



SPACE AVAILABLE FOR LEASE

450-462 SW Ward Road, Lee's Summit, Missouri



LEASE RATE: \$16/SF NNN | 1,000 SF OFFICE AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,588	53,251	93,832
Avg. Household Income	\$100,317	\$119,050	\$130,125

- 1,000 SF Turnkey chiropractic office with reception, 3 private treatment rooms, and X-Ray room
- Pad site of Hy-Vee Grocery and Westlake Ace Hardware anchored shopping center
- Excellent visibility to Ward Road
- Easy 50 Highway access



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

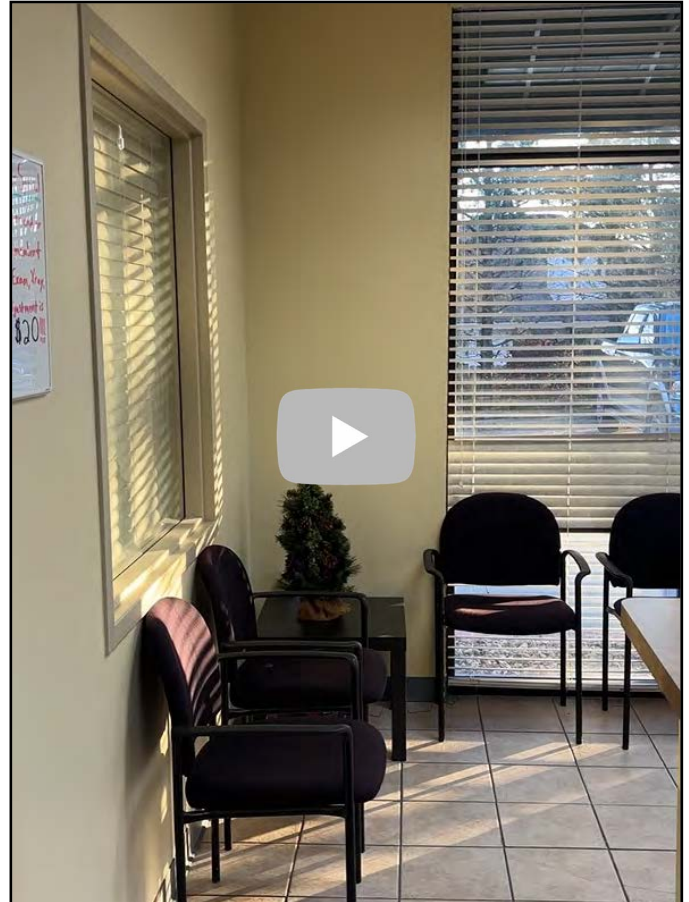
Exclusive Agent



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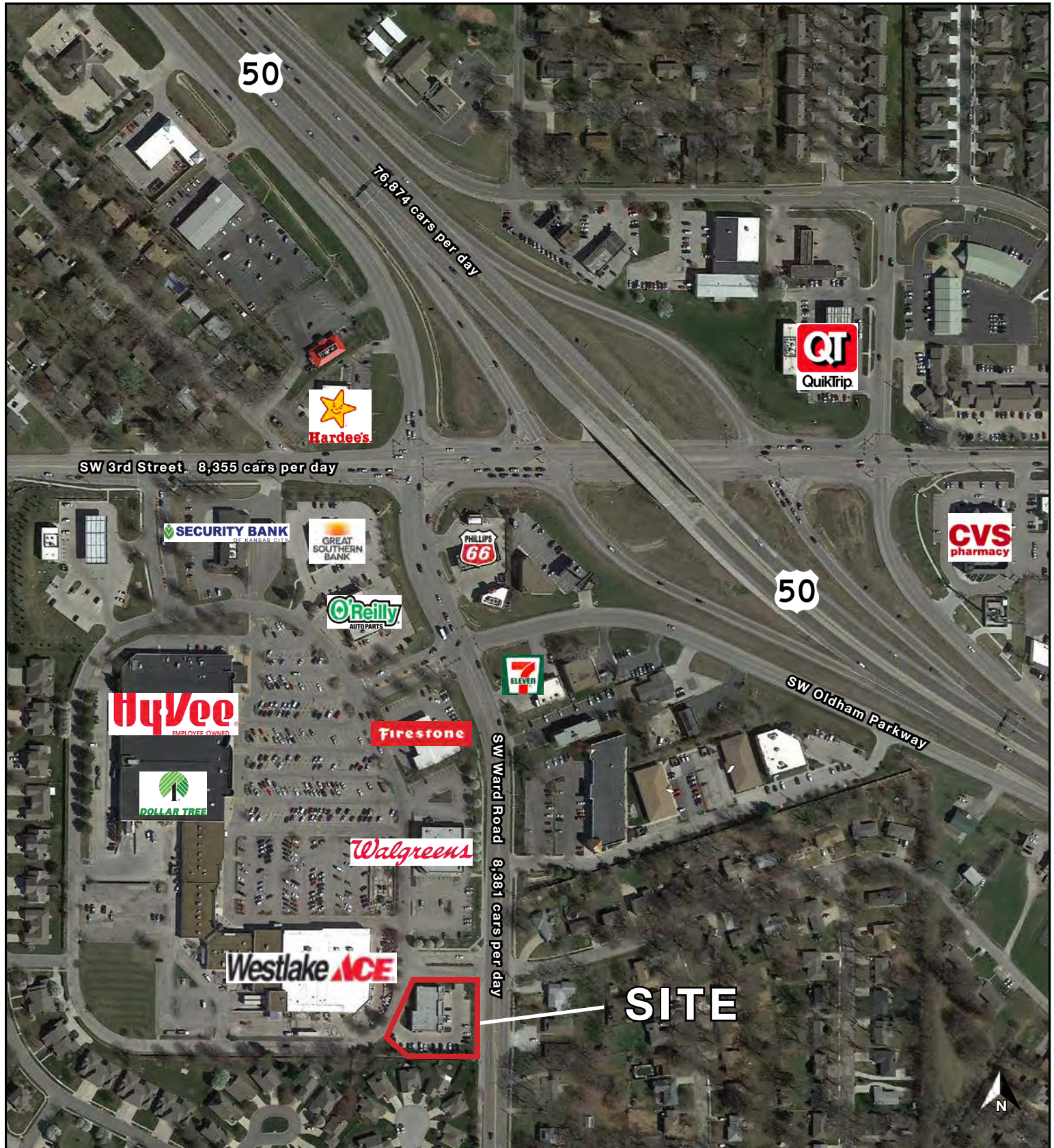
1,000 SF SPACE



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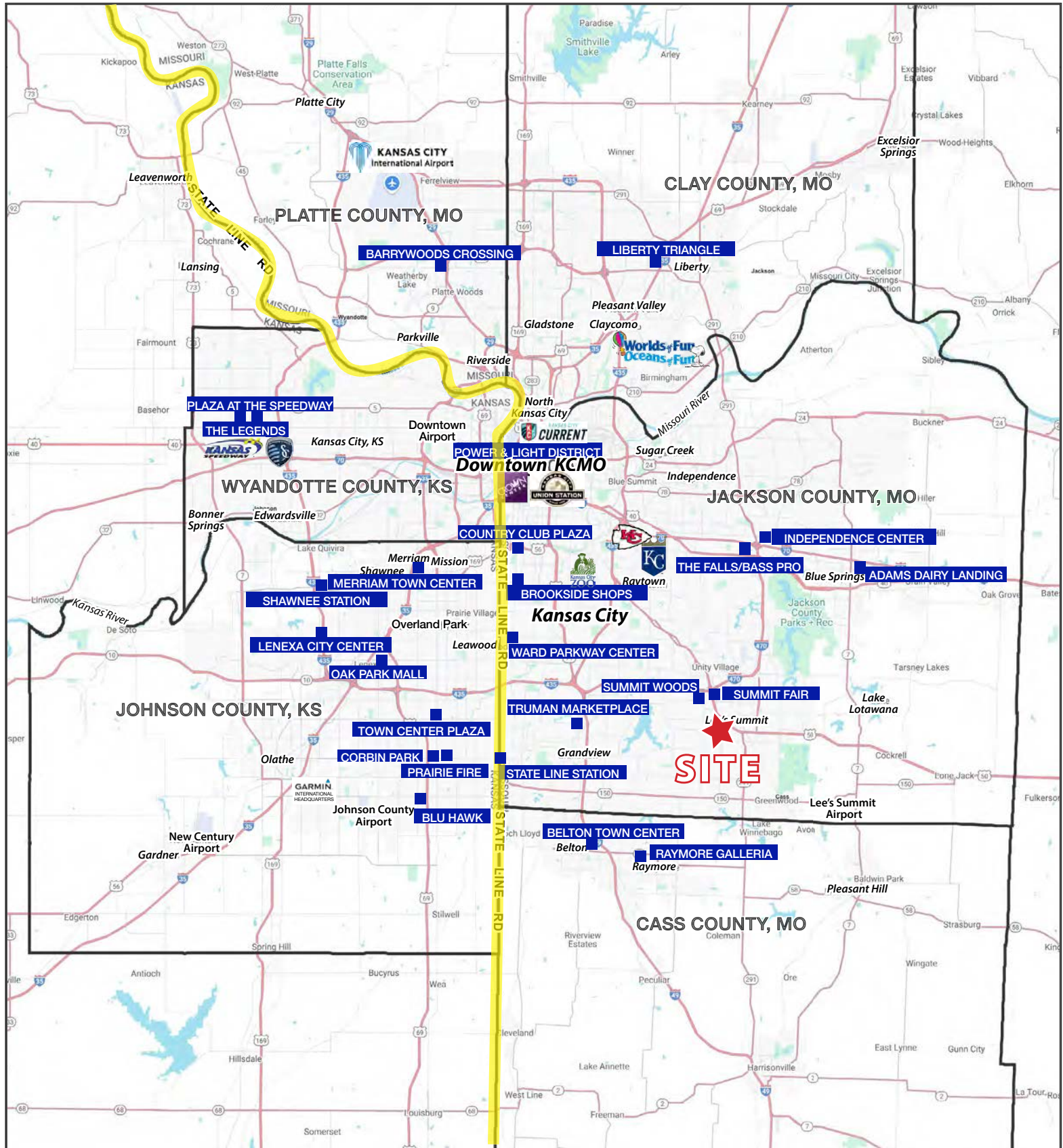
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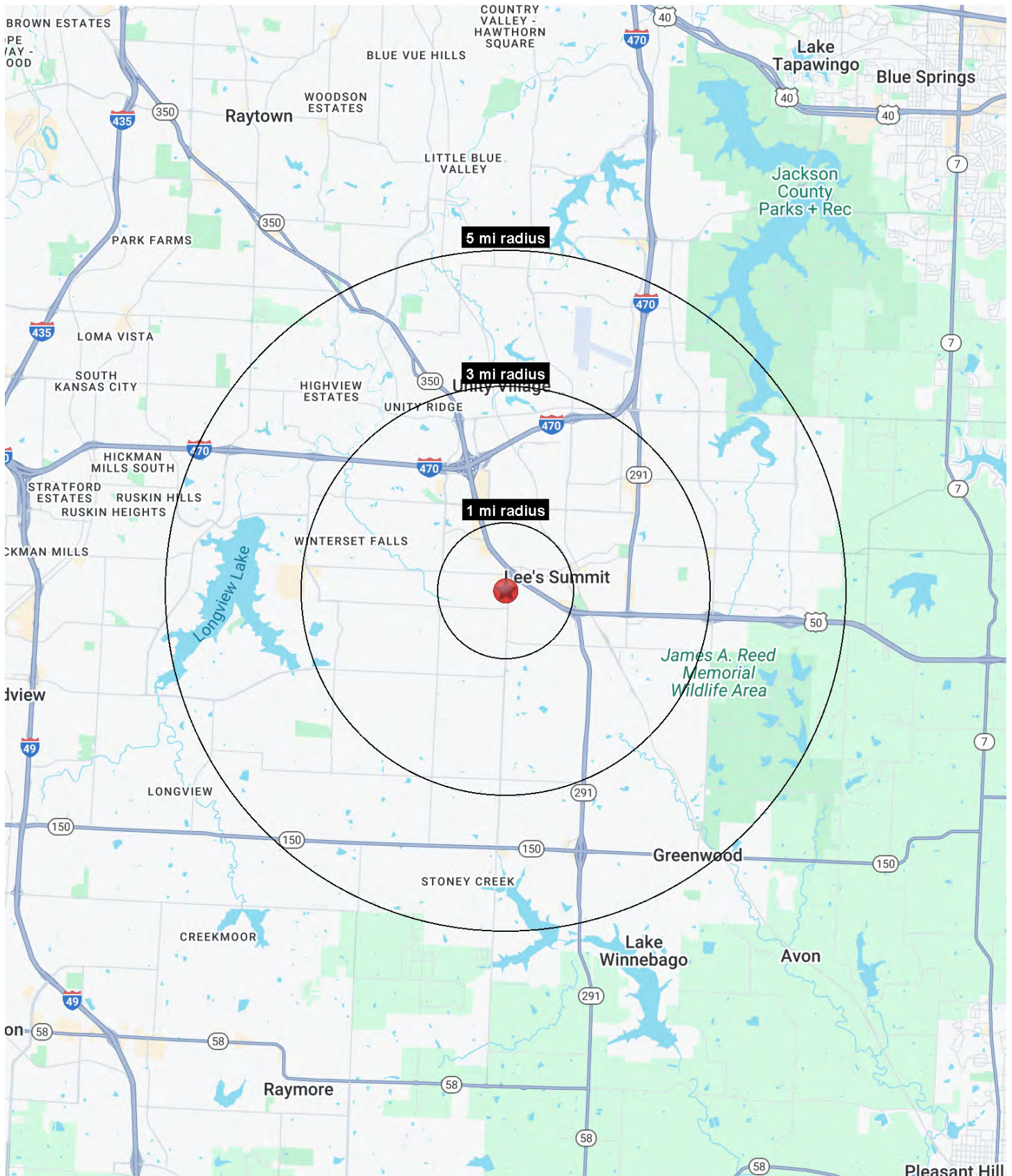
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450-462 SW Ward Road Lee's Summit, MO 64081	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,588	53,251	93,832
2030 Projected Population	8,541	55,400	97,754
2020 Census Population	9,042	52,899	92,302
2010 Census Population	9,098	48,231	83,904
Projected Annual Growth 2025 to 2030	-0.1%	0.8%	0.8%
Historical Annual Growth 2010 to 2025	-0.4%	0.7%	0.8%
2025 Median Age	41.5	40.2	39.2
Households			
2025 Estimated Households	3,836	22,044	36,494
2030 Projected Households	3,848	23,108	38,294
2020 Census Households	3,998	21,123	35,104
2010 Census Households	3,973	19,091	31,582
Projected Annual Growth 2025 to 2030	-	1.0%	1.0%
Historical Annual Growth 2010 to 2025	-0.2%	1.0%	1.0%
Race and Ethnicity			
2025 Estimated White	83.1%	79.0%	78.6%
2025 Estimated Black or African American	7.5%	11.3%	11.9%
2025 Estimated Asian or Pacific Islander	1.5%	2.3%	2.2%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	7.7%	7.2%	7.1%
2025 Estimated Hispanic	6.8%	6.3%	6.2%
Income			
2025 Estimated Average Household Income	\$100,317	\$119,050	\$130,125
2025 Estimated Median Household Income	\$82,406	\$92,413	\$103,539
2025 Estimated Per Capita Income	\$44,899	\$49,334	\$50,674
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.4%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	1.6%	2.1%
2025 Estimated High School Graduate	25.0%	20.0%	19.5%
2025 Estimated Some College	20.4%	22.5%	21.2%
2025 Estimated Associates Degree Only	11.9%	9.9%	9.9%
2025 Estimated Bachelors Degree Only	23.0%	27.0%	28.0%
2025 Estimated Graduate Degree	15.4%	17.7%	17.9%
Business			
2025 Estimated Total Businesses	501	2,704	3,947
2025 Estimated Total Employees	3,490	26,806	37,364
2025 Estimated Employee Population per Business	7.0	9.9	9.5
2025 Estimated Residential Population per Business	17.2	19.7	23.8

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