

# NEW LONGVIEW LOT 1D

- 2,346 & 4,456 SF Restaurant / Retail Spaces Available
- Visibility to Longview Blvd and Fascination Dr
- Walkable to nearby NLV Commercial District
- Join B&B Theatres, CVS, McDonald's, Taco Bell, and many more

Available for Lease

## Restaurant / Retail Space

3361 Fascination Drive  
Lee's Summit, MO 64081



For Leasing Information:

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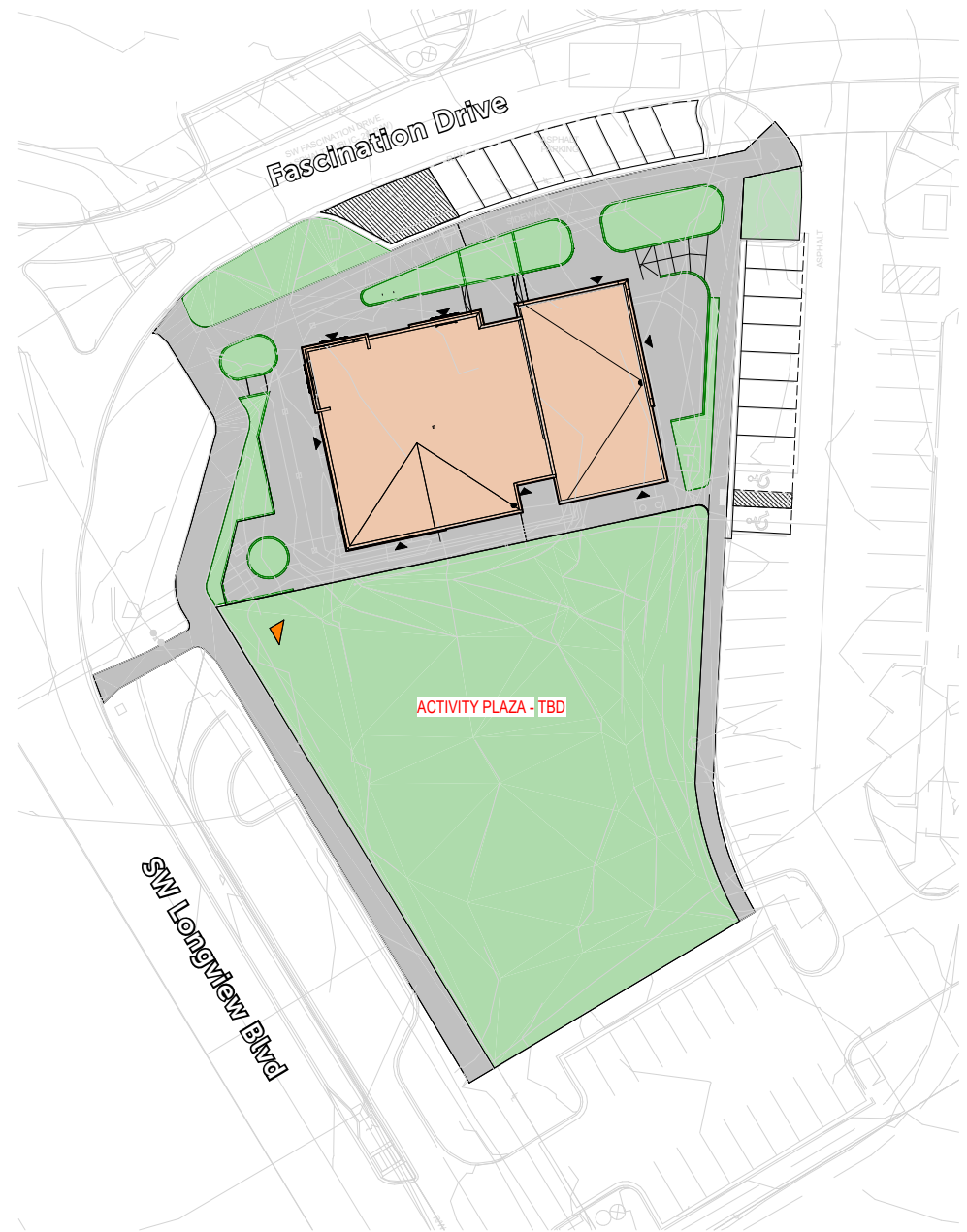
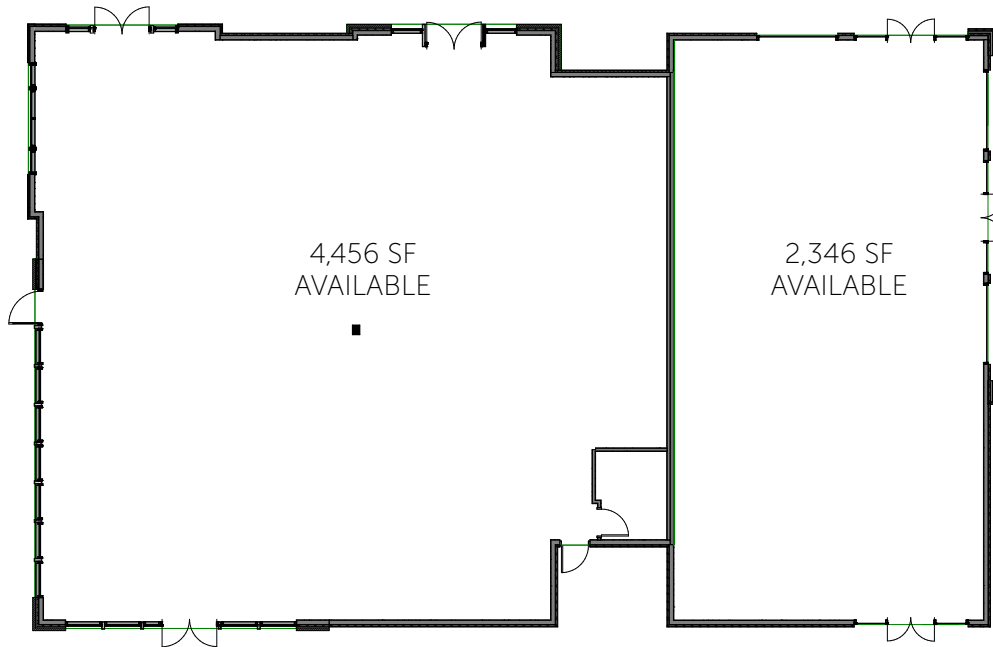
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RESTAURANT / RETAIL SPACE FOR LEASE

For Lease | Restaurant / Retail Space

# Site Overview

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Lee's Summit, MO 64081





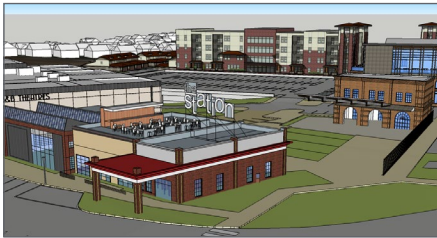
## upscale theatre



B&B Theatres New Longview is a boutique 7-screen luxury cinema featuring reserved leather recliners, Marquee Bar, expanded menu options, and wall-to-wall screens



## activity plaza



Construction is planned in 2025 for a multi-use plaza/event space capable of hosting concerts, festivals, farmer's market, and other events.

## residential growth



Several nearby projects underway delivering additional multifamily and single family units throughout the next several years

## luxury independent living



172 luxury apartments and townhomes designed for active seniors.

## historical buildings



Construction is underway on the adaptive re-use of multiple original Longview Farms historic buildings, originally built in 1914, into a mix of destination restaurant and office uses.

## office & retail



New Longview is currently home to ±80,000 SF of retail and office users including B&B Theatre, Gusto Coffee Bistro, CVS, Subway, McDonald's, Hawthorn Bank, Phillips 66, Long-Bell Pizza Co, US Bank, Rejuvenate, Accurso Aesthetics and more.

## community college



The area is home to the flagship Longview campus for Metropolitan Community College serving over 5,000 students.

## luxury apartments

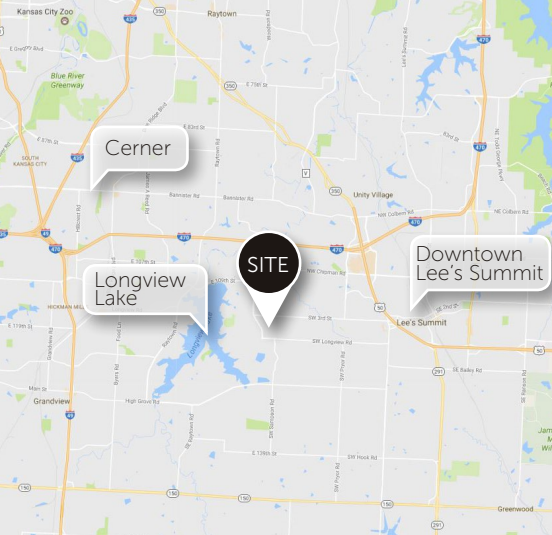


Several luxury apartment projects are nestled into New Longview and boast some of the highest occupancy and rental rates in Lee's Summit.

## recreation



Longview boasts numerous recreational activities including Fred Arbanas Golf Course, Longview Lake, Frank White Softball Complex, running and biking trails and Jackson County Parks & Recreation Camp Ground.



- New Longview is a new urbanism community with key walkability features, community centric values and a growing college in the heart of the community.
- Located in Lee's Summit, one of the highest growth suburbs in Missouri.
- Median household income of \$129,279 within a 2 mile radius of the development.
- Daytime population totaling 31,906 within a 3 mile radius of the development.

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	1 MILE	2 MILES	3 MILES
<b>population</b>	6,003	14,849	35,545
<b>households</b>	2,151	5,442	13,796
<b>median hh income</b>	\$118,011	\$129,279	\$93,798
<b>median age</b>	39.4	42.8	40.7
<b>daytime population</b>	3,878	11,144	31,906



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