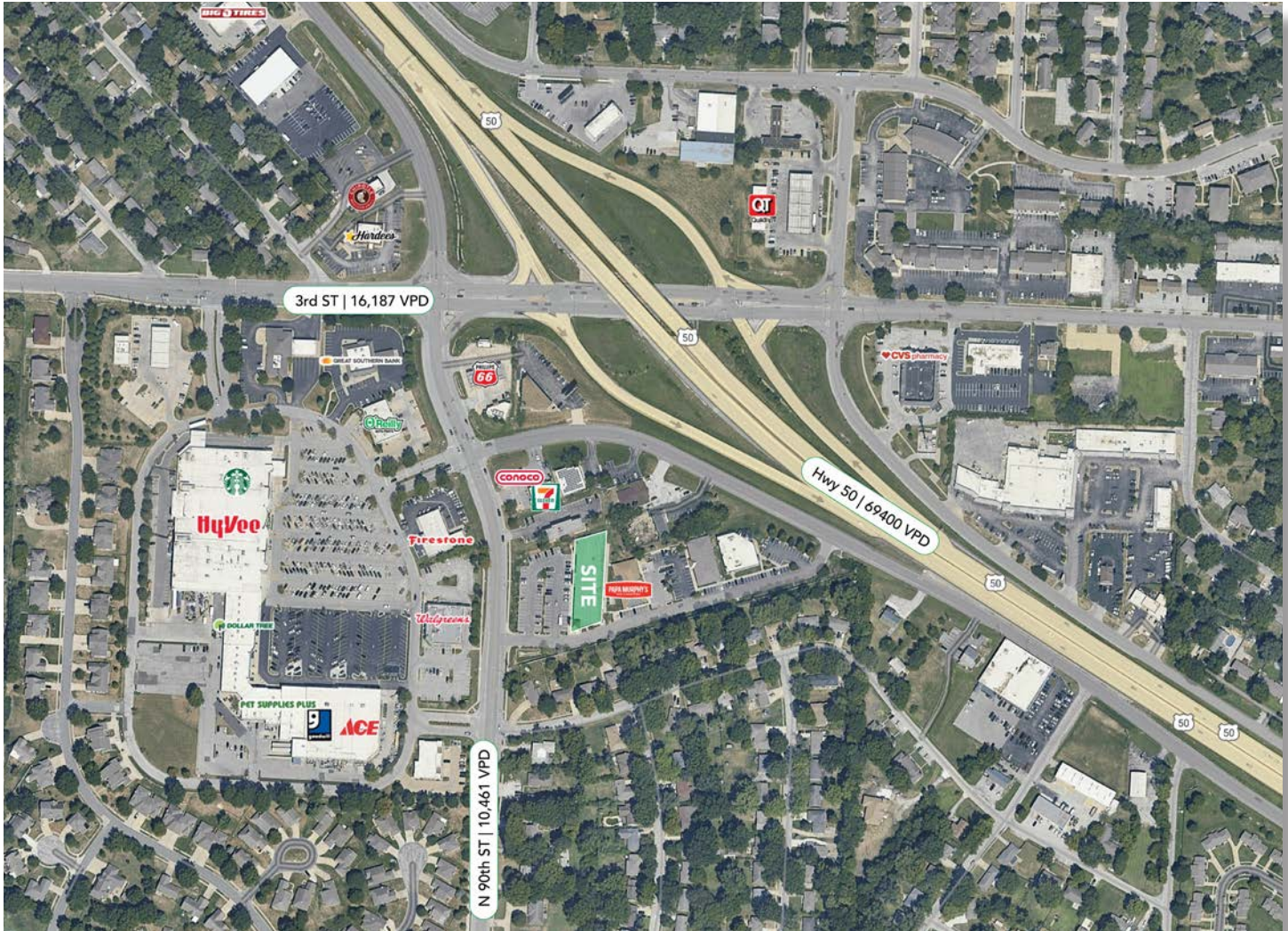
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LOCAL AERIAL



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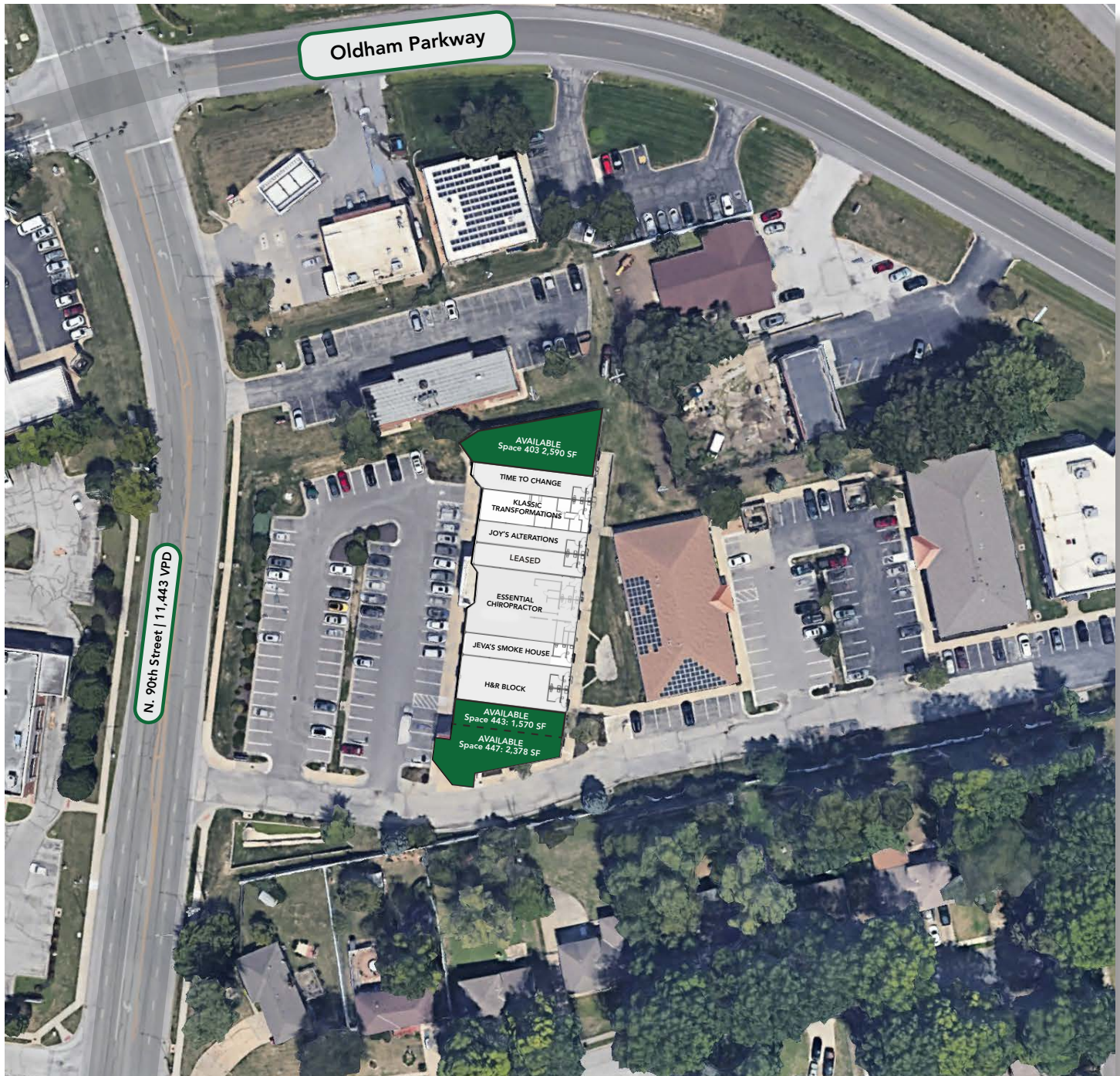
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SITE PLAN



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PLACER.AI

Placer.ai Software offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



VISITS
1,500,000
in the last 12 months



RANKING
88th
percentile nationwide



DOLLAR TREE



VISITS
250,000
in the last 12 months



RANKING
87st
percentile statewide



VISITS
106,000
in the last 12 months



RANKING
94th
percentile nationwide



VISITS
60,000
in the last 12 months



RANKING
94th
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DRONE PHOTOS



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COREY KLINE

Property Manager

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KIRK HANSON

Principal

Direct: 402.616.2580
Kirk@accesscommercial.com

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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