FOR SALE: MEDICAL / PROFESSIONAL OFFICE BUILDING

100 NE Missouri Rd, Lee's Summit, MO

- 2 Story, 14,949 RSF Medical / professional building on 1.42 acre lot. Built in 2006.
- Located directly across the street from St. Luke's East Hospital at I-470 & NE Douglas interchange.
- Anchored by Davita Dialysis with 5,477 SF available for leasing upside or owner-user space.
- Several restaurants, hotels, and other amenities in immediate vicinity including Jose Peppers, Summit Pizza, Starbuck's, Panera, Whataburger, Hampton Inn, B&B Movie Theaters, and more.
- 26,725 cars per day on NE Douglas

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FISHMAN COMMERCIAL REAL ESTATE

8500 West 110th Street, Suite 680, Overland Park, KS 66210 • 913.782.9000 • www.fishmancommercial.com

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MEDICAL / PROFESSIONAL OFFICE BUILDING | 100 NE Missouri Rd, Lee's Summit, MO

2025 Demographics	3 miles	5 miles	7 miles
Total Population	50,503	96,472	204,529
Daytime Population	63,720	99,740	181,861
Avg HH Income	$107,968	$125,716	$113,924

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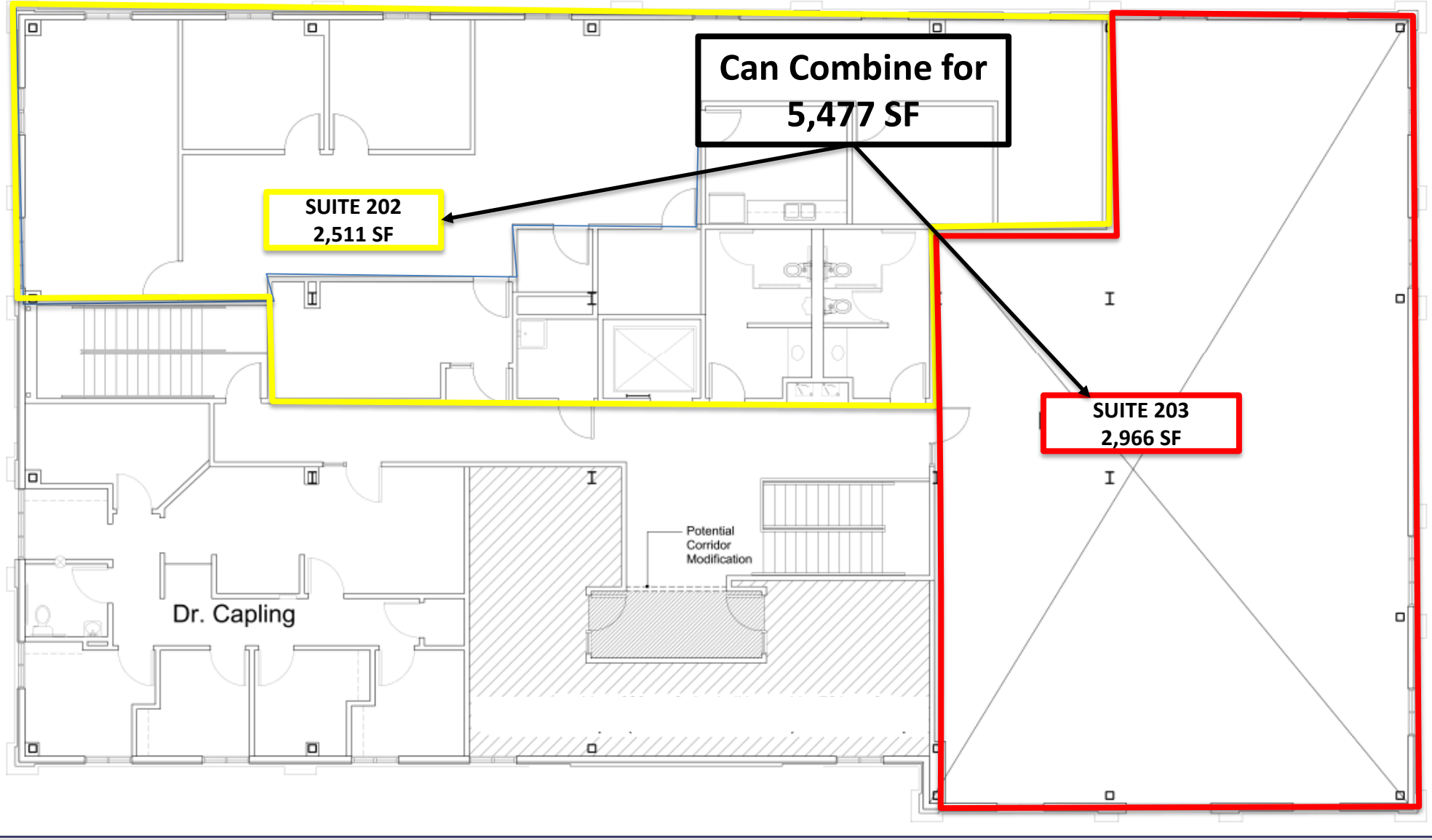
2nd Floor Available Space | 100 NE Missouri Road, Lee's Summit, MO



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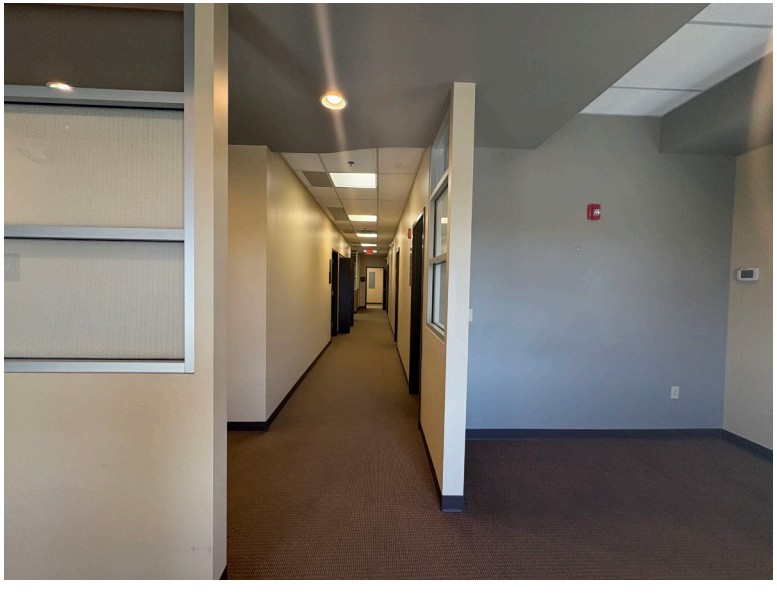
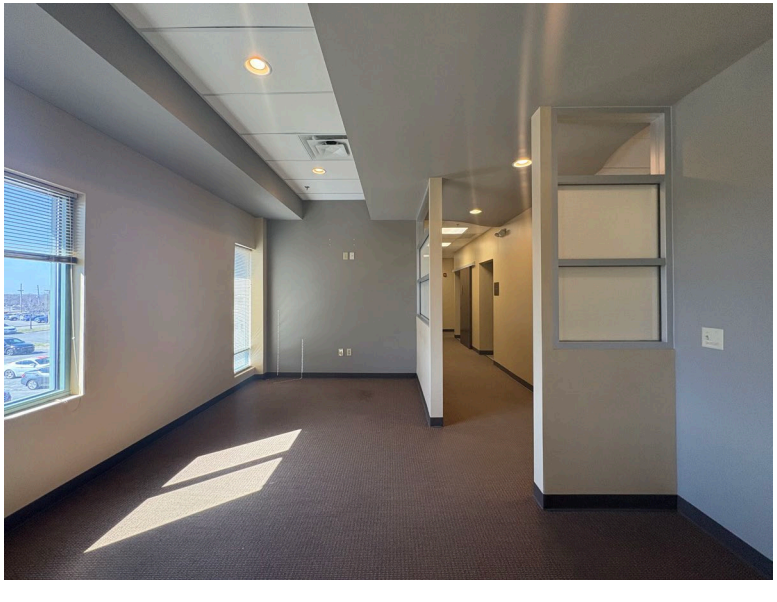
SUITE 203 INTERIOR | 100 NE Missouri Road, Lee's Summit, MO





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SUITE 202 INTERIOR | 100 NE Missouri Road, Lee's Summit, MO

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FOR SALE: 100 NE Missouri Road, Lee's Summit, MO

Medical Plaza 2 Info		
Bldg Size	14,949 RSF	
Vacant	5,477 RSF	
Occupied	9,472 RSF	
Asking Sale Price	$3,200,000	$214
Previous Sale (2016)	$3,010,000	$201
SF per bldg plan	15,400	
2024 NOI	$218,187.01	
Potential Stabilized NOI	$267,789.98	8.37%

Suite	SF		Tenant
101 & Upstairs	8,290		ISD Lee's Summit (Davita Dialysis)
202	2,511		Vacant
203	2,966		Vacant
204	1,182		Kansas City Kidney Consultants
Total	14,949		
Occupied	9,472	63%	
Lot Size	61,855 SF		1.42 acres

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