



SUMMIT FAIR LIFESTYLE CENTER

50 HWY & CHIPMAN RD (NEQ) | LEE'S SUMMIT, MO
ONE OF KC'S BEST COMMERCIAL INTERSECTIONS

BLOCK
& COMPANY, INC
CONFIDENTIAL



**SHOPPING
CENTER
SPACE
FOR LEASE**



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com





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Shopping Center Details ●●●

- 1,038 SF - 5,030 SF Spaces Available For Lease
- Summit Fair is an 90.5% leased lifestyle center featuring strong national, regional, and local tenancy.
- The center features a high credit profile base including Dick's Sporting Goods (BBB), Sephora (AA-), Buckle (RetailStat B2), Lululemon (RetailStat A2), and McAlister's Deli (BBB).
- The tenant mix encompasses a diversified mix of retailers including sporting goods, apparel, restaurants, entertainment, services, fitness, healthcare, beauty, specialty, and shadow anchored by large department and home furnishing stores.
- Summit Fair is a major retail traffic-driving shopping center that draws over 4.3 million visits annually according to Placer.ai data, in the top 7% of shopping centers in Missouri. Furthermore, the center's Dick's (#4), DSW (#1), McAlister's (#6), Kay Jewelers (#1), Pure Barre (#1), and shadow anchor JCPenney (#7) all rank in the top 70th percentile for visits in the state of Missouri.
- With almost 25% of the GLA signing new leases since 2022, including Lululemon, Sephora, Ancho & Agave, Lovesac, Image Studios, and others, the center has enjoyed significant recent leasing momentum. Lululemon recently executed a renewal, transitioning from a temporary to a long term store showing commitment to the center.
- There are 8 vacant suites available at the center totaling 23,056 square feet.





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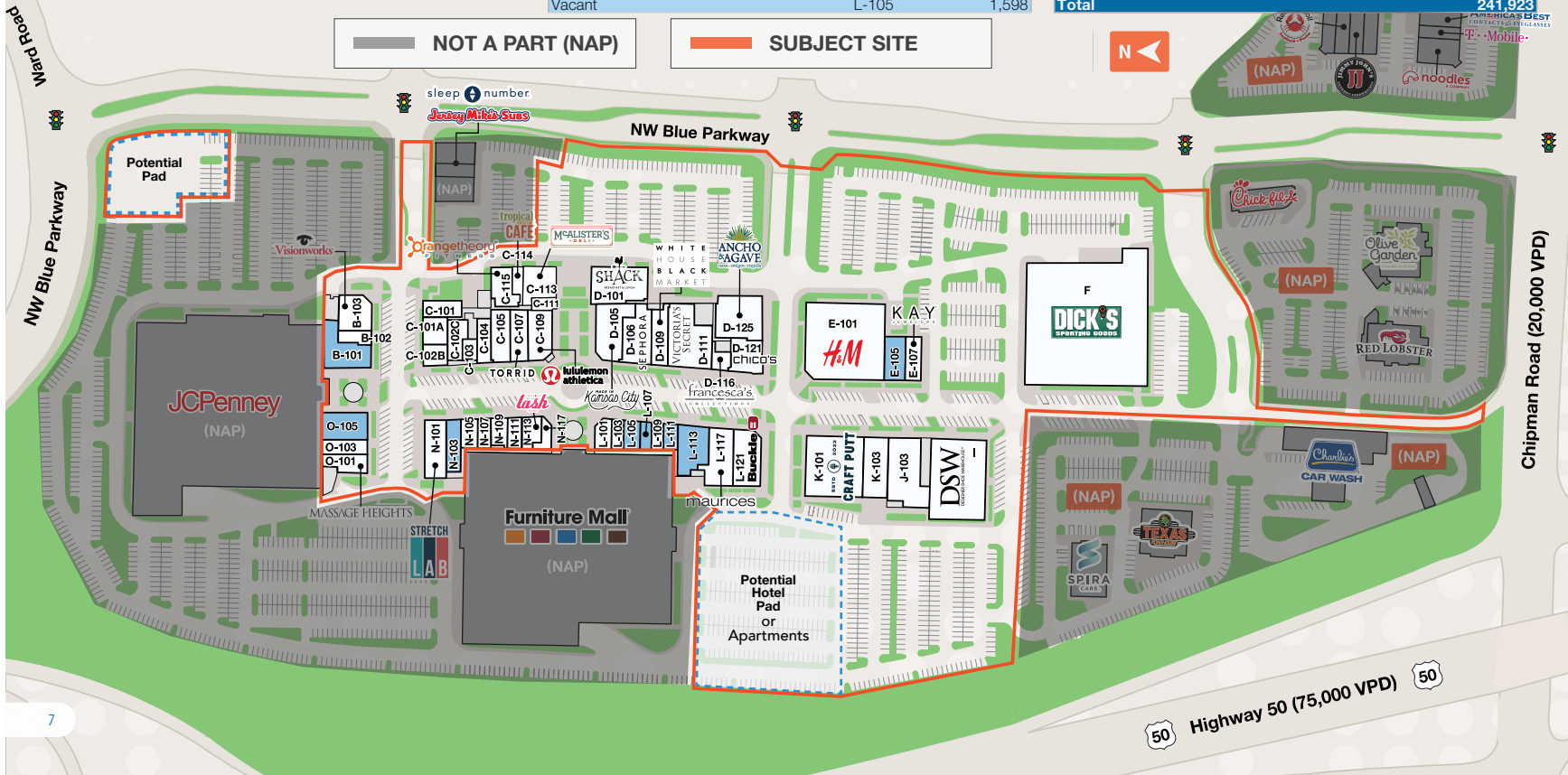


LEASING PLAN

Tenant Name	Unit	Square Feet
Vacant	B-101	5,030
Shear Madness	B-102	1,196
Visionworks	B-103	3,826
Nothing Bundt Cakes	C-101	2,111
Body Lab	C-102A	2,315
Pure Barre	C-102B	1,687
Lovesac	C-102C	2,578
Pura Vida Acai Cafe	C-103	1,207
Three Dog Bakery	C-104	2,061
Micah's	C-105	3,332
Torrid	C-107	3,000
Lululemon	C-109	4,010
Brow Threading	C-111	1,027
McAlister's Deli	C-113	3,605
Tropical Smoothie Café	C-114	1,155
Orangetheory Fitness	C-115	2,967
The Shack	D-101	6,493

Tenant Name	Unit	Square Feet
Made in KC Marketplace	D-105	5,556
Sephora	D-106	5,109
White House Black Market	D-109	3,213
Victoria's Secret	D-111	8,000
Francesca's Collections	D-116	1,248
Chico's	D-121	3,532
Ancho & Agave	D-125	7,704
H&M	E-101	20,000
Vacant	E-105	3,040
Kay Jewelers	E-107	2,320
Dick's Sporting Goods	F	50,024
DSW	I	14,500
Image Studios	J-103	7,990
Craft Putt	K-101	11,476
Lolita Collective	K-103	4,765
Fat Bee Café	L-101	1,600
Topsy's Popcorn	L-103	1,183
Vacant	L-105	1,598

Tenant Name	Unit	Square Feet
Vacant	L-107	1,038
Escapist Skateboarding	L-109	1,080
Vacant	L-111	1,266
Vacant	L-113	4,594
Maurice's	L-117	5,000
Buckle	L-121	5,000
Daily Thread	N-101	4,000
Vacant	N-103	2,467
Glo Nail Lounge	N-105	1,538
The Drip Bar	N-107	1,249
Stretch Lab	N-109	1,500
Healthylooks Med Spa	N-111	1,397
Amazing Lash	N-113	1,879
Heavenly Olive Oils	N-117	1,066
Massage Heights	O-101	2,348
HS Interiors	O-103	2,020
Vacant	O-105	4,023
Total		241,923



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PROPERTY HIGHLIGHTS

LOCATION

Northeast Quadrant of Chipman Road & Highway 50
840 NW Blue Parkway
Lee's Summit, Jackson County, Missouri

TRAFFIC COUNTS

Chipman Road (20,000 VPD)
Highway 50 (75,000 VPD)
Interstate 470 (79,600 VPD)

SUBJECT PROPERTY GLA

241,923 SF

TOTAL CENTER GLA

510,020 SF

SUBJECT PROPERTY LOT SIZE

25.5 Acres

YEAR BUILT

2009 - 2017

ANCHORS

Dick's Sporting Goods, Lululemon, H&M,
Sephora, DSW

SHADOW ANCHORS (Not a Part)

JCPenney, Furniture Mall of Missouri

LEASED OCCUPANCY

90.5%

RETAIL FOOT TRAFFIC

4.3 million + visits in 2024 (placer.ai)



DESIRABLE DEMOGRAPHIC PROFILE

within 5 miles

Population

106,896

Households

41,915

Daytime
Population

105,024

Median
Age

39.5

Average HH
Income

\$118,764

Median
Home Value

\$284,027



2.1% Projected 5 Year
Total Increase in Households





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Key Features



Premier Regional Retail Center

Summit Fair is a dominant retail center in the southeast suburban Kansas City area with a tenant line-up consisting of sporting goods, apparel, restaurant, service, experiential, and health/beauty draws. The center is anchored by strong national operators in Dick's Sporting Goods, DSW, Lululemon, H&M, Sephora, and Victoria's Secret, and shadow anchored by strong performing JCPenney and Furniture Mall of Missouri stores. The center is also home to an array of national inline tenants further drawing customers including Ancho & Agave, Beauty Brands, Buckle, CraftPutt, Image Studios, Kay Jewelers, Maurice's, McAlister's, Orangetheory Fitness, Pure Barre, Torrid, Tropical Smoothie Café, and Visionworks. *According to Placer.ai, Summit Fair experienced over 4.3 million visits in 2024.*



Recent Leasing Velocity

The center has experienced significant new leasing velocity in recent years. Almost 25% of the center's leasable area is occupied by tenants operating on leases executed within the last two years, including Sephora (2025), Ancho & Agave (2025), Lovesac (2025), Craft Putt (2025), Image Studios (2024), Body Lab (2025), Lululemon (2023), Pura Vida Acai Café (2023), and others. Lululemon recently executed a permanent renewal, showing their long-term commitment to the center.



Convenient Transport Links and Access

Located at the full interchange of Chipman Road (20,000 VPD) and Highway 50 (75,000 VPD), directly south of Highway 50's interchange with Interstate 470 (79,600 VPD), Summit Fair is ideally placed at the heart of a heavy concentration of commercial activity and attractive residential neighborhoods. Interstate 470 is accessible to the property via a full interchange with Blue Parkway at the north end of the center, while Highway 50 has exceptionally easy access at the south end of the center with its interchange with Chipman Road. These major thoroughfares provide outstanding access to Summit Fair for both the local and regional customer base throughout the southeast suburban Kansas City area.



Newer Construction Lifestyle Center

Developed between 2009 and 2017, Summit Fair is one of the newest retail destinations in the trade area, offering a fresh and contemporary "main street" shopping experience compared to many older retail centers in the region. Designed as an open-air lifestyle center, it combines modern architecture, walkable storefronts, and inviting gathering spaces to create a vibrant atmosphere for shoppers and visitors. Its newer construction allows for a thoughtfully planned tenant mix, updated infrastructure, and a design that caters to today's retail and dining trends, making it a standout destination in the market.





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Dominant Retail Trade Area

As the foremost lifestyle center in the middle of Lee's Summit's busy trade area, Summit Fair benefits from exceptional market cross merchandising and neighboring draws to the area. Summit Woods Crossing, an 800,000 SF power center, is positioned across Highway 50 from Summit Fair and features large format national retailers including Target, Lowe's, Kohl's, Best Buy, T.J. Maxx, Total Wine & More, Michaels, Ulta, and many other national retailers. The immediate trade area is also home to other traffic driving retailers such as McKeever's Market, Aldi, HomeGoods, Ross Dress for Less, Five Below, Walmart, and more. Directly east of Summit Fair sits two large office campus's, Summit Technology Center and Lee's Summit Integration campus, totaling more than 1 million square feet of office space with tenants including Oracle and U.S. Citizenship & Immigration Services.



Strong Demographic Profile and Daytime Population

Summit Fair benefits from a dense and affluent demographic population in the trade area. There are 106,900 residents enjoying average household incomes of \$118,764 within a five-mile radius of the center, and 410,870 residents earning average household incomes of over \$97,700 within a 10-mile radius. Additionally, the immediate area sees a 29% increase in the daytime population, a result of the strong surrounding office density, especially beneficial to the trade area's concentration of restaurant operators.



Value Enhancement Opportunity | Undeveloped Pads & Few Remaining Vacancies

The center provides investors with the opportunity to substantially enhance the asset value through new leasing of the available shop space totaling 23,056 square feet, and re-tenanting of legacy and temporary tenancy to more contemporary users at accretive rent spreads. Additionally, the offering includes two outlot pads prime for development: a 0.81 acre lot located at the northeast corner of the site that is ideal for a build-to-suit or ground lease; and a 1.96 acre outlot in the parking lot just south of the Furniture Mall, which offers strong potential with Highway 50 visibility and zoning in place for a hotel development or possible apartment development.





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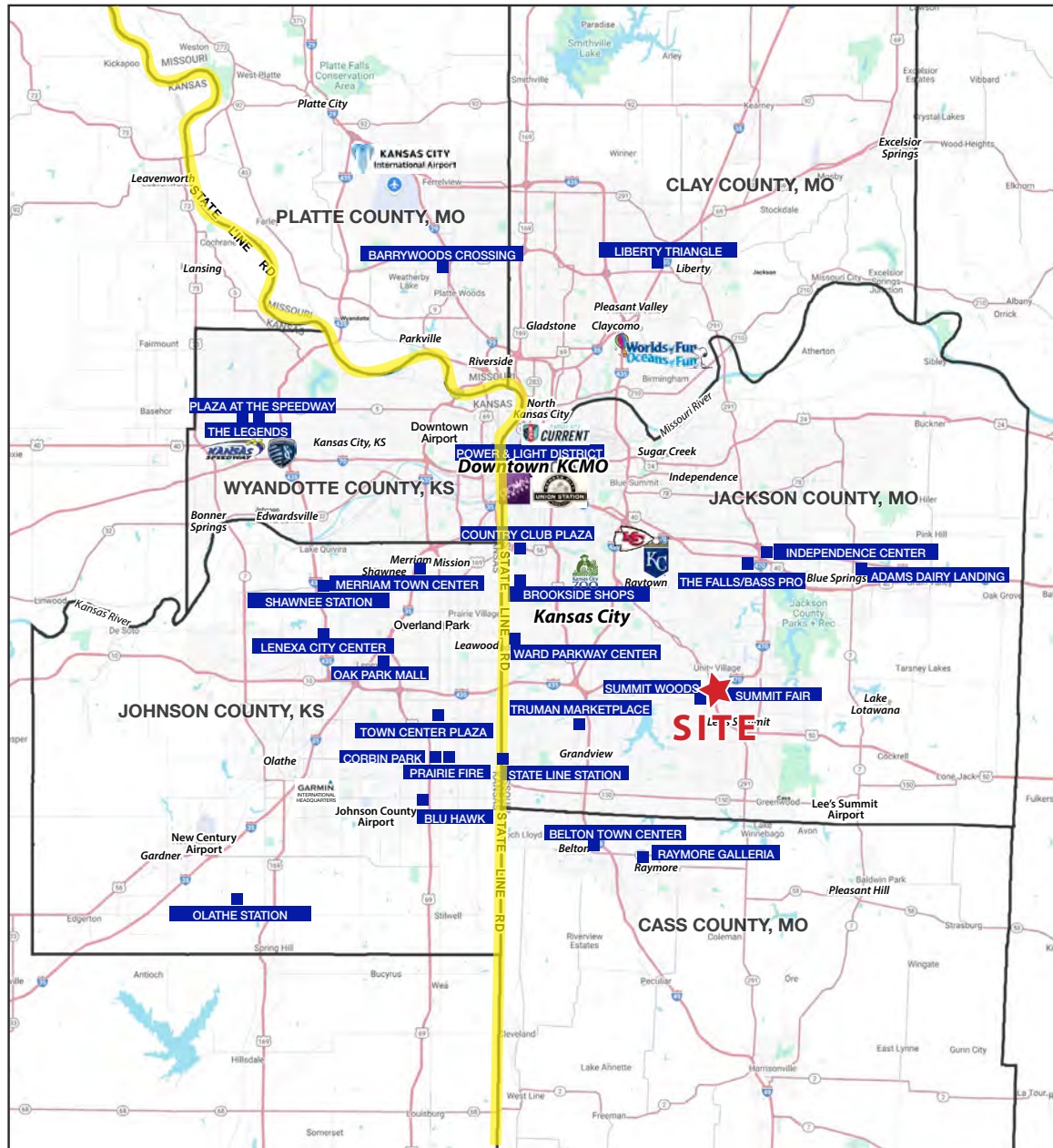
SITE AERIAL





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