

# FOR LEASE



Lee's Summit, MO



## RETAIL SPACES AVAILABLE

### PROPERTY HIGHLIGHTS:

- Move in ready space's available
- Property is directly across from a strong performing Hy-Vee
- Easy access from SW 3rd and SW Ward & to Highway 50
- Over 27,000 VPD at the intersection of 3rd & Ward Road

### ADDRESS:

407 SW Ward Street  
Lee's Summit, MO 64081

### SPACE AVAILABLE:

Space 403: 2,590 SF  
Former Gym  
Space 417: 1,066 SF  
Former Spa  
Space 443 & 447: up to 3,948 SF  
Former Restaurant/office space

### LEASE RATE:

\$15.00 PSF, NNN

### NNN:

\$10.10 PSF

### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Emily Faltys	<a href="mailto:emily@accesscommercial.com">emily@accesscommercial.com</a>	C: (402) 992 - 0848
Amber Olson	<a href="mailto:amber@accesscommercial.com">amber@accesscommercial.com</a>	C: (402) 618 - 5523
Kirk Hanson	<a href="mailto:kirk@accesscommercial.com">kirk@accesscommercial.com</a>	C:(402) 616 - 2580

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**HyVee**

1.5 Million visits last 12 months  
88th percentile Nationwide



**DOLLAR TREE**

**Dollar Tree**

250K Visits last 12 months  
87th percentile statewide



**O'Reilly**

106K Visits last 12 months  
94th percentile Nationwide



**Firestone**

**Firestone**

60K Visits last 12 months  
94th Percentile Nationwide



**DEMOGRAPHICS:**

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	7,907	40,154	61,562
Population	10,218	53,011	92,847
Average HH Income	\$87,765	\$117,688	\$129,589



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 Amber Olson      amber@accesscommercial.com      C: (402) 618 - 5523  
 Kirk Hanson      kirk@accesscommercial.com      C: (402) 616 - 2580



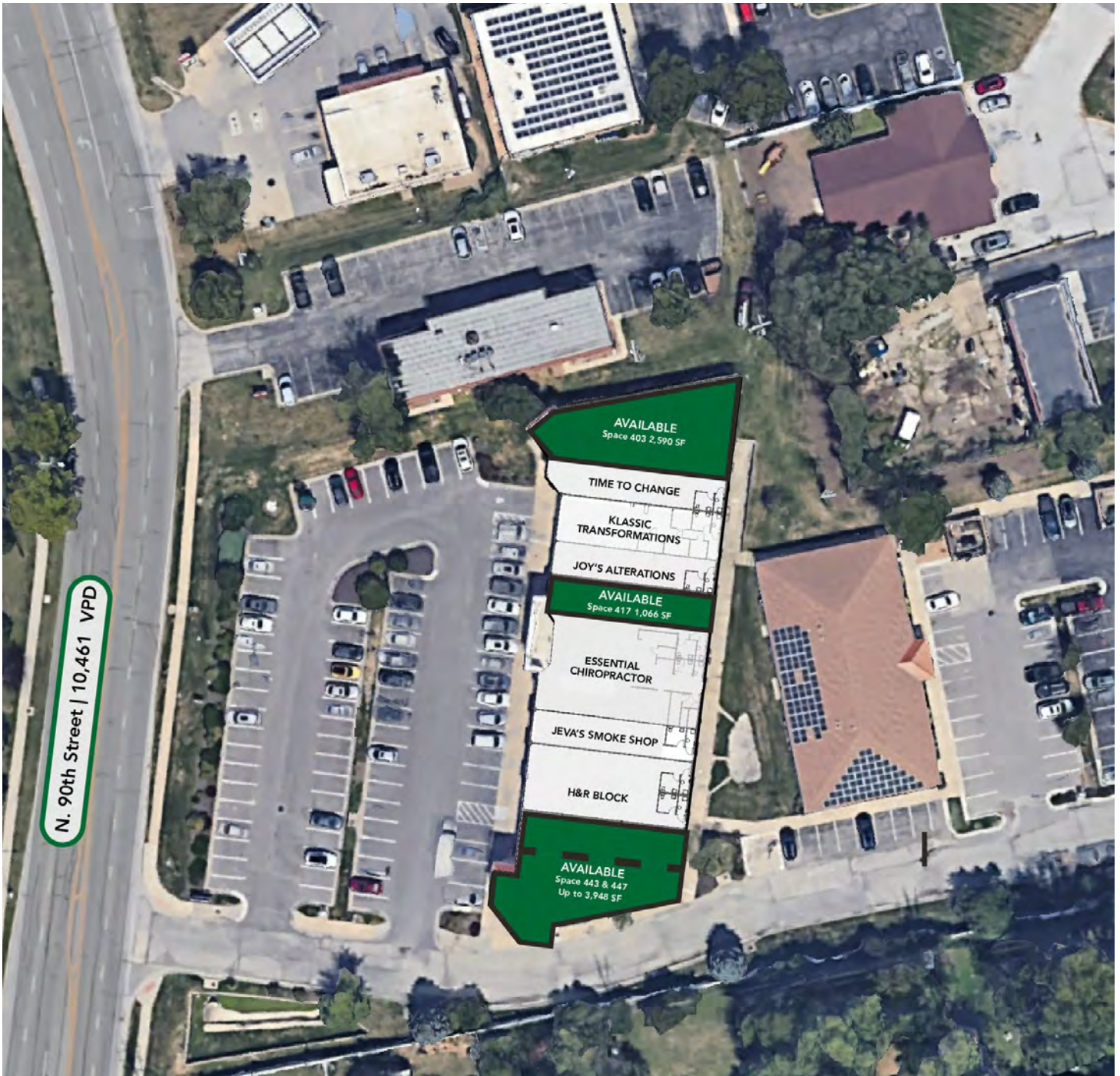


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## ABOUT ACCESS

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.



### EMILY FALTYS JR BROKERAGE ASSOCIATE

Emily is a dynamic and motivated graduate from the University of Nebraska-Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals. Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.



### AMBER OLSON BROKERAGE ASSOCIATE

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



### KIRK HANSON PRINCIPAL

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



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