

1.06 ACRES FOR SALE

1321 SE OLDHAM PARKWAY, LEE'S SUMMIT, MO



913-379-9900

11050 Roe Avenue, Suite 150, Overland Park, Kansas 66211

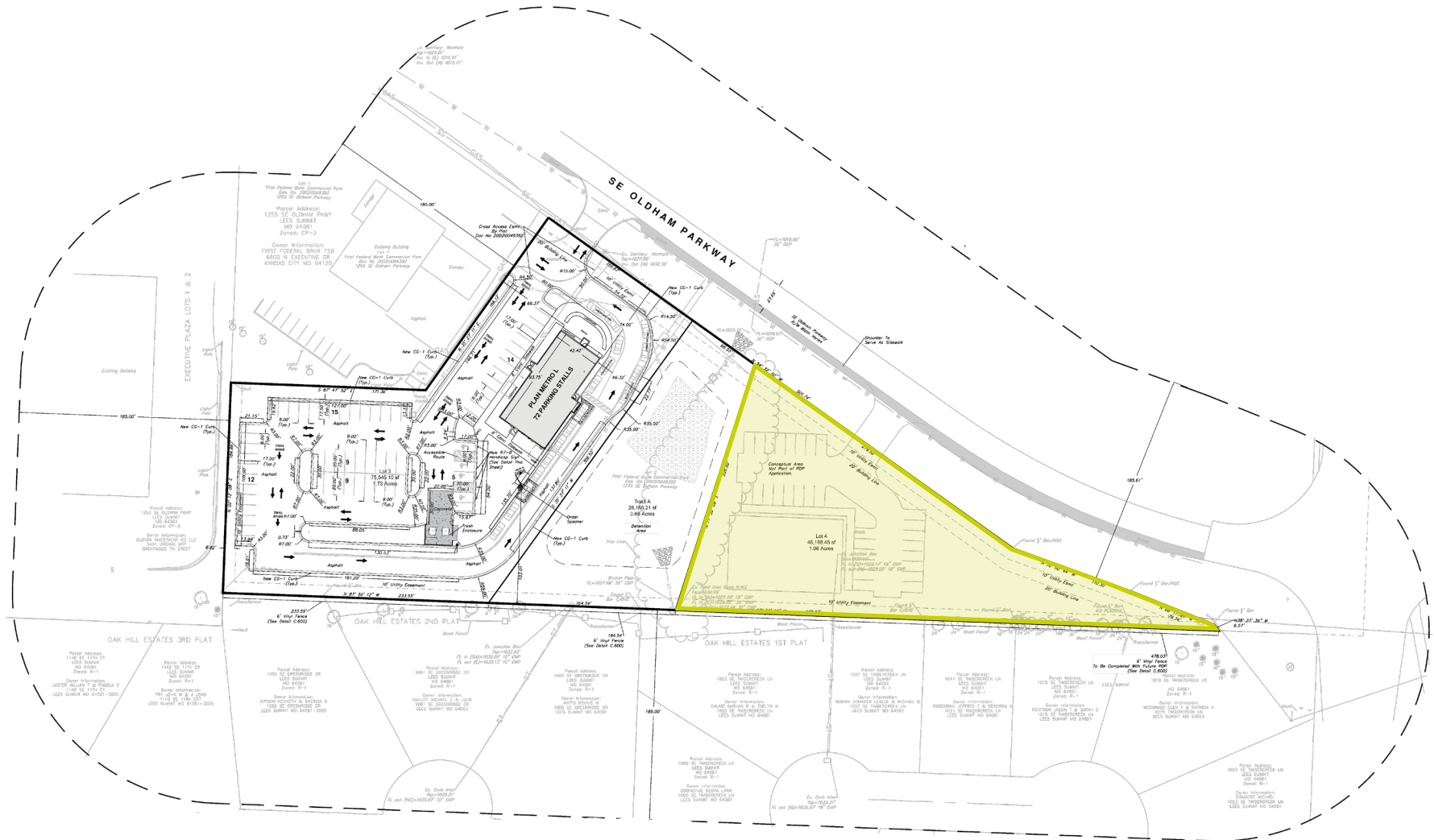
www.link-advisors.com



LINK PROPERTY ADVISORS

SITE PLAN

1321 SE OLDHAM PARKWAY, LEE'S SUMMIT, MO



Coleby Henzlik
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PROPERTY HIGHLIGHTS

1321 SE OLDHAM PARKWAY, LEE'S SUMMIT, MO

- **1.06 Acres**
- **Utilities:** All essential utilities, including sewer connections, are readily available on-site. Off-site stormwater detention is already established on an adjacent parcel, streamlining the development process.
- **Zoning:** The property is zoned for commercial use, accommodating a range of development opportunities.
- **Close to U.S. Highway 50 and MO-291**, offering excellent connectivity to the broader Kansas City metropolitan area. with visibility to over 50,000 cars per day along HWY 50 and 17,000 along Todd George.



TOTAL POPULATION

1 Mile: 8,958
3 Mile: 47,976
5 Mile: 99,065



HOUSEHOLDS

1 Mile: 4,334
3 Mile: 20,010
5 Mile: 38,514



AVGERAGE HH INCOME

1 Mile: \$82,932
3 Mile: \$112,891
5 Mile: \$121,188



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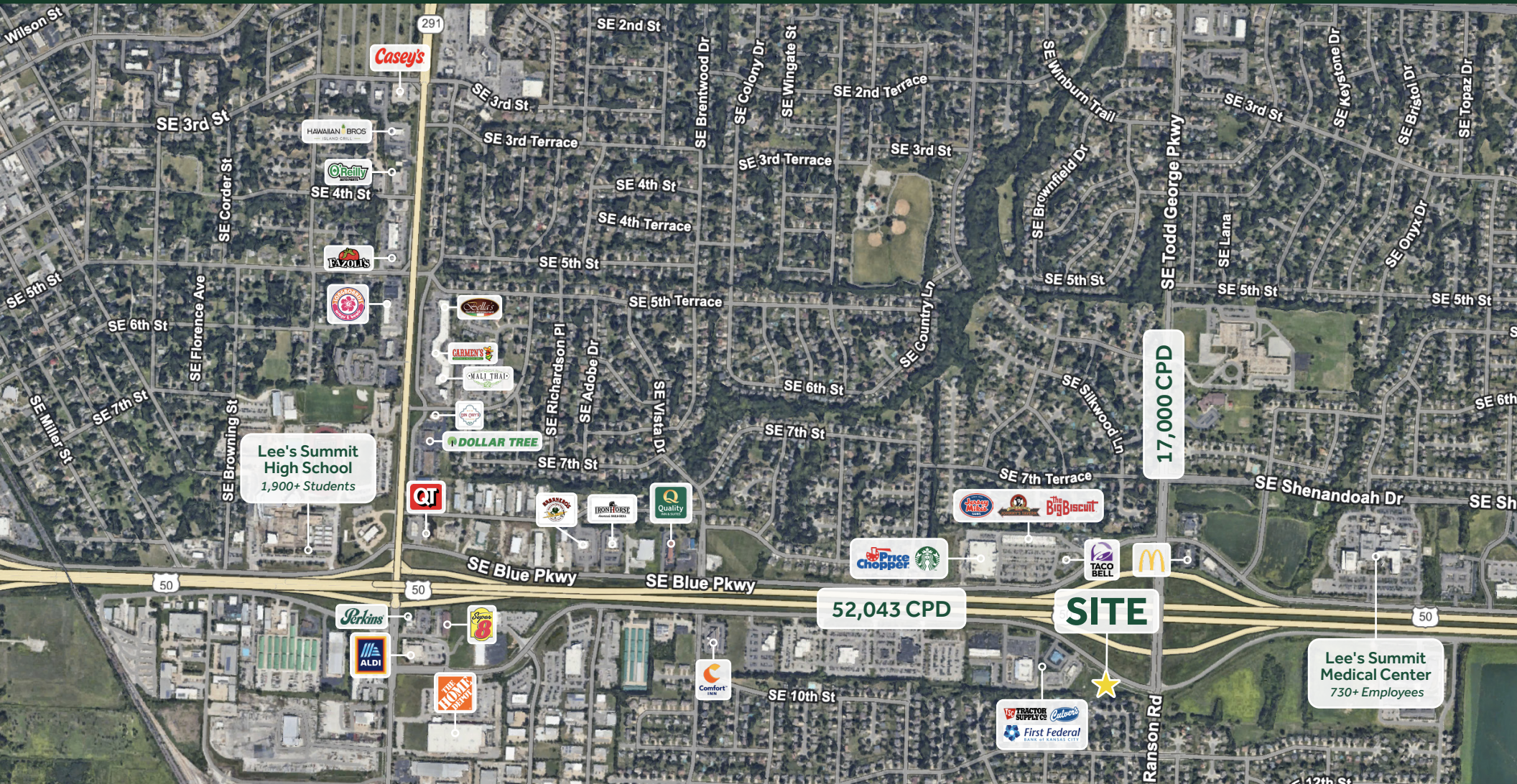
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MARKET AERIAL

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