



LEE'S SUMMIT OFFICE SPACE

712-716 NW O'Brien Road, Lee's Summit, Missouri



SALE PRICE: \$605,000 | 5,000 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,043	48,966	94,627
Avg. Household Income	\$94,517	\$115,747	\$124,117

- 50 Highway and Blue Parkway visibility
- Multiple uses
- Sales force office
- Coworking space
- Sale includes 0.25 acre lot at 409 NW Blue Parkway



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent



PHOTOS

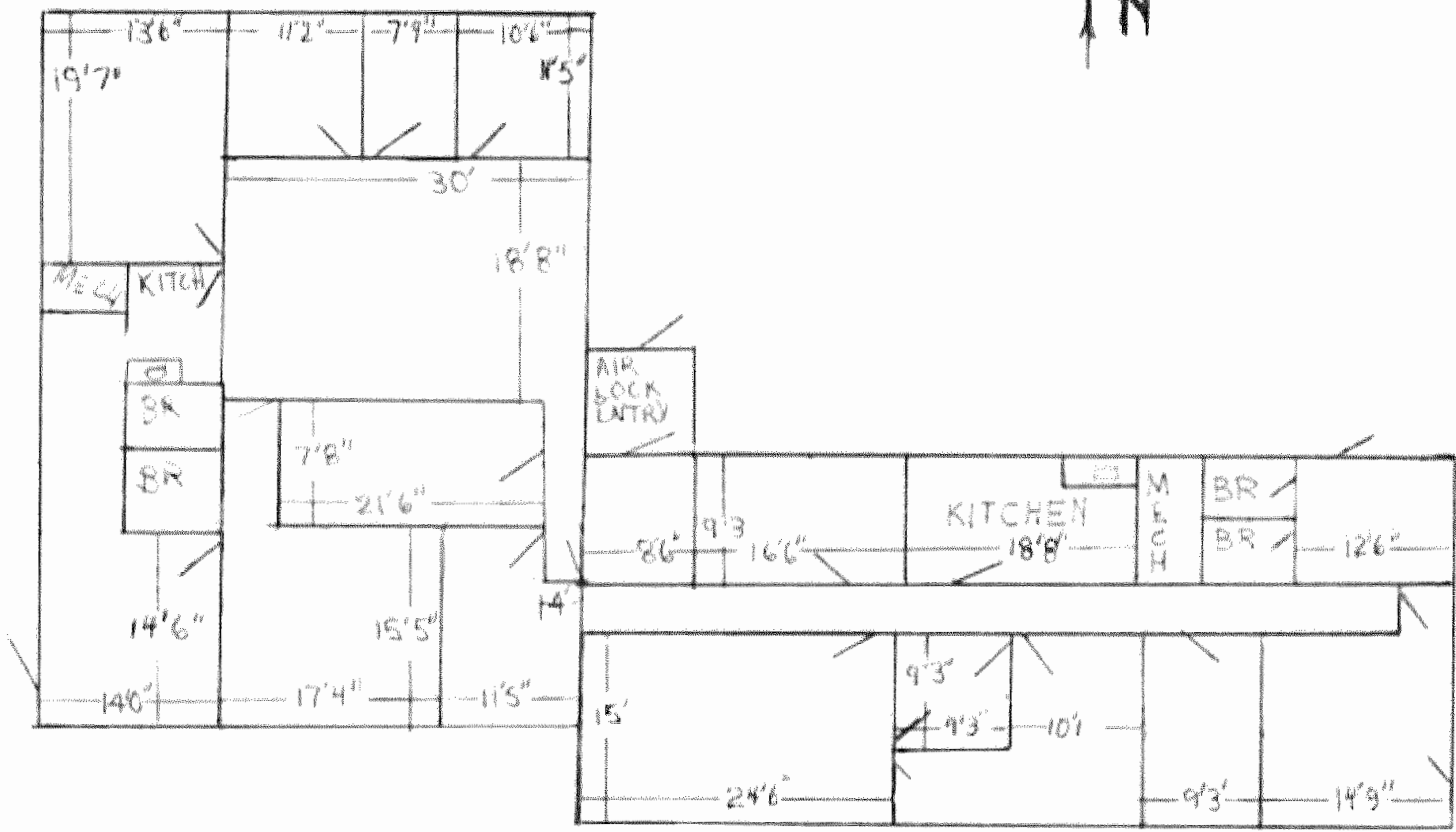


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712 NW O'Brien Road, Lee's Summit, Missouri

FLOOR PLAN

NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE



Floor Plan Prior to 2016 Renovation



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SITE DIMENSIONS



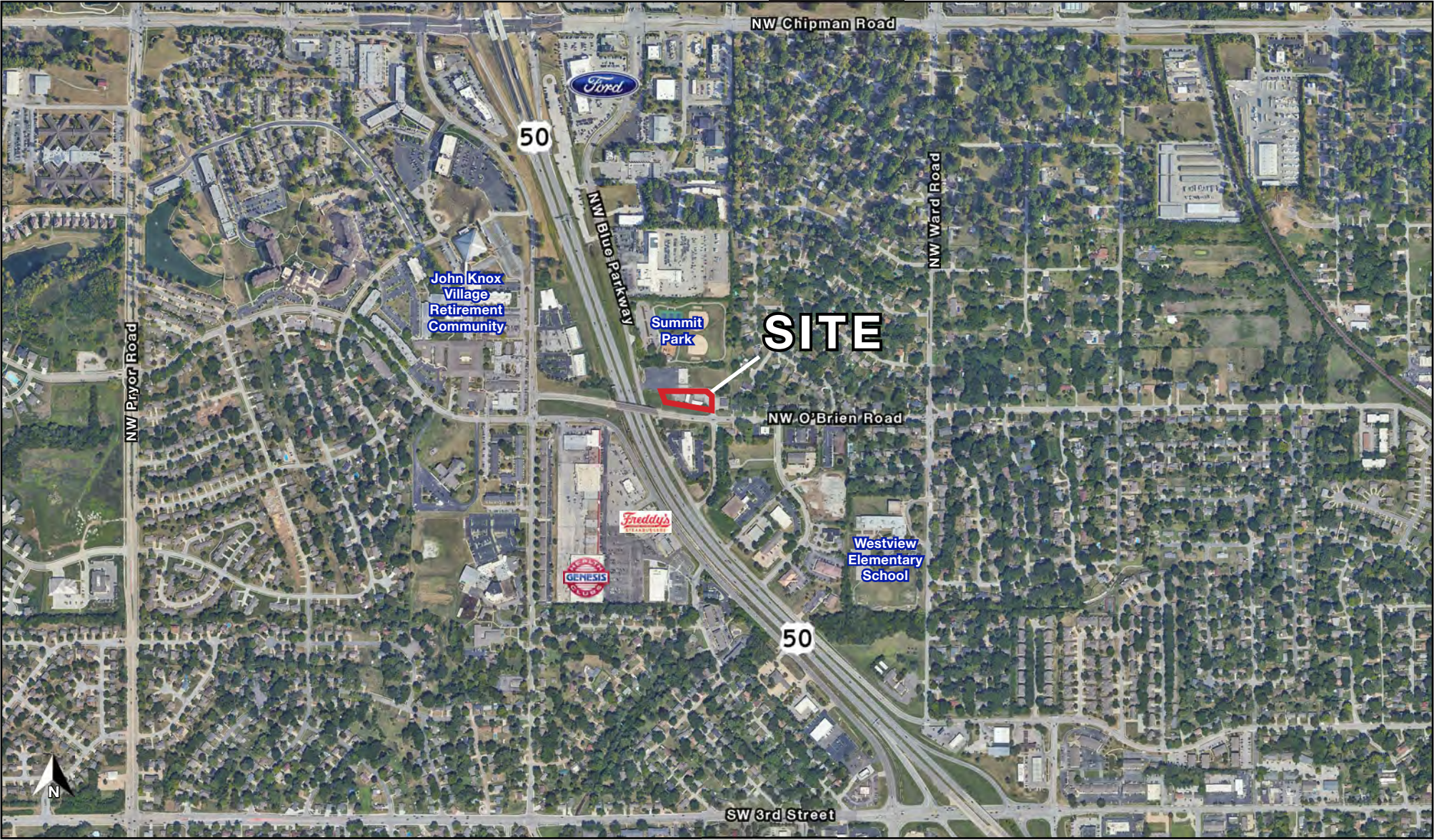
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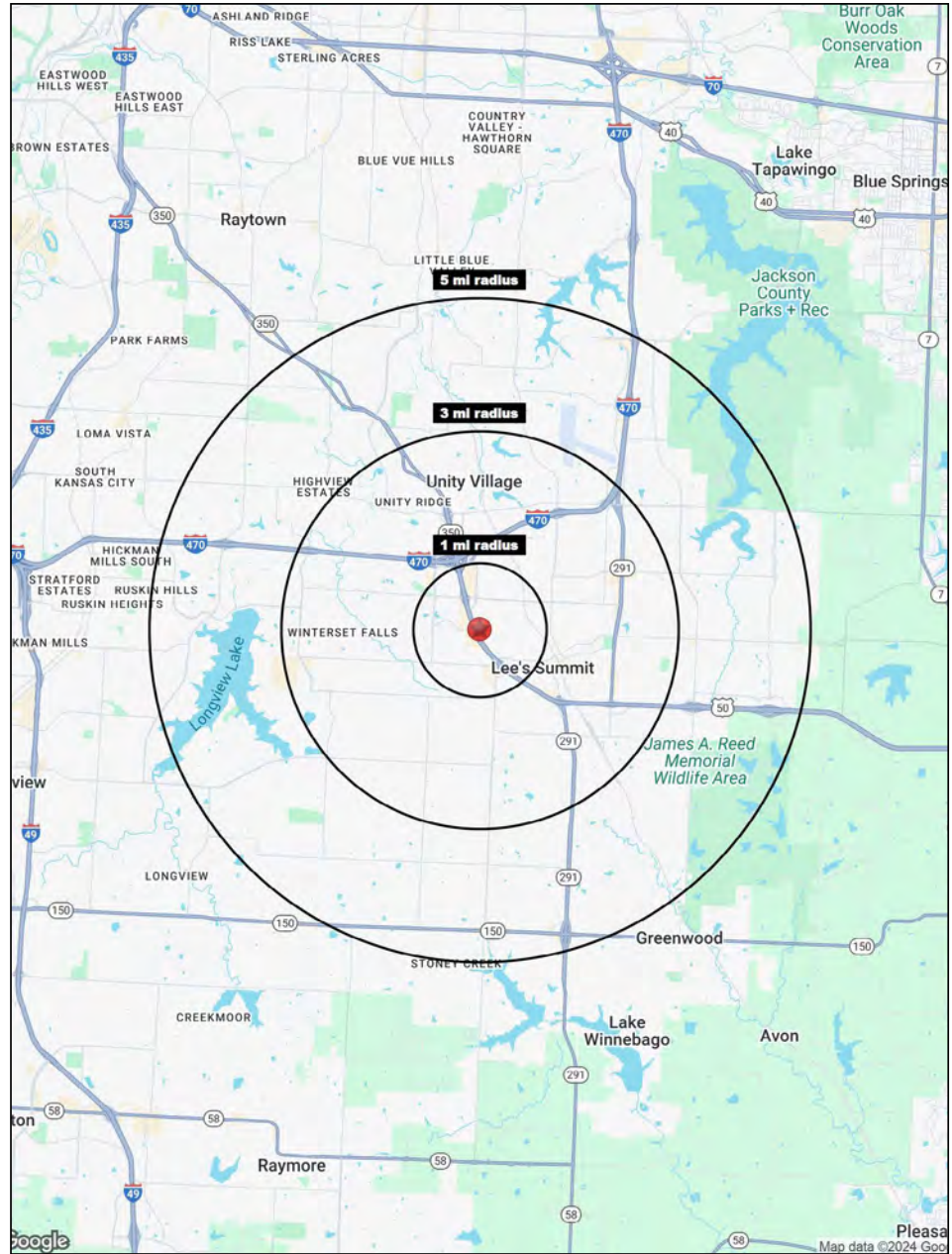
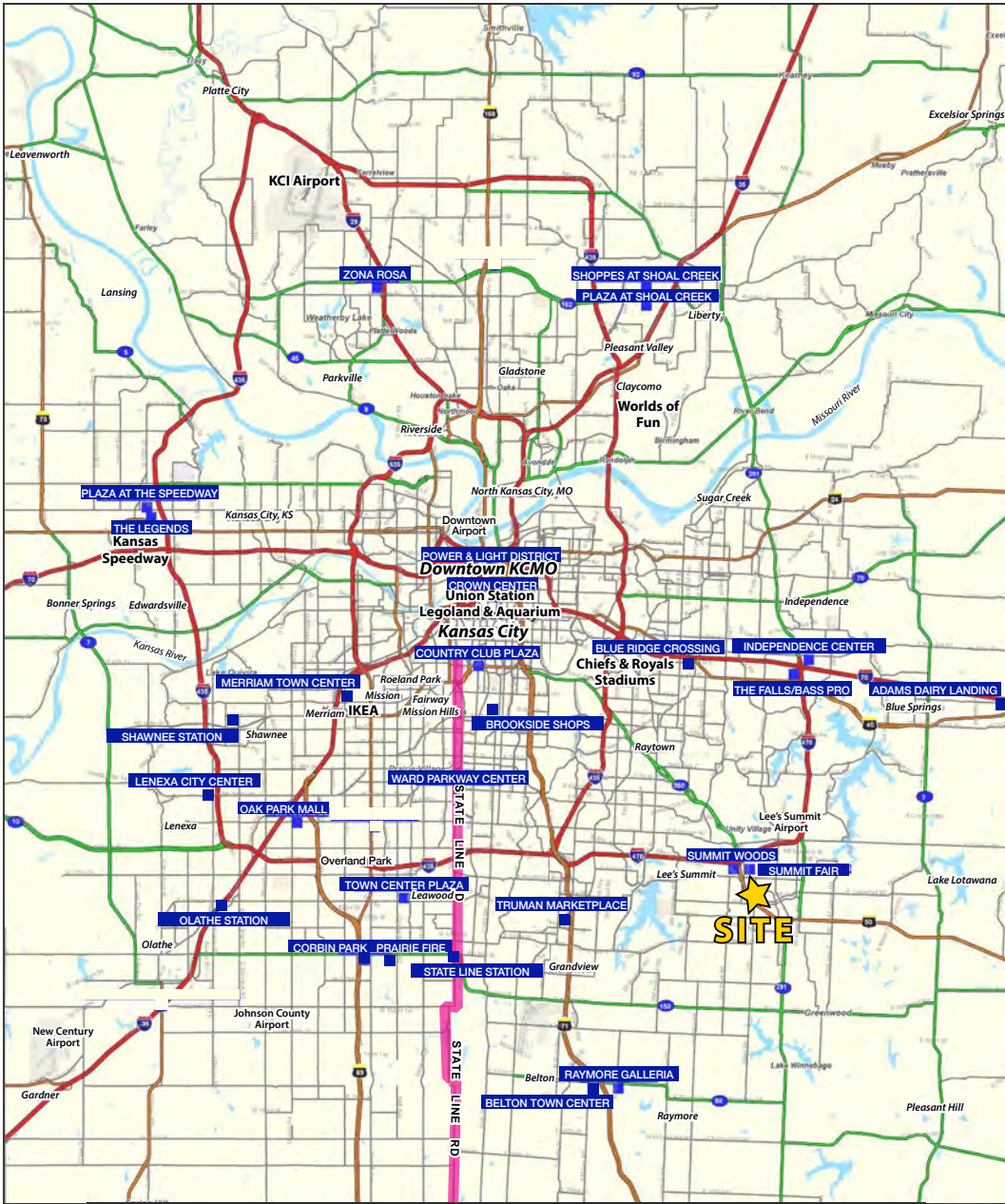
AERIAL





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712 NW O'Brien Road Lee's Summit, MO 64063	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,043	48,966	94,627
2029 Projected Population	9,103	50,532	97,186
2020 Census Population	8,869	49,410	94,788
2010 Census Population	8,607	45,167	87,405
Projected Annual Growth 2024 to 2029	0.1%	0.6%	0.5%
Historical Annual Growth 2010 to 2024	0.4%	0.6%	0.6%
2024 Median Age	49.4	40.8	39.6
Households			
2024 Estimated Households	4,642	20,603	37,618
2029 Projected Households	4,673	21,160	38,519
2020 Census Households	4,396	19,948	36,542
2010 Census Households	4,196	18,062	33,316
Projected Annual Growth 2024 to 2029	0.1%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	0.8%	1.0%	0.9%
Race and Ethnicity			
2024 Estimated White	84.9%	79.5%	76.0%
2024 Estimated Black or African American	7.1%	11.3%	15.0%
2024 Estimated Asian or Pacific Islander	1.3%	2.3%	2.3%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Estimated Other Races	6.5%	6.7%	6.6%
2024 Estimated Hispanic	5.5%	5.6%	5.4%
Income			
2024 Estimated Average Household Income	\$94,517	\$115,747	\$124,117
2024 Estimated Median Household Income	\$68,837	\$88,573	\$96,990
2024 Estimated Per Capita Income	\$48,585	\$48,743	\$49,400
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.4%	1.3%
2024 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.1%	2.5%
2024 Estimated High School Graduate	27.7%	20.6%	20.5%
2024 Estimated Some College	22.5%	21.5%	21.9%
2024 Estimated Associates Degree Only	11.1%	10.3%	9.3%
2024 Estimated Bachelors Degree Only	21.7%	27.2%	27.3%
2024 Estimated Graduate Degree	12.1%	16.9%	17.2%
Business			
2024 Estimated Total Businesses	578	2,554	4,037
2024 Estimated Total Employees	7,451	25,952	38,110
2024 Estimated Employee Population per Business	12.9	10.2	9.4
2024 Estimated Residential Population per Business	15.7	19.2	23.4

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