



# FOR LEASE

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**705 SE MELODY LN • LEE'S SUMMIT, MO**

RETAIL SPACE/PROFESSIONAL OFFICE AVAILABLE  
HIGH VISIBILITY, STOREFRONT SIGNAGE, CUSTOMER PARKING



**AREA**  
REAL ESTATE ADVISORS



## PROPERTY HIGHLIGHTS

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**SIZE:** 1,500 SF

**PRIVATE IN-SUITE RESTROOM**

**PARKING:** 70 SURFACE SPACES

**VISIBILITY:** 291 HIGHWAY (25,289 CARS PER DAY)

**LOCATION:**

- ACCESSIBILITY TO 50 HIGHWAY (57,186 CARS PER DAY)
- 5 MIN FROM DOWNTOWN LEE'S SUMMIT
- ACROSS THE STREET FROM LEE'S SUMMIT HIGH SCHOOL (1,960 STUDENTS)

# DEMOGRAPHICS

1 - 3 - 5  
MILE RADIUS



POPULATION  
8,945 | 51,641 | 95,528



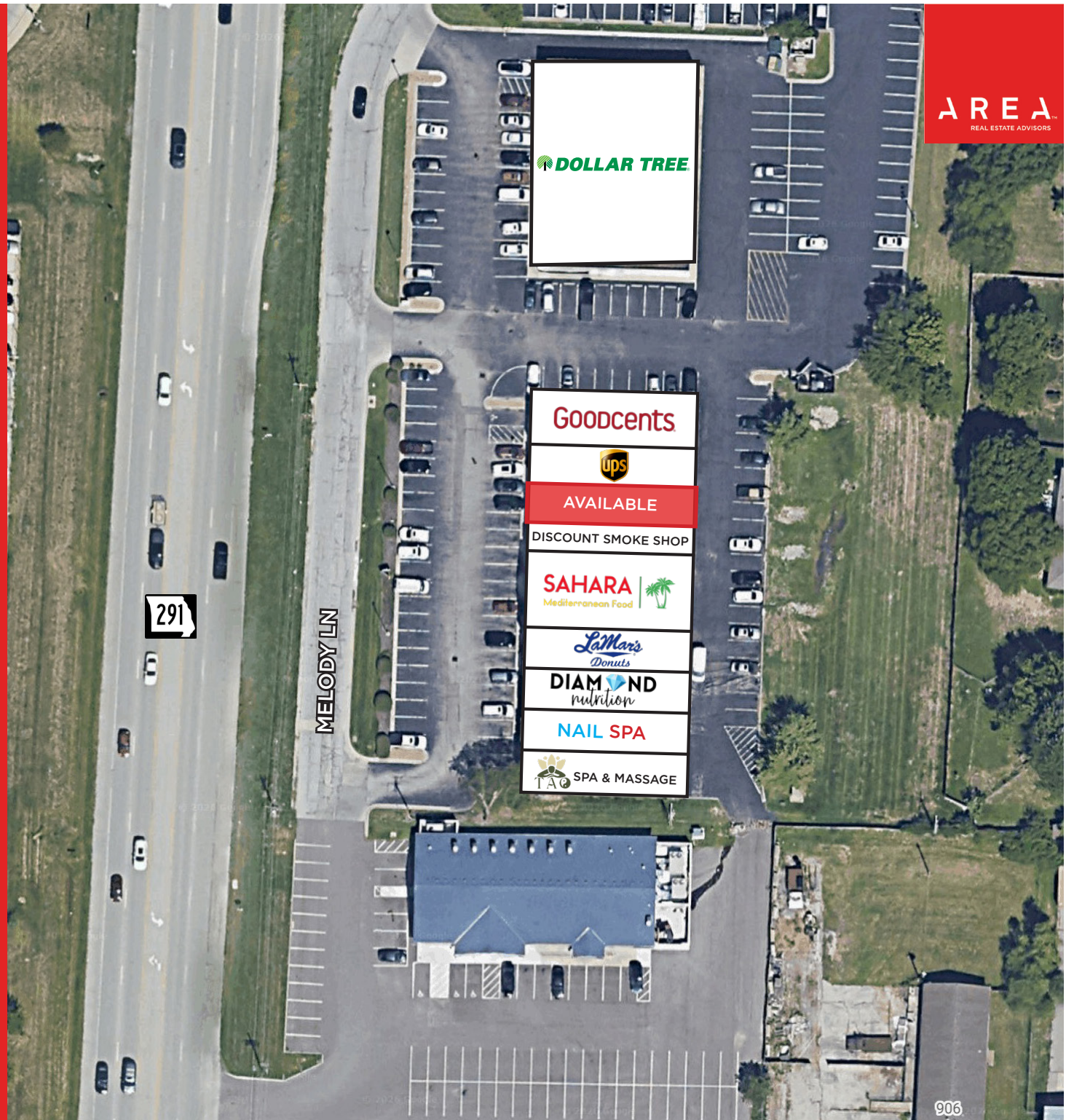
HOUSEHOLDS  
3,708 | 21,269 | 36,981

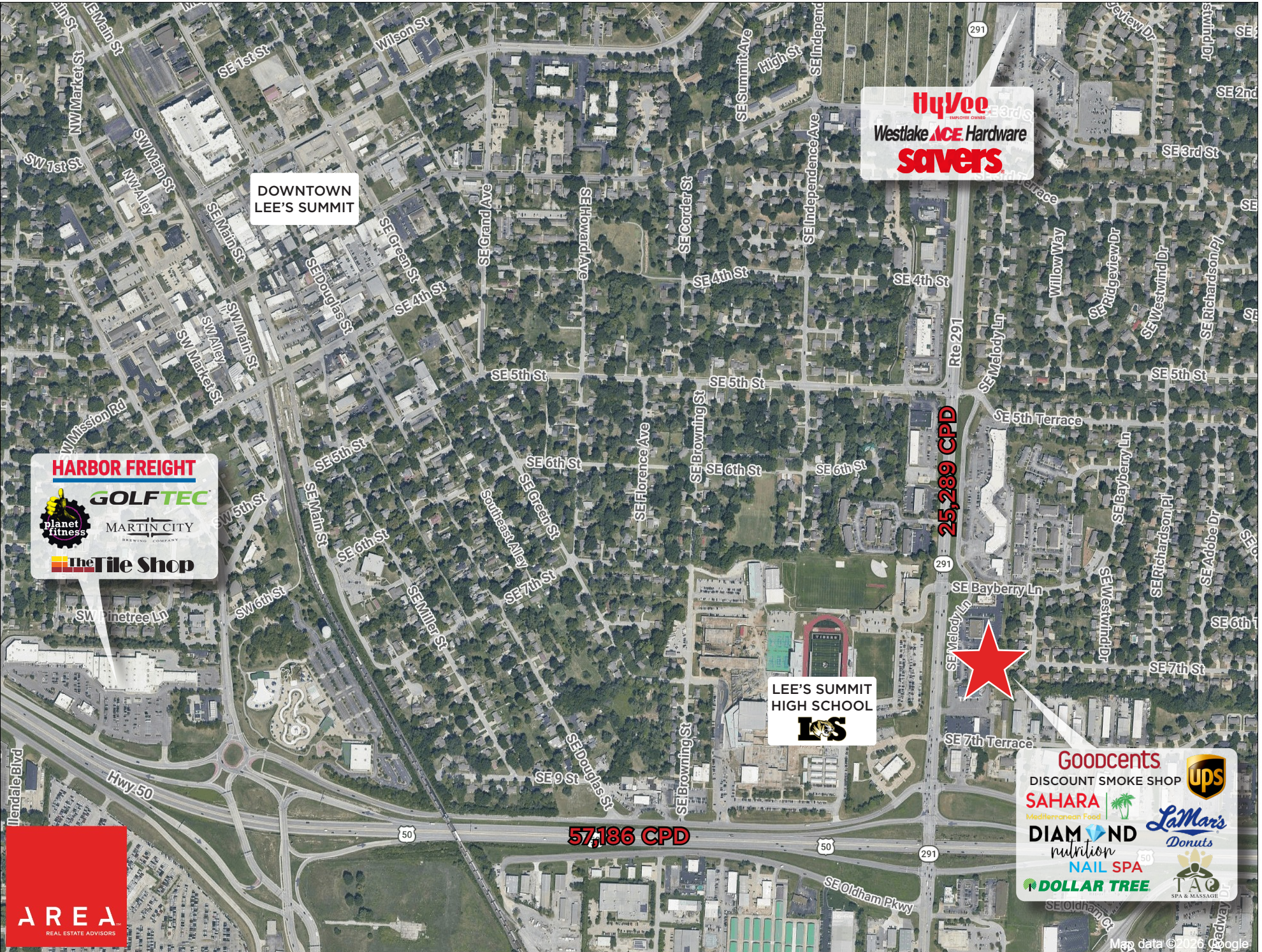


AVG HOUSEHOLD INCOME  
\$108,846 | \$116,705 | \$131,928



MEDIAN AGE  
37.3 | 39.0 | 39.2





DOWNTOWN  
LEE'S SUMMIT

**HyVee**  
EMPLOYEE OWNED

**Westlake ACE Hardware**

**savers**

**HARBOR FREIGHT**

**GOLFTEC**

**planet fitness**

**MARTIN CITY**  
BREWING COMPANY

**The Tile Shop**

**25,289 CPD**

LEE'S SUMMIT  
HIGH SCHOOL

**LS**

**57,186 CPD**

**Goodcents**

DISCOUNT SMOKE SHOP **ups**

**SAHARA** Mediterranean Food

**LaMar's**  
Donuts

**DIAMOND**  
nutrition

**NAIL SPA**

**DOLLAR TREE**

**TAO**  
SPA & MASSAGE

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# CONTACT

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