



*Property Summary*



**DAILY TRAFFIC CONDITIONS**

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	52,043
STREET	Hwy. 50
COUNT 2	34,756
STREET 2	Hwy. 291

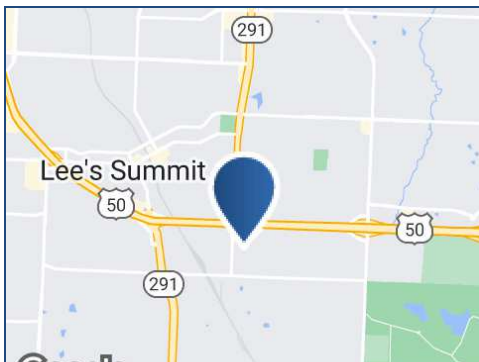
**DEMOGRAPHICS - 2024**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	6,303	49,946	92,877
Average HH Income	\$124,342	\$111,531	\$134,638
Estimated Households	2,490	20,476	36,109

**PROPERTY HIGHLIGHTS**

- ±1.16 acres located adjacent to The Home Depot
- Other nearby retailers/restaurants include Aldi, NAPA, Tractor Supply Company, Culver's and Perkins Restaurant & Bakery
- Great access from both Hwy. 50 and Hwy. 291
- Signalized intersection

\* Figures shown represent estimates



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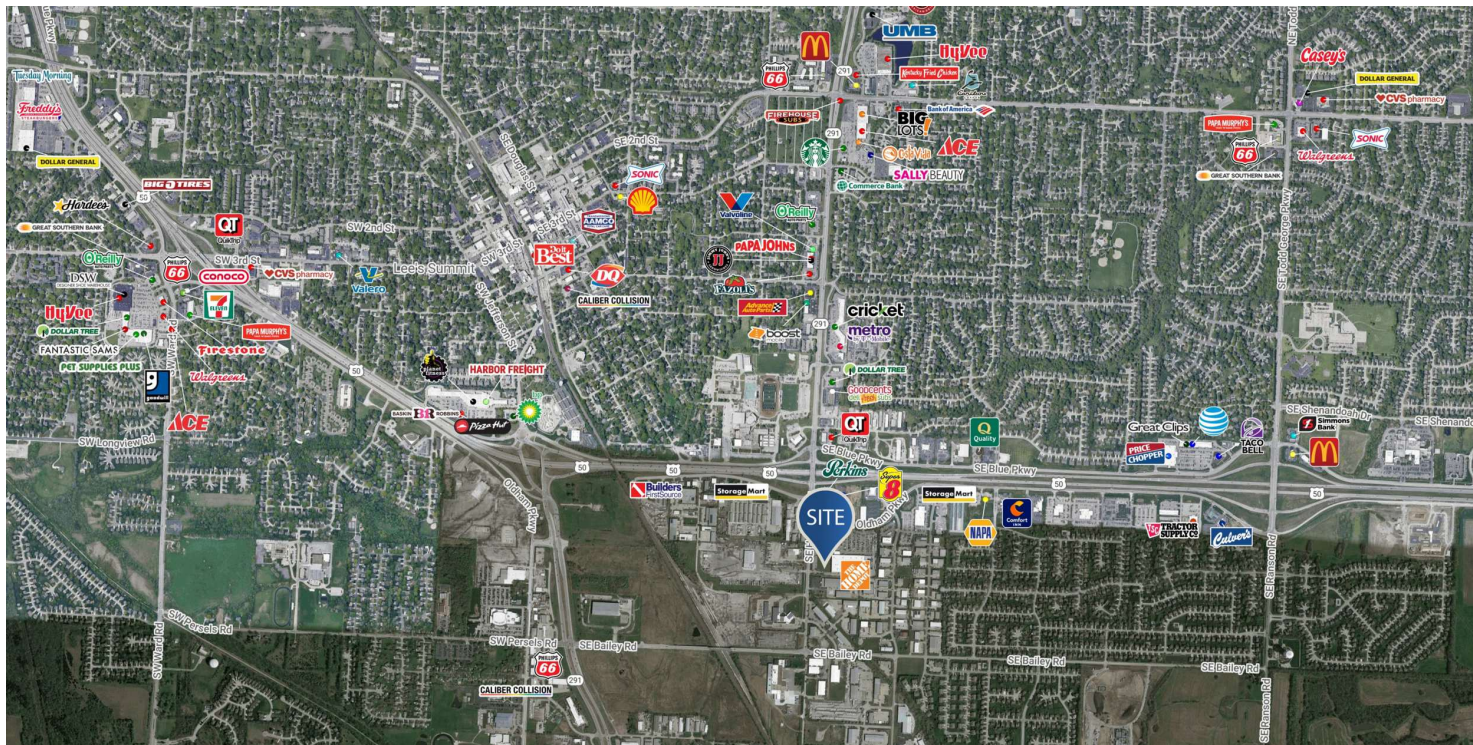
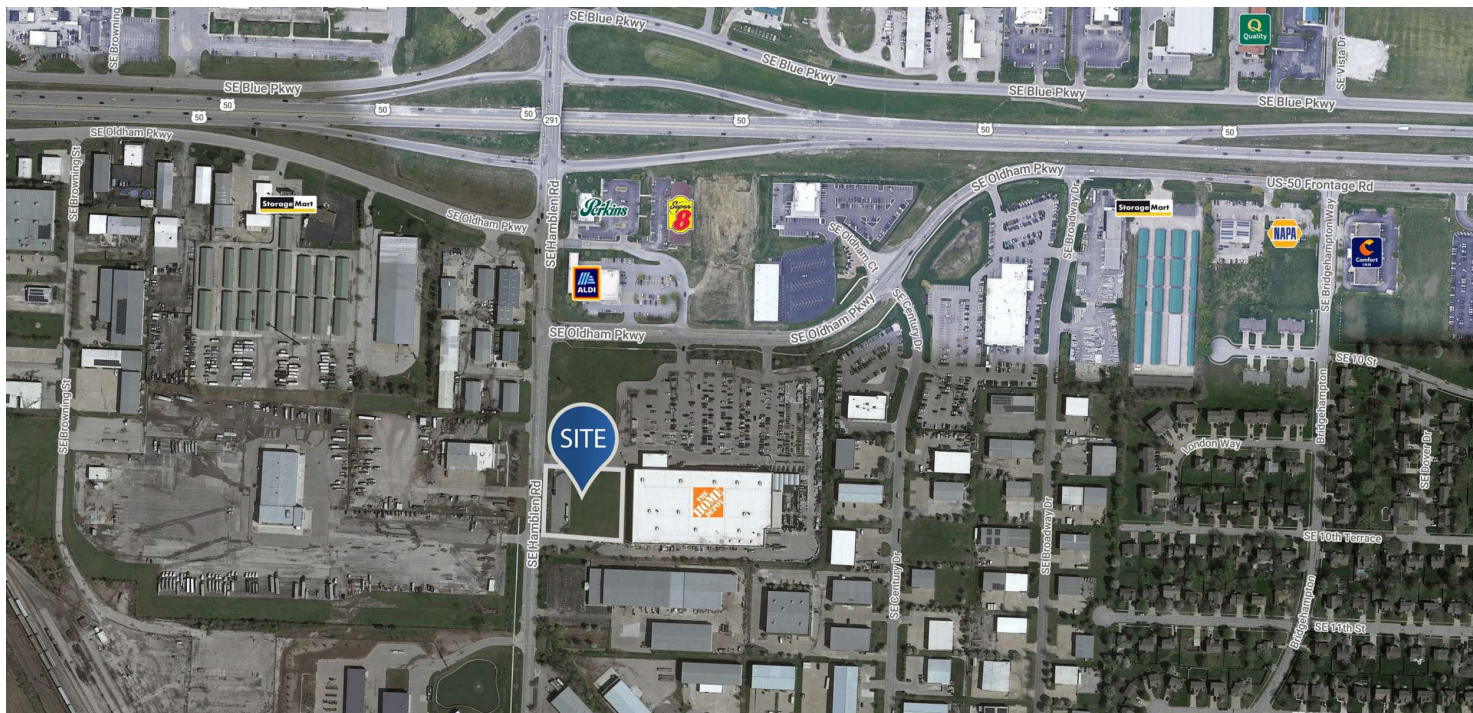
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# ±1.16 AC LEE'S SUMMIT, MO

651 S.E. Oldham Pkwy., Lee's Summit, MO 64081

## Location Maps



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