# FOR LEASE

## 3,635 SF BUILDING ON 1.41 ACRES, DRIVE THRU POTENTIAL

2321 S Lee's Summit Rd, Independence, MO 64055



#### **PROPERTY FEATURES**

- · 3,635 SF building
- 1.41 acres
- Drive-thru capable
- Fuel use is permitted
- Proximity to strong retail traffic drivers including Hy-Vee, Aldi, and the recently renovated Hub Shopping Center immediately to the East
- Call for pricing



#### 3,635 SF BUILDING ON 1.41 ACRES, DRIVE THRU POTENTIAL FOR LEASE 2321 S Lee's Summit Rd, Independence, MO 64055 N 90°00'00" E 190.00' (P) :n 🗆 0: ON EXIT 5 CPD 140.00 -CANOPY COLUMN (TYP.) MASONRY CONVENIENCE STORE BUILDING 405 .00,00,00 15' ;n 🗀 0; 20' 20' 15' 80LLARD 14. 7 N 90°00'00" E **QSR** 200.00' (P) 3,635 SF TRACT 1 **8**9 43,700.00 SQ. FT. 1.00 AC± ;o 🗀 0; Summit 14 6 .00,00.00 Lee's 1 N90°00'00" W ₹ → 9 5 ,00 TRACT 2 S Item grot 4 Essement granted to Konsos City Power and Light ASSHALT DRIKEWAY Company by the instrument filed April 21, 1937 as Document No. 381992 in Blook 820, Page 987, (Troot II) Assigned to the City of Indopendence by the instrument fined as Document No. 798897 in Blook 1933, Page 161



### 3,635 SF BUILDING ON 1.41 ACRES, DRIVE THRU POTENTIAL FOR LEASE 2321 S Lee's Summit Rd, Independence, MO 64055 North The Hub Shopping Center. Multi-million E23rd St - 17,991 VPD currently underway E23rd St - 27,665CPD ttyVee. 👼 **Eastgate** Commerce Center **Durham Farm** Golf Club **High School** E R.D. Mize Rd 291 Walmart jcpenney O Centerpoint **JOANN** The Tile Shop DICK'S Dillard's E 39th St - 18,962 VPD KIRKLAND'S. Sears 67,866 VPD 94,682 VPD SILVERSTEIN EYE CENTERS ARENA 98,074 VPD TRADE AREA DEMOGRAPHICS 1 Mile 3 Miles 5 Miles 70 Population (2023) 10,324 67,856 149,255



Average HH Income

\$82,572

\$87,117

\$90,662

