



# LEE'S SUMMIT DAYCARE

604 SW Jefferson Street, Lee's Summit, Missouri



**SALE PRICE: \$425,000 | LEASE RATE \$3,500-\$4,000/MONTH NNN**

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,745	54,818	95,488
Avg. Household Income	\$73,066	\$96,547	\$111,323

- Two buildings totaling 3,000 SF on 0.5 acres
- Zoned C-1
- Up to 75 children
- 100% turn key daycare
- Fully furnished
- All codes approved by Missouri
- Taxes \$10,000+/-
- Business and real estate



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LISTING INFORMATION](#)

[For More Information Contact:](#)

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*Exclusive Agent*

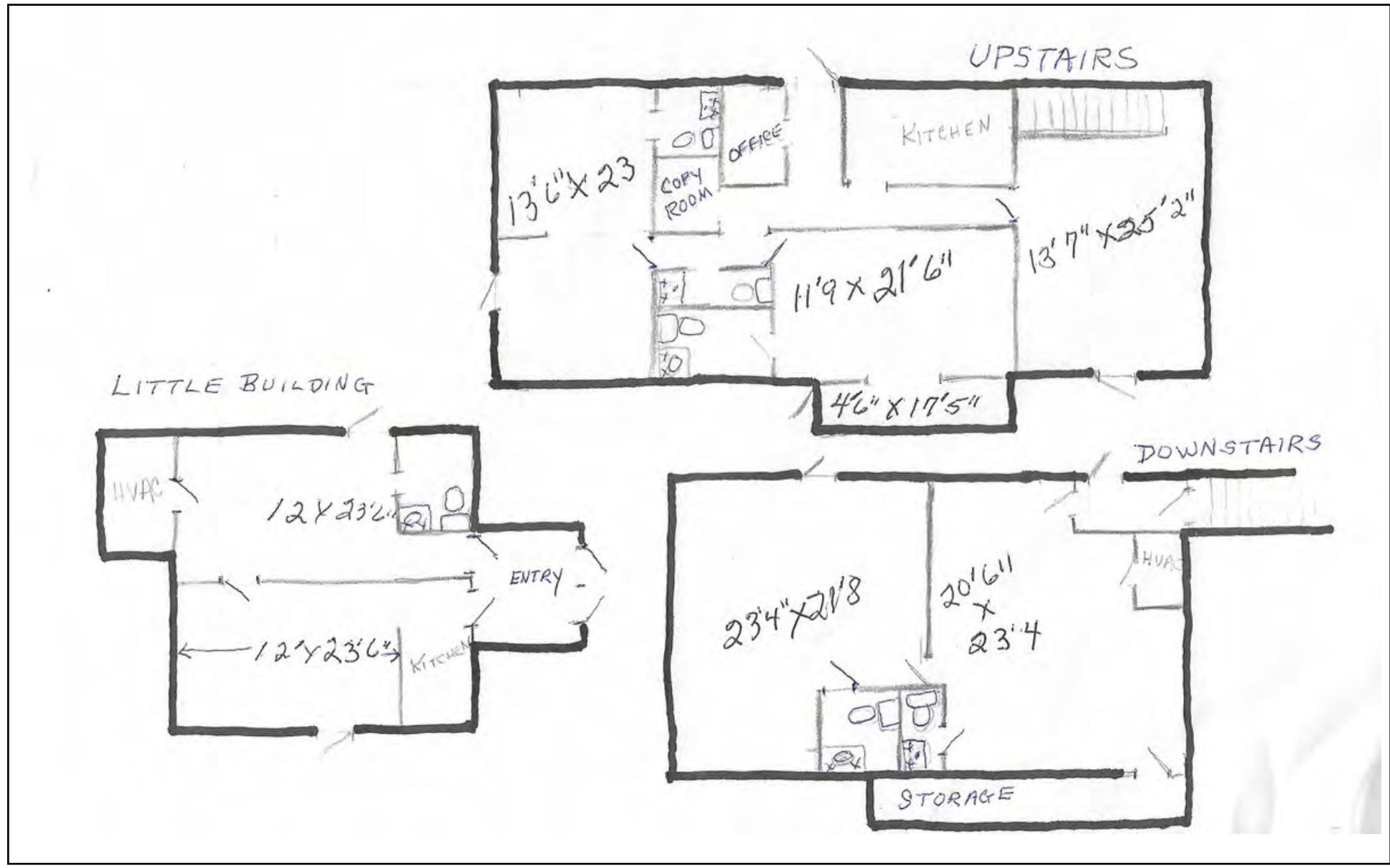


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604 SW Jefferson Street, Lee's Summit, Missouri

## PHOTOS



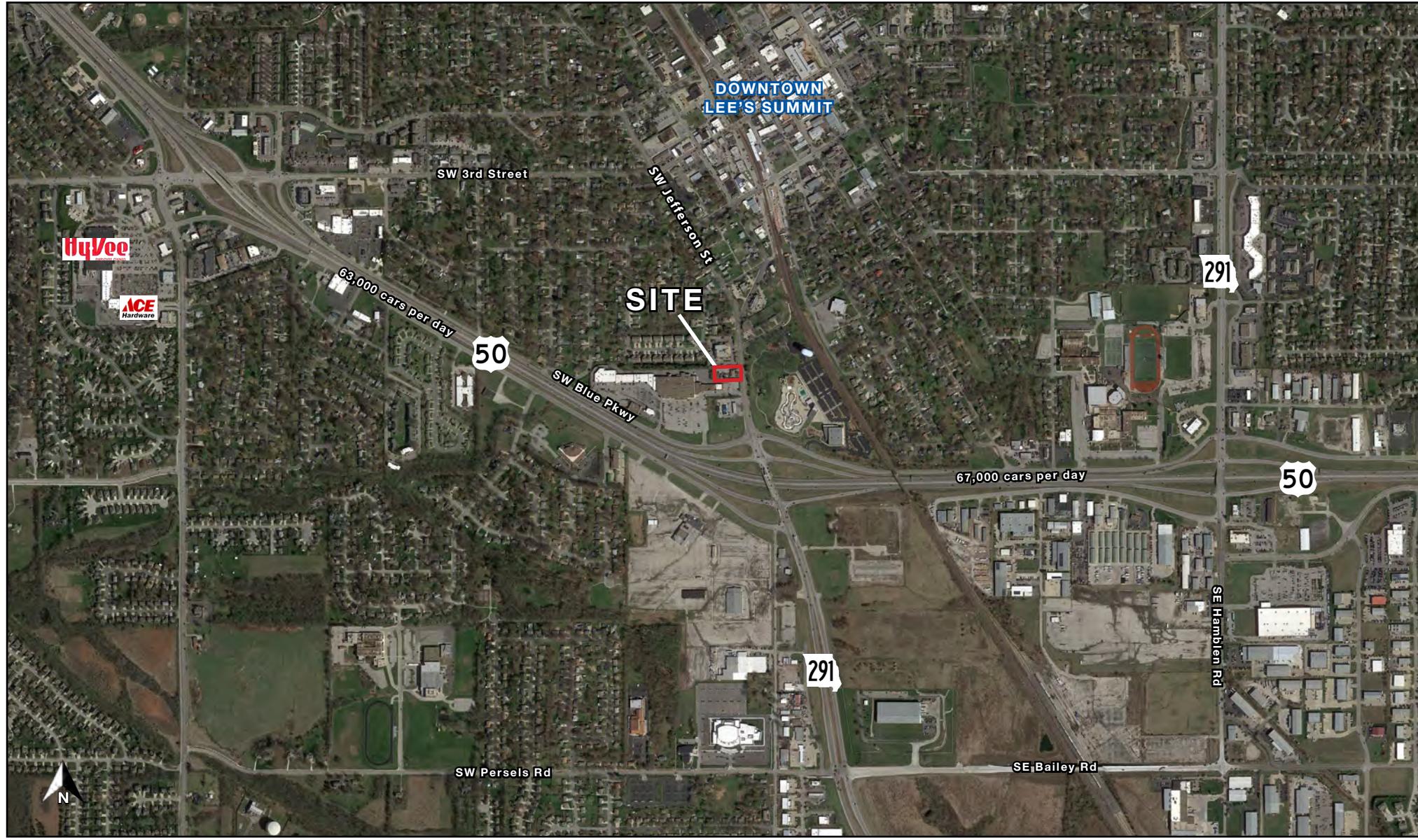
**SITE PLAN**

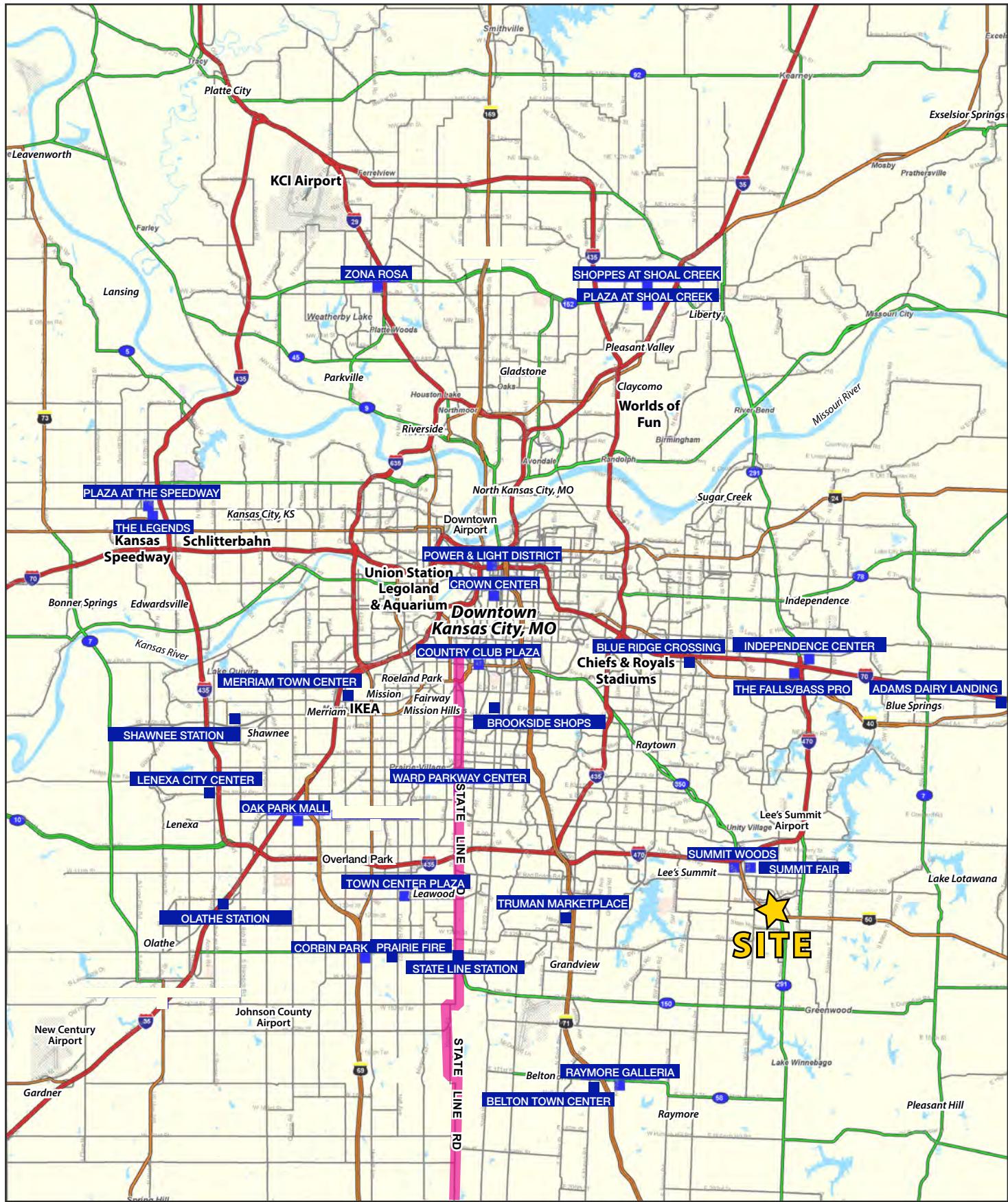


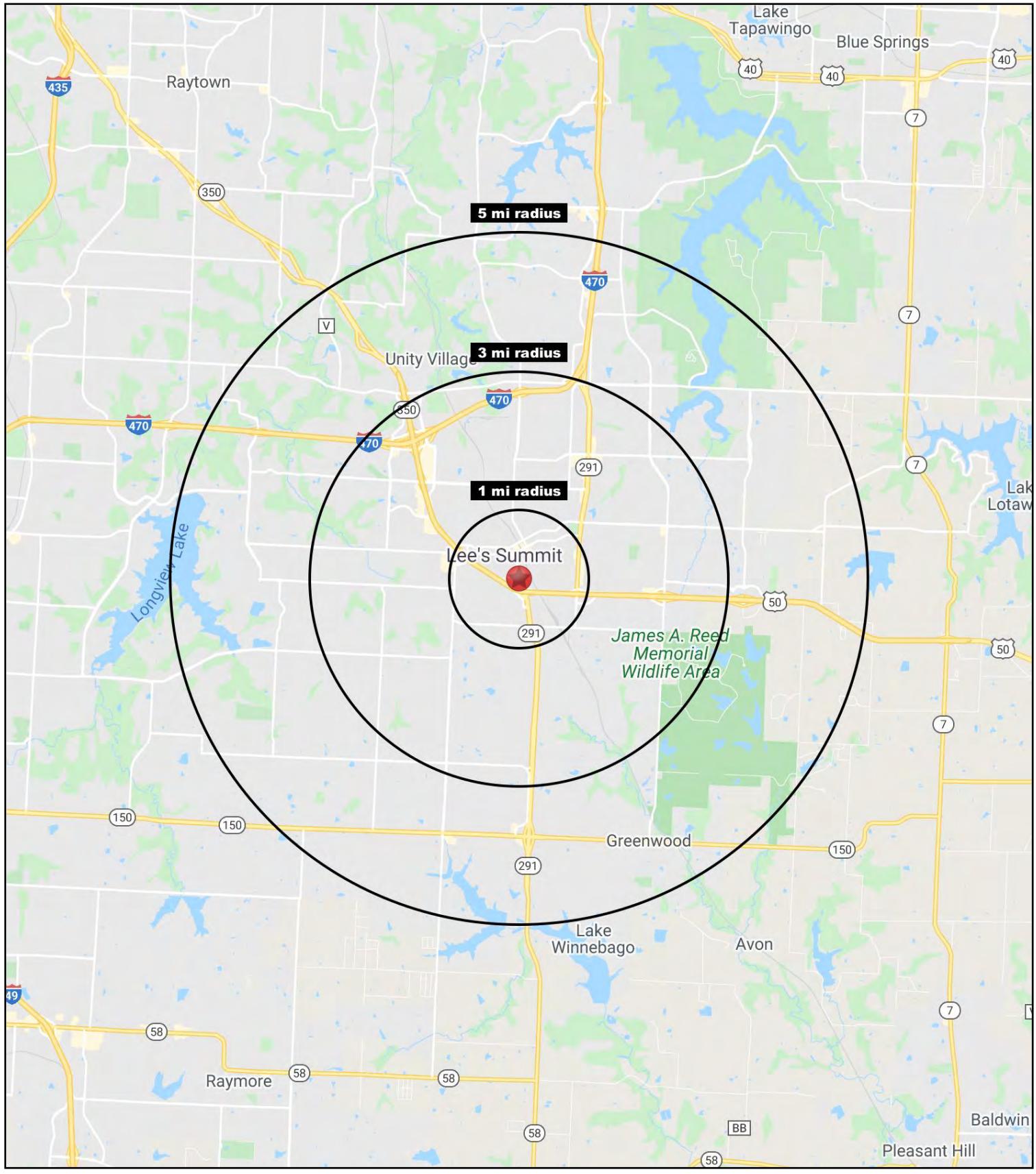
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604 SW Jefferson Street, Lee's Summit, Missouri

AERIAL









# LEE'S SUMMIT DAYCARE

## 604 SW Jefferson Street, Lee's Summit, Missouri

604 SW Jefferson Street

Lee's Summit, MO 64063

1 mi  
radius      3 mi  
radius      5 mi  
radius

Population		1 mi radius	3 mi radius	5 mi radius
2021 Estimated Population		7,745	54,818	95,488
2026 Projected Population		7,742	55,659	98,778
2020 Census Population		7,649	55,599	94,760
2010 Census Population		7,553	52,819	85,185
Projected Annual Growth 2021 to 2026		-	0.3%	0.7%
Historical Annual Growth 2010 to 2021		0.2%	0.3%	1.1%
2021 Median Age		36.1	37.7	37.4
Households		1 mi radius	3 mi radius	5 mi radius
2021 Estimated Households		3,405	21,946	36,017
2026 Projected Households		3,453	22,561	37,654
2020 Census Households		3,370	22,188	35,767
2010 Census Households		3,267	20,787	31,890
Projected Annual Growth 2021 to 2026		0.3%	0.6%	0.9%
Historical Annual Growth 2010 to 2021		0.4%	0.5%	1.2%
Race and Ethnicity		1 mi radius	3 mi radius	5 mi radius
2021 Estimated White		80.5%	78.9%	78.5%
2021 Estimated Black or African American		6.5%	8.7%	9.8%
2021 Estimated Asian or Pacific Islander		1.3%	2.1%	2.1%
2021 Estimated American Indian or Native Alaskan		0.4%	0.3%	0.3%
2021 Estimated Other Races		11.4%	10.1%	9.3%
2021 Estimated Hispanic		8.1%	6.7%	6.1%
Income		1 mi radius	3 mi radius	5 mi radius
2021 Estimated Average Household Income		\$73,066	\$96,547	\$111,323
2021 Estimated Median Household Income		\$59,755	\$80,010	\$94,180
2021 Estimated Per Capita Income		\$32,183	\$38,686	\$42,035
Education (Age 25+)		1 mi radius	3 mi radius	5 mi radius
2021 Estimated Elementary (Grade Level 0 to 8)		2.7%	1.7%	1.4%
2021 Estimated Some High School (Grade Level 9 to 11)		3.9%	2.2%	2.2%
2021 Estimated High School Graduate		29.0%	22.1%	19.9%
2021 Estimated Some College		25.4%	23.6%	22.2%
2021 Estimated Associates Degree Only		8.2%	8.3%	8.0%
2021 Estimated Bachelors Degree Only		20.1%	26.9%	29.0%
2021 Estimated Graduate Degree		10.7%	15.2%	17.4%
Business		1 mi radius	3 mi radius	5 mi radius
2021 Estimated Total Businesses		816	2,389	3,372
2021 Estimated Total Employees		6,653	26,827	36,533
2021 Estimated Employee Population per Business		8.2	11.2	10.8
2021 Estimated Residential Population per Business		9.5	22.9	28.3

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