

For Sale | \$585,000

For Lease | 2,000 SF | \$27 PSF + \$5 NNN - Self Performing CAM

10 SW 3rd Street Lee's Summit, MO 64063



**Stand-Alone Retail / Bar / Restaurant in the Heart of Downtown Lee's Summit
Area for Back Patio | 3 Access Points | 2 Bathrooms
Negotiable TI Allowance**

**200 Amp Power, Tankless Water Heater, Multiple Floor Drains
Shared Trash - Tenant Pays: Water / Wastewater, Gas & Electric**



Josh Haith
Josh@Haith.com
O: (913) 888-3456 x 7
www.Haith.com


Haith
& Company, Inc.
Real Estate Services

Jake LaFevers
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**TI Available for Restaurant
Buildout - See Conceptual
Drawing on Next Page**

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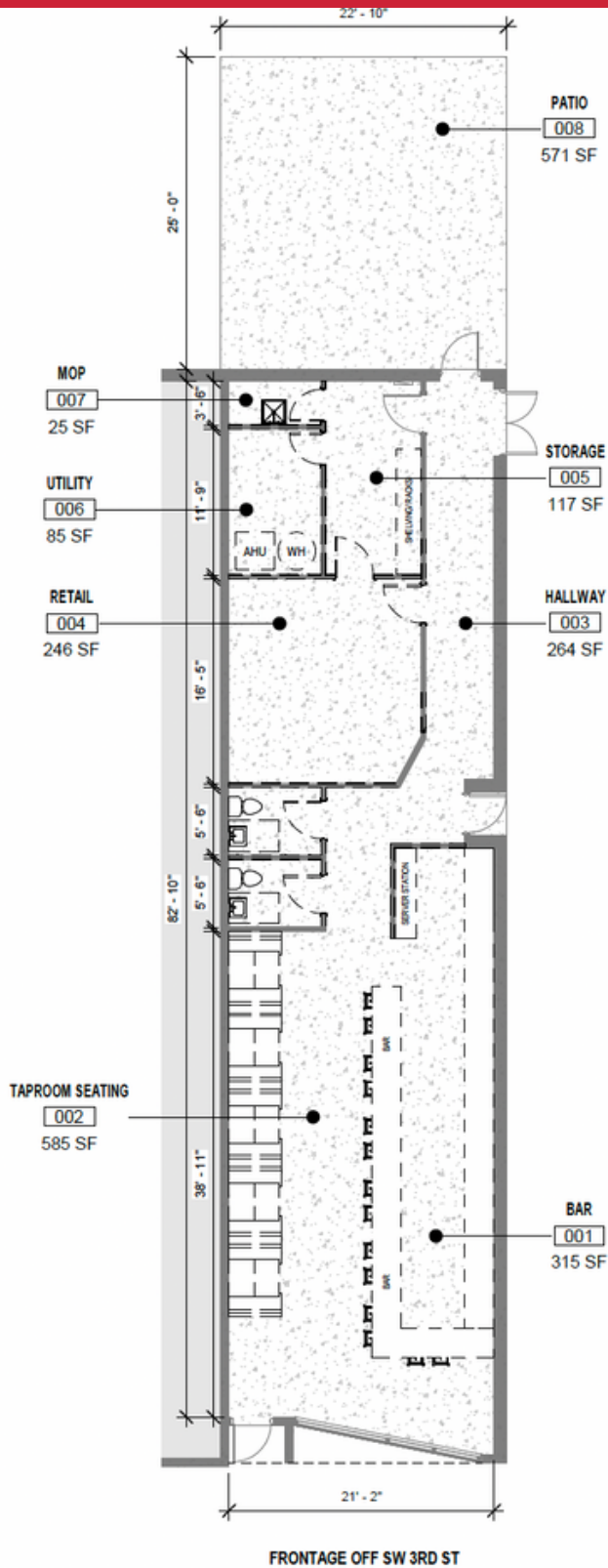

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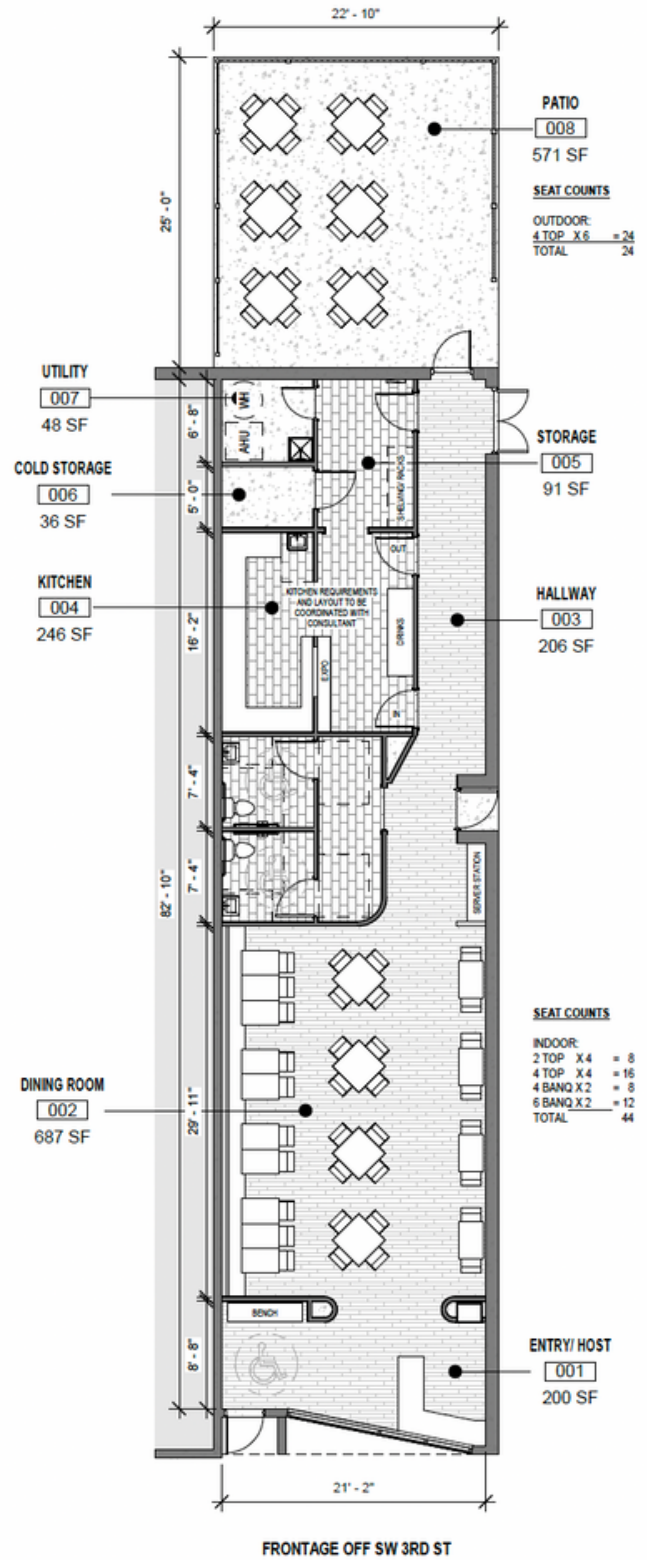
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As-Built



Conceptual

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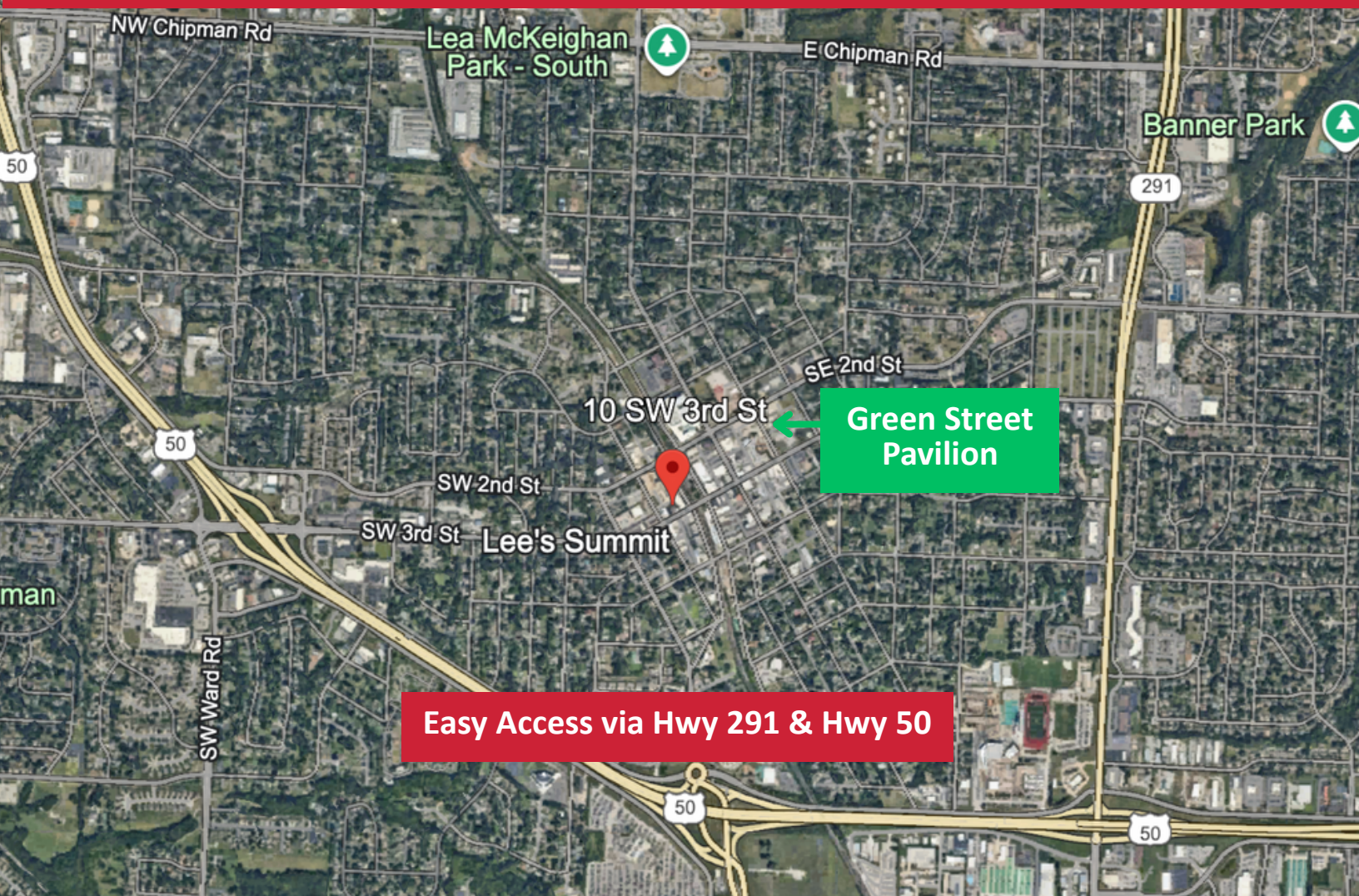
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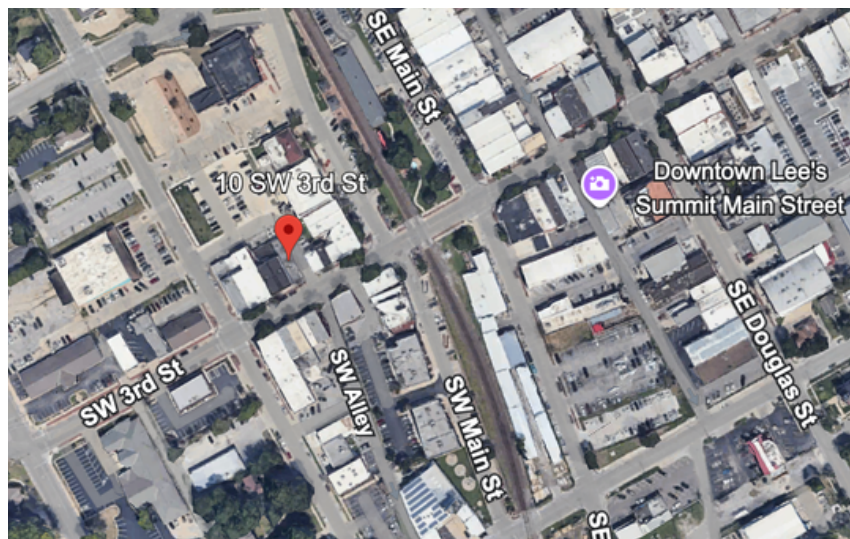
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**Excellent Location 2 Blocks from
Green Street Downtown Pavilion
Farmers Market & Outdoor Venue,
Playground, Public Art, and More!**

**[Click Here to Learn More About
Green Street Pavilion](#)**



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