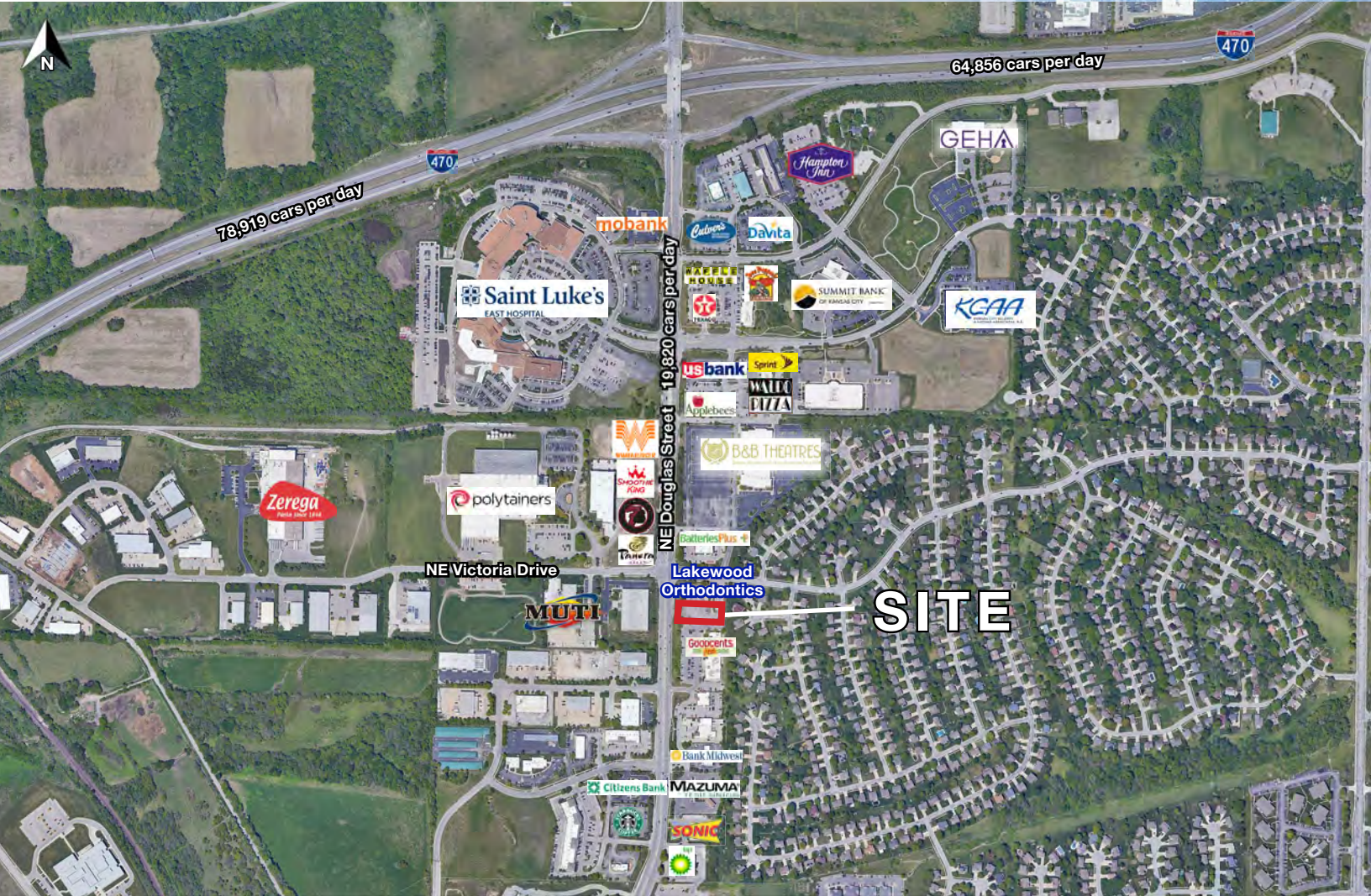




Restaurant or Retail Pad Site For Lease

NE Douglas St. & NE Victoria Dr. (SEC)
1399 NE Douglas Street, Lee's Summit, MO



LAND LEASE: \$70,000/YEAR NNN | 0.67 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,608	49,934	91,428
Avg. Household Income	\$86,384	\$108,976	\$127,778

- Rare infill opportunity
- Exceptional pad site development location
- Near St. Luke's Hospital, Whataburger, Panera Bread, and B & B Theaters
- High traffic counts and income levels
- Easy access to Interstate 470
- Located in the vicinity of numerous national restaurants and retailers

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
MITCH DICARLO | 816.412.7320 | mjdicarlo@blockandco.com



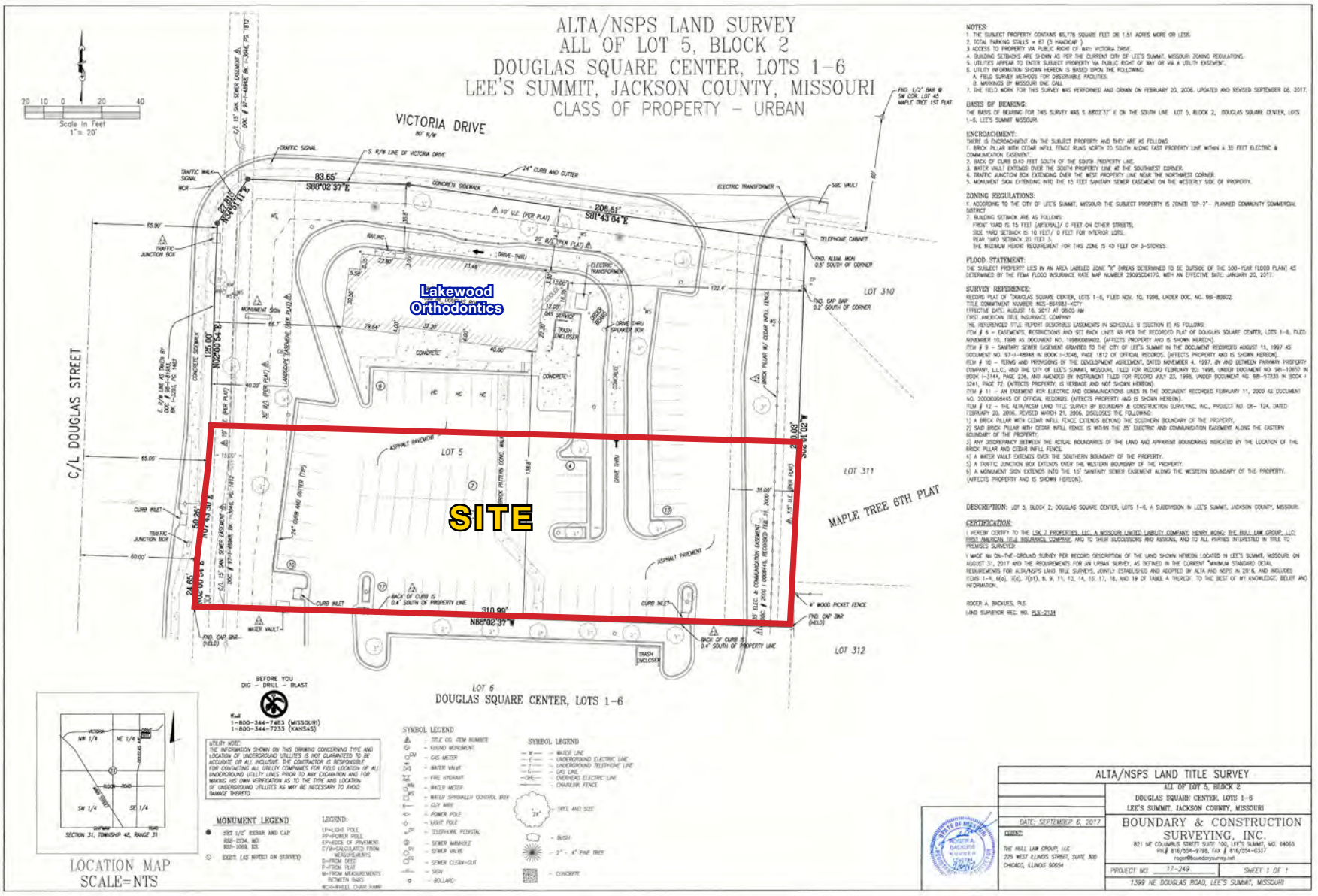
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SURVEY



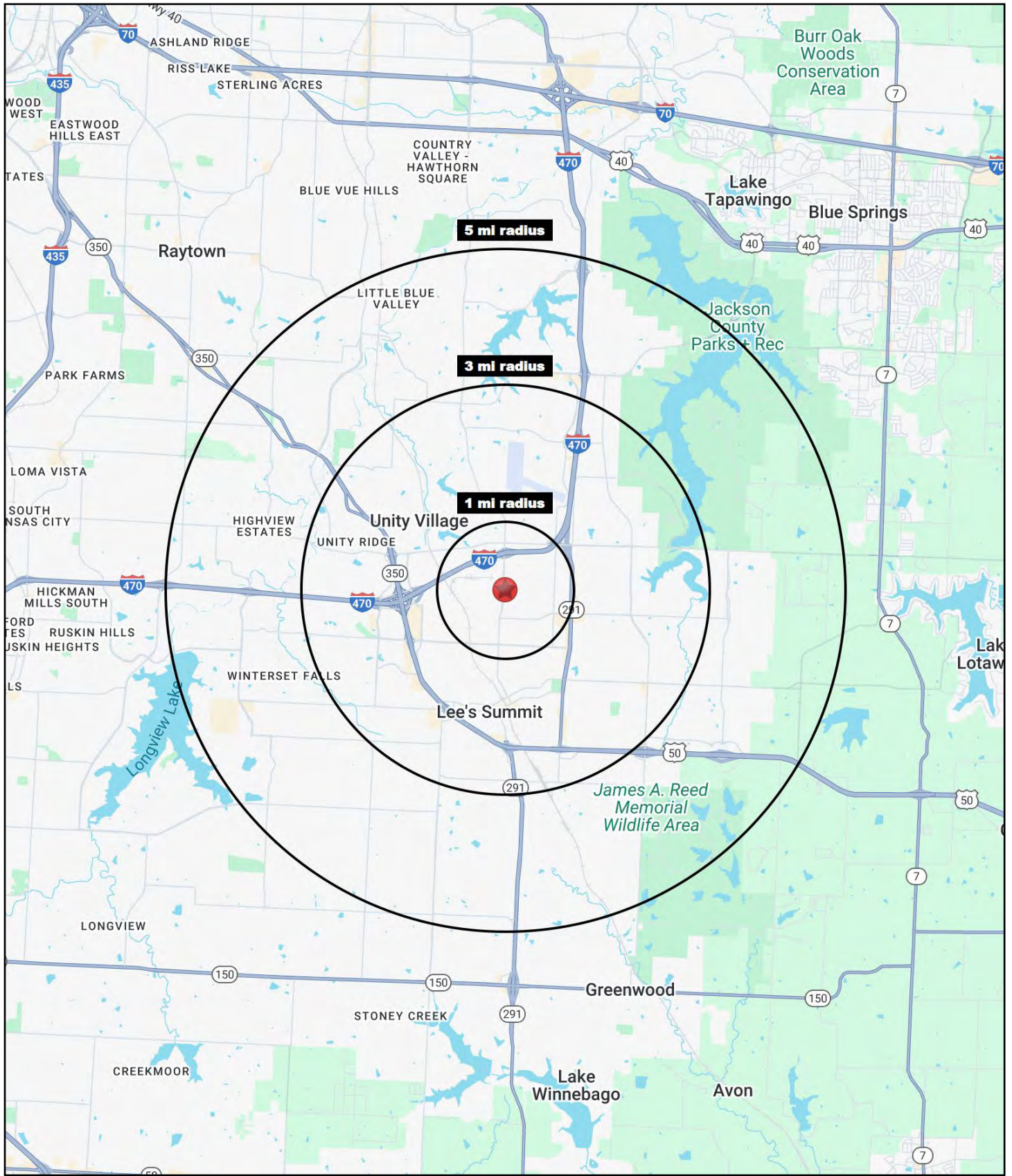
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Restaurant or Retail Pad Site For Lease

NE Douglas St. & NE Victoria Dr. (SEC)

1399 NE Douglas Street, Lee's Summit, MO





Restaurant or Retail Pad Site For Lease

NE Douglas St. & NE Victoria Dr. (SEC)

1399 NE Douglas Street, Lee's Summit, MO

1399 NE Douglas Street Lee's Summit, MO 64086	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	5,608	49,934	91,428
2029 Projected Population	5,624	52,028	94,354
2020 Census Population	6,023	49,740	91,309
2010 Census Population	5,490	47,793	83,245
Projected Annual Growth 2024 to 2029	-	0.8%	0.6%
Historical Annual Growth 2010 to 2024	0.2%	0.3%	0.7%
2024 Median Age	37.4	40.4	40.3
Households			
2024 Estimated Households	2,557	21,312	36,513
2029 Projected Households	2,542	22,121	37,561
2020 Census Households	2,597	20,394	35,317
2010 Census Households	2,348	19,250	31,843
Projected Annual Growth 2024 to 2029	-0.1%	0.8%	0.6%
Historical Annual Growth 2010 to 2024	0.6%	0.8%	1.0%
Race and Ethnicity			
2024 Estimated White	72.3%	78.9%	78.0%
2024 Estimated Black or African American	15.1%	11.8%	13.0%
2024 Estimated Asian or Pacific Islander	4.4%	1.9%	2.3%
2024 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2024 Estimated Other Races	7.9%	7.1%	6.5%
2024 Estimated Hispanic	6.9%	5.9%	5.3%
Income			
2024 Estimated Average Household Income	\$86,384	\$108,976	\$127,778
2024 Estimated Median Household Income	\$68,573	\$84,604	\$99,594
2024 Estimated Per Capita Income	\$39,419	\$46,589	\$51,088
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.6%	1.3%
2024 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.4%	2.2%
2024 Estimated High School Graduate	22.5%	22.3%	20.3%
2024 Estimated Some College	15.7%	22.2%	21.6%
2024 Estimated Associates Degree Only	11.1%	10.3%	9.0%
2024 Estimated Bachelors Degree Only	30.0%	26.2%	27.8%
2024 Estimated Graduate Degree	16.4%	14.9%	17.9%
Business			
2024 Estimated Total Businesses	446	2,727	4,044
2024 Estimated Total Employees	5,652	28,324	39,278
2024 Estimated Employee Population per Business	12.7	10.4	9.7
2024 Estimated Residential Population per Business	12.6	18.3	22.6

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