

Retail for Lease

Westside Plaza

403-447 SW WARD RD | LEE'S SUMMIT, MO

1,570 SF

2,378 SF | 2,590 SF



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LANE4



Credit: Placer.ai 2026

1M Annual Visitors

#3/8 HyVee in the KC metro in terms of visits

#5/24 HyVee in Missouri in terms of visits

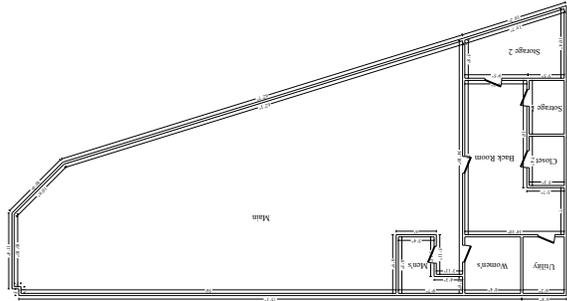
Property Highlights

- Located across from one of Kansas City's top performing HyVee in terms of visits
- Immediate access to Hwy 50 with 57,700+ CPD
- Located in one of the fastest growing Kansas City suburbs; 11.4% population growth since 2014

Demographics	1 MI.	3 MI.	5 MI.
Population	9,540	56,108	99,192
Avg. HH Income	\$101,244	\$131,202	\$142,422
# of Businesses	603	2,524	3,427
# of Employees	8,024	36,018	47,789



STE. 443
1,570 SF



STE. 403
2,590 SF



STE. 447
2,378 SF



Summit Woods

LOWE'S Total Wine & More
 TJ-maxx Michaels
 PETCO ULTA
 RALLY HOUSE KOHL'S
 OLD NAVY carhartt
 M BEST BUY

Saint Luke's Health System



Summit Fair

JCP DICK'S SPORTING GOODS
 H.M lululemon
 MADE IN Kansas City DSW DESIGNER SHOE WAREHOUSE
 BUCKLE CRAFT BUT
 SEPHORA Summer Moon COFFEE
 WHBM

Lee's Summit North High School



Streets of West Pryor

Roots SEASONAL CUISINE CAVA
 BIBIBOP Starbucks
 FIRST WATCH TWISTED FRESH
 SCISSORS & SCOTCH



Downtown Lee's Summit

IHOP Freddy's STEAKBURGERS
 Andy's BURGERS
 Jason's deli



SITE



Lee's Summit High School

Oldham Village
 Underway: Multifamily, Retail, Grocery & Entertainment

COSTCO WHOLESALE
 STARBUCKS Chick-fil-z Q39
 LEE'S SUMMIT PARKS & RECREATION

