



OPES COMMERCIAL REAL ESTATE



3340-3350 RALPH POWELL RD
LEE'S SUMMIT, MO 64064

FOR SALE OR LEASE

SALES PRICE:
NEGOTIABLE

3350 RALPH POWELL RD
LEASE PRICE:
\$20/SF NNN(\$5.95/SF)

NATHAN PRATHER | PARTNER
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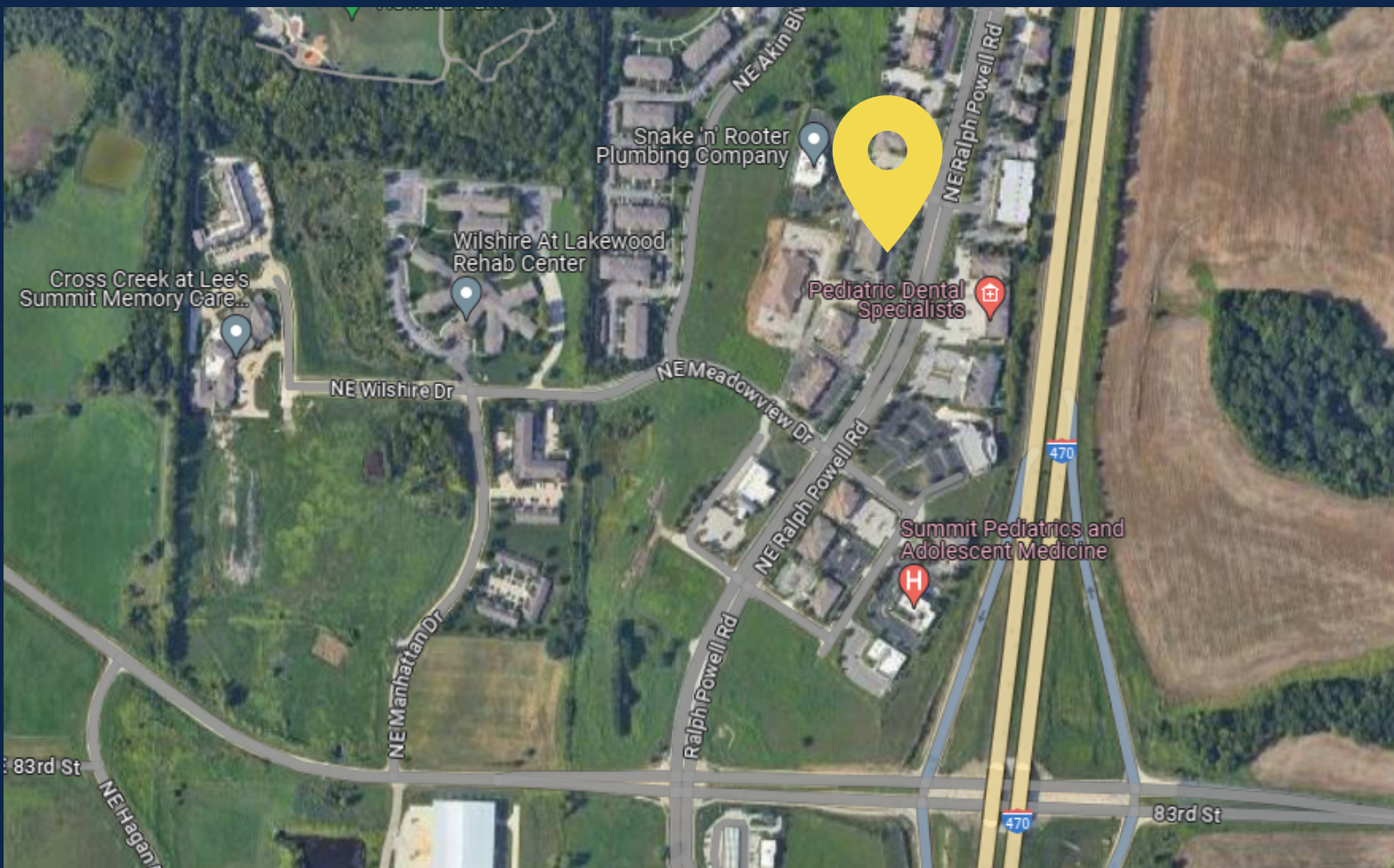
PROPERTY FEATURES:

- EXCELLENT OFFICE SPACE AVAILABLE IN GROWING LEE'S SUMMIT, MO
- TOTAL SPACE SIZE: 12,574 +/- SF WITH DOCK
- VERSATILE FLOOR PLAN WITH UNFINISHED ROOMS FOR OFFICE EXPANSION
- SEVERAL OFFICES AND CONFERENCE ROOMS, ONE WITH AN OUTSIDE PATIO
- EXCELLENT ACCESS TO I-470
- GREAT FRONTAGE AND EASY ACCESS OFF OF RALPH POWELL RD
- RENOVATED IN 2023
- LOCATED IN DENSE MEDICAL OFFICE AND RETAIL POCKET OF LEE'S SUMMIT

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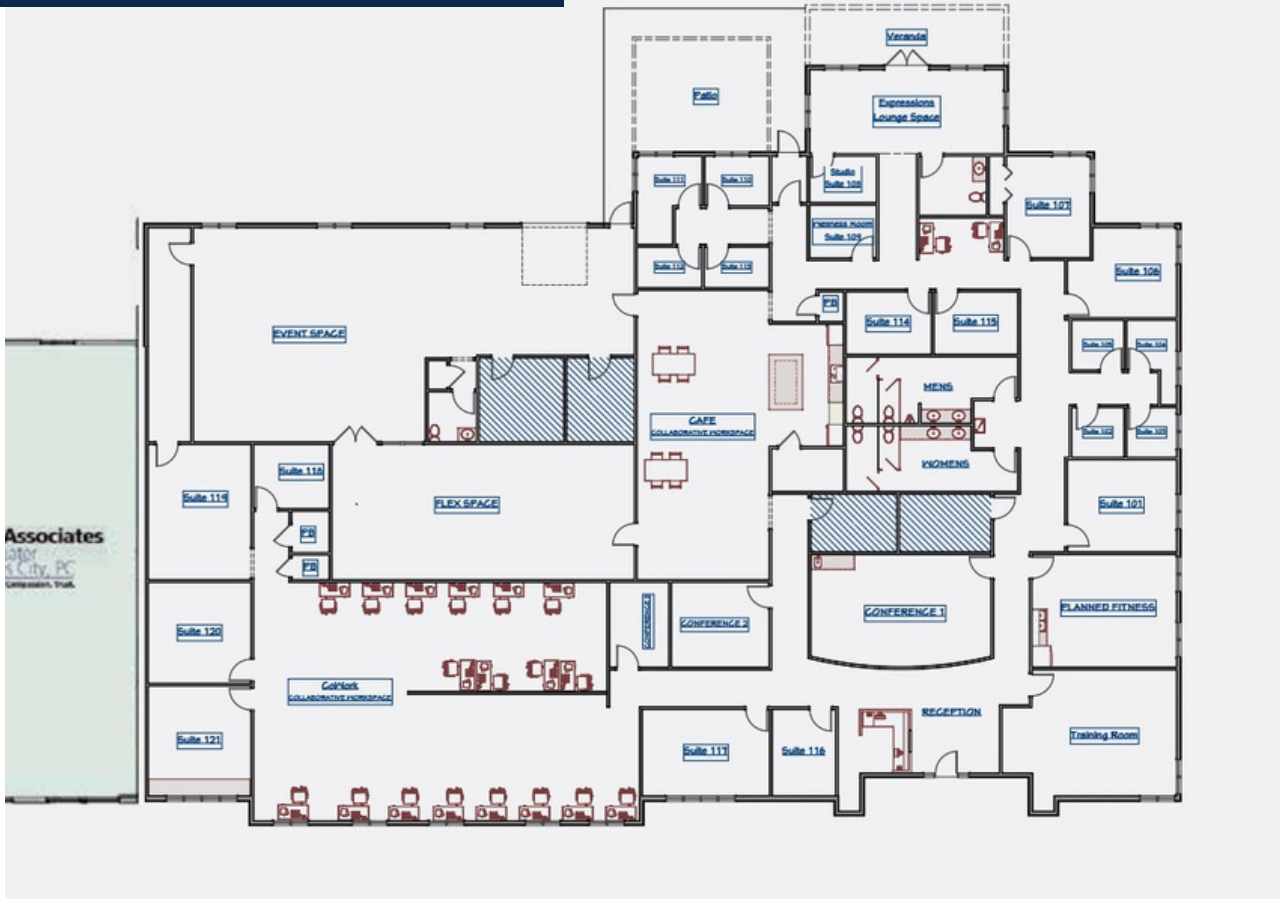


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Population	2 Mile	5 Mile	10 Mile
2023 Population	12,523	110,493	407,310
2028 Population	12,924	113,190	415,714
Annual Growth 2023-2028	0.6%	0.5%	0.6%

Households	2 Mile	5 Mile	10 Mile
2023 Total Households	4,796	44,387	161,995
Growth 2023-2028	0.7%	0.6%	0.4%
Median Household Income	\$107,551	\$82,386	\$67,780

FLOOR PLAN



OFFICE SPACE FOR SALE OR LEASE

3340-3350 Ralph Powell Rd
Lee's Summit, MO 64064



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