



## CONTACT AGENT FOR PRICING

### DEMOGRAPHICS

|                       | 1 mile    | 3 miles   | 5 miles   |
|-----------------------|-----------|-----------|-----------|
| Estimated Population  | 6,988     | 22,161    | 109,820   |
| Avg. Household Income | \$136,340 | \$148,663 | \$114,020 |

- 1,975 SF In-Line Space For Lease
- 1,100 SF potential Drive-Thru Pad Site
- 1,665 SF second generation kitchen with hood system (kitchen equipment could be available for purchase)
- Located at I-470 & NE Woods Chapel Road
- Intersection carries over 93,000 cars per day
- 35,000 +/- SF neighborhood retail center
- Just west of Price Chopper and south of CVS Pharmacy
- Join Allstate Insurance, Foxy Nails, Quilter's Station, KC Salt Mines, Jimmy Johns and more



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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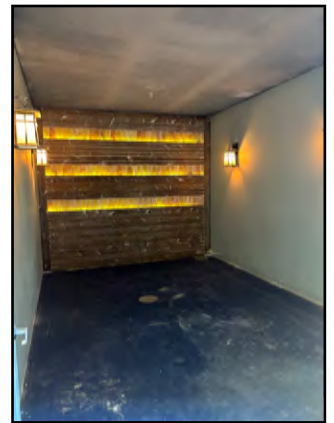
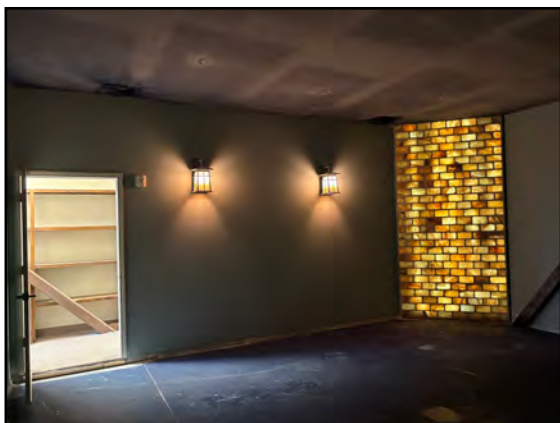
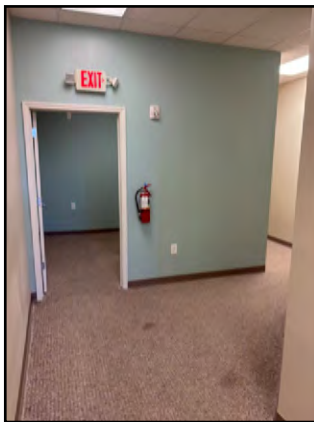
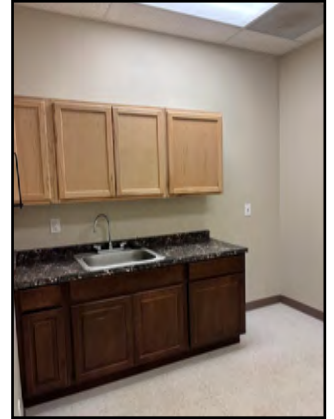
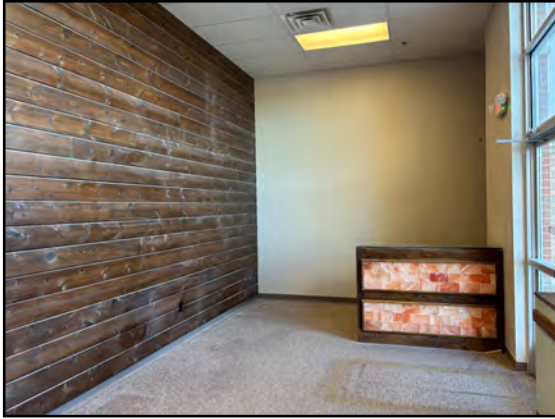
Exclusive Agent

## PHOTOS



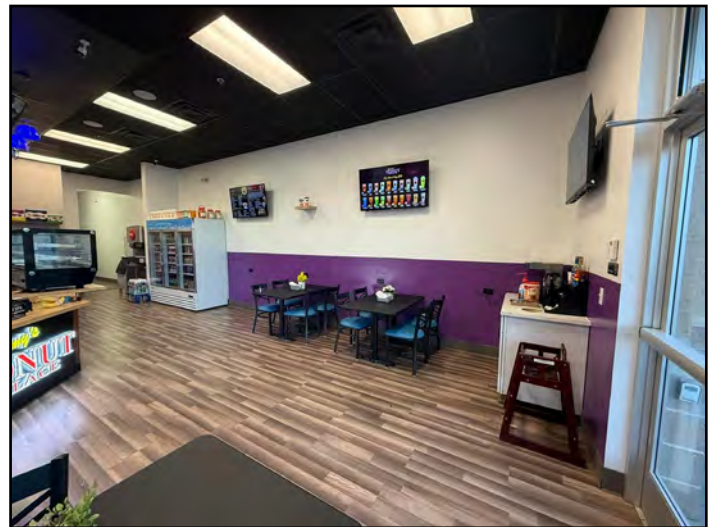


## 1,975 SF SPACE PHOTOS





## 1,665 SF SPACE PHOTOS







# CHAPEL RIDGE RETAIL CENTER

3680 NE Akin Drive, Lee's Summit, Missouri

AERIAL

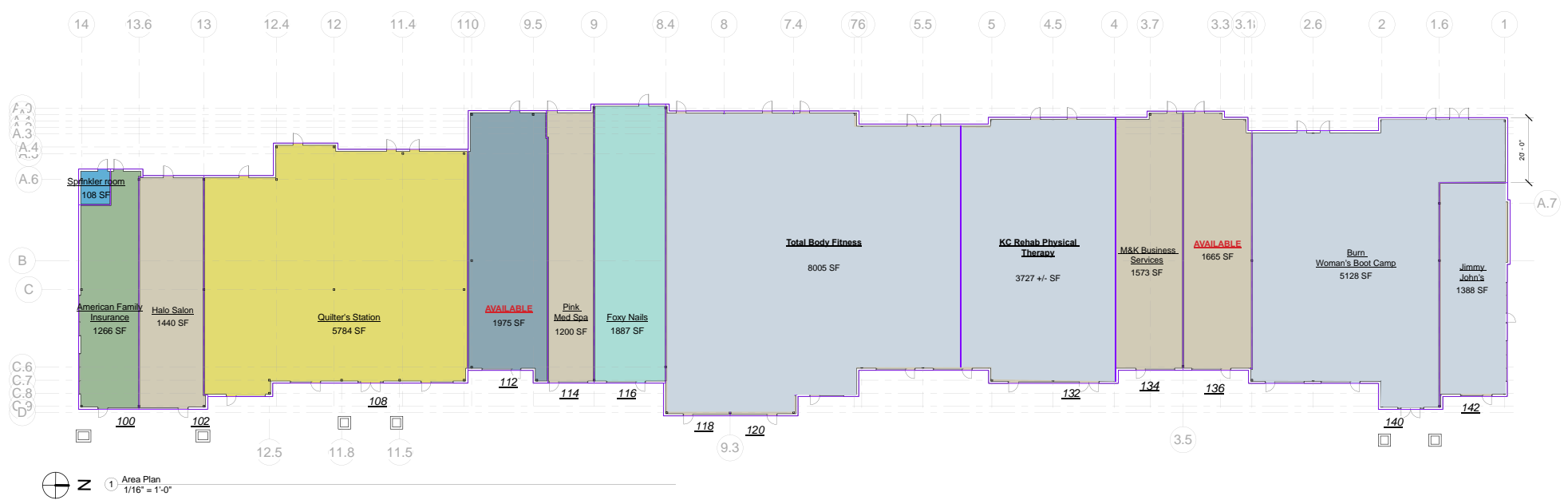




# CHAPEL RIDGE RETAIL CENTER

3680 NE Akin Drive, Lee's Summit, Missouri

## SITE PLAN



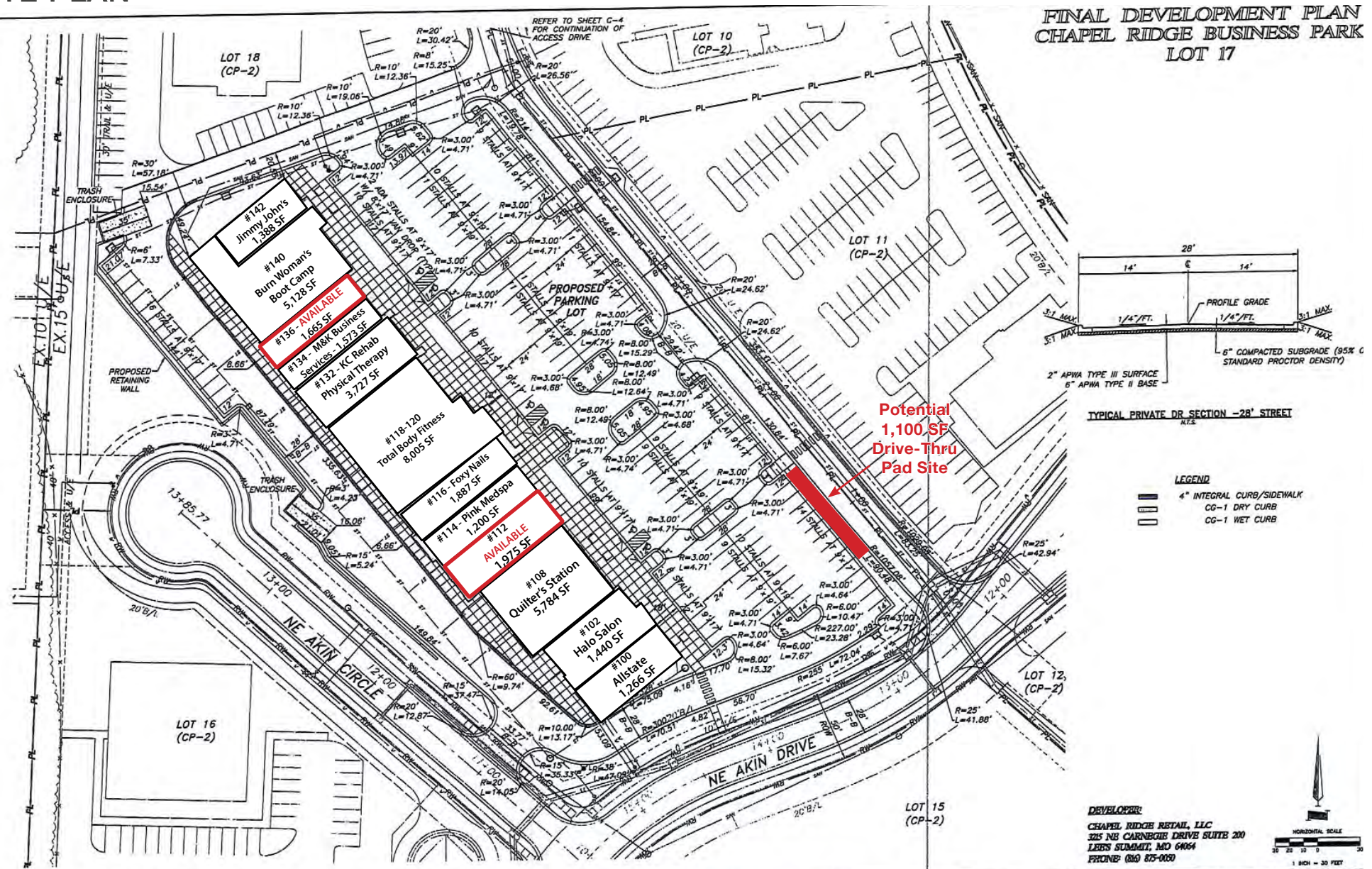




# CHAPEL RIDGE RETAIL CENTER

3680 NE Akin Drive, Lee's Summit, Missouri

## SITE PLAN

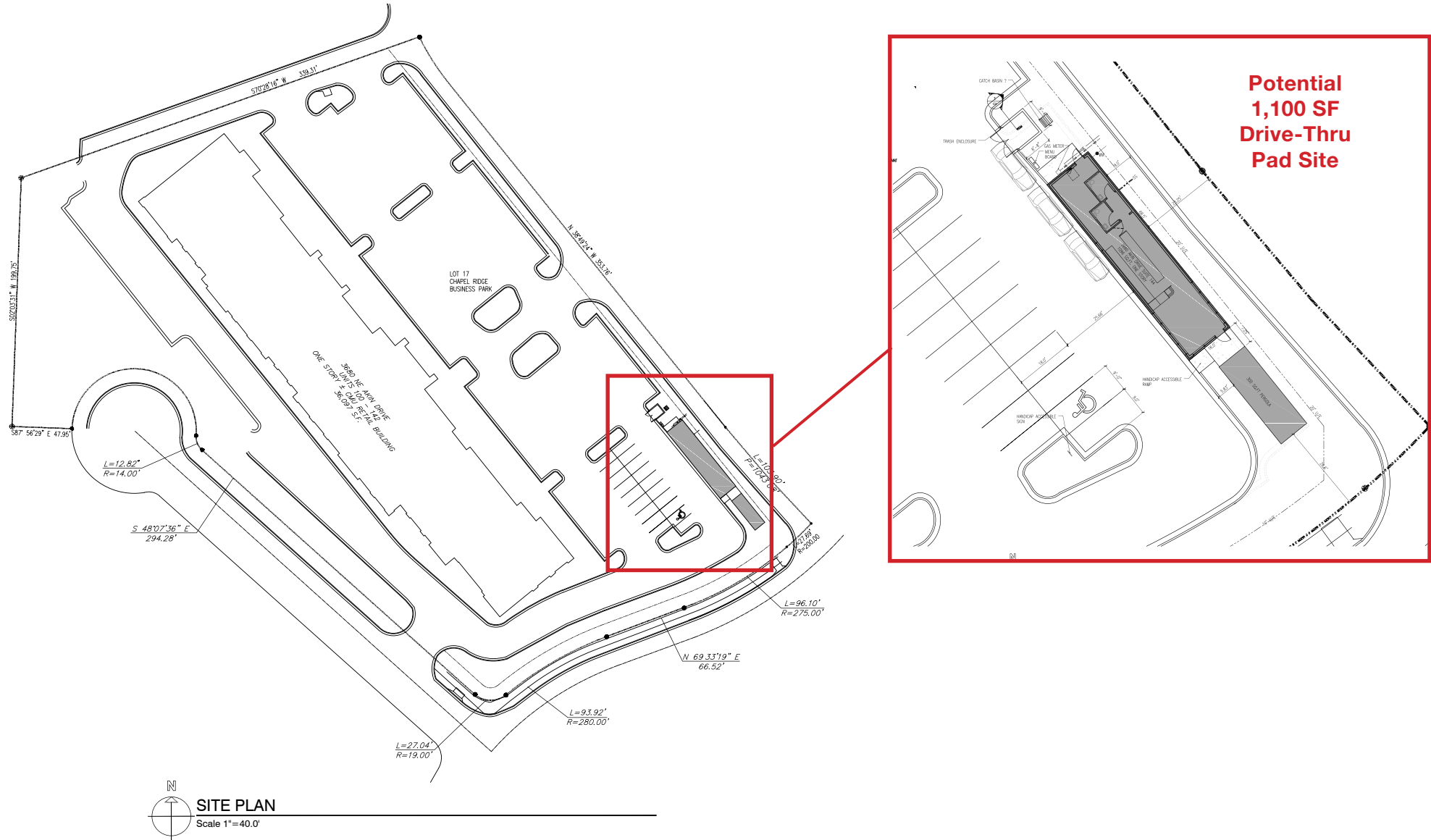




# CHAPEL RIDGE RETAIL CENTER

3680 NE Akin Drive, Lee's Summit, Missouri

## POTENTIAL 1,100 SF DRIVE-THRU PAD SITE PLAN





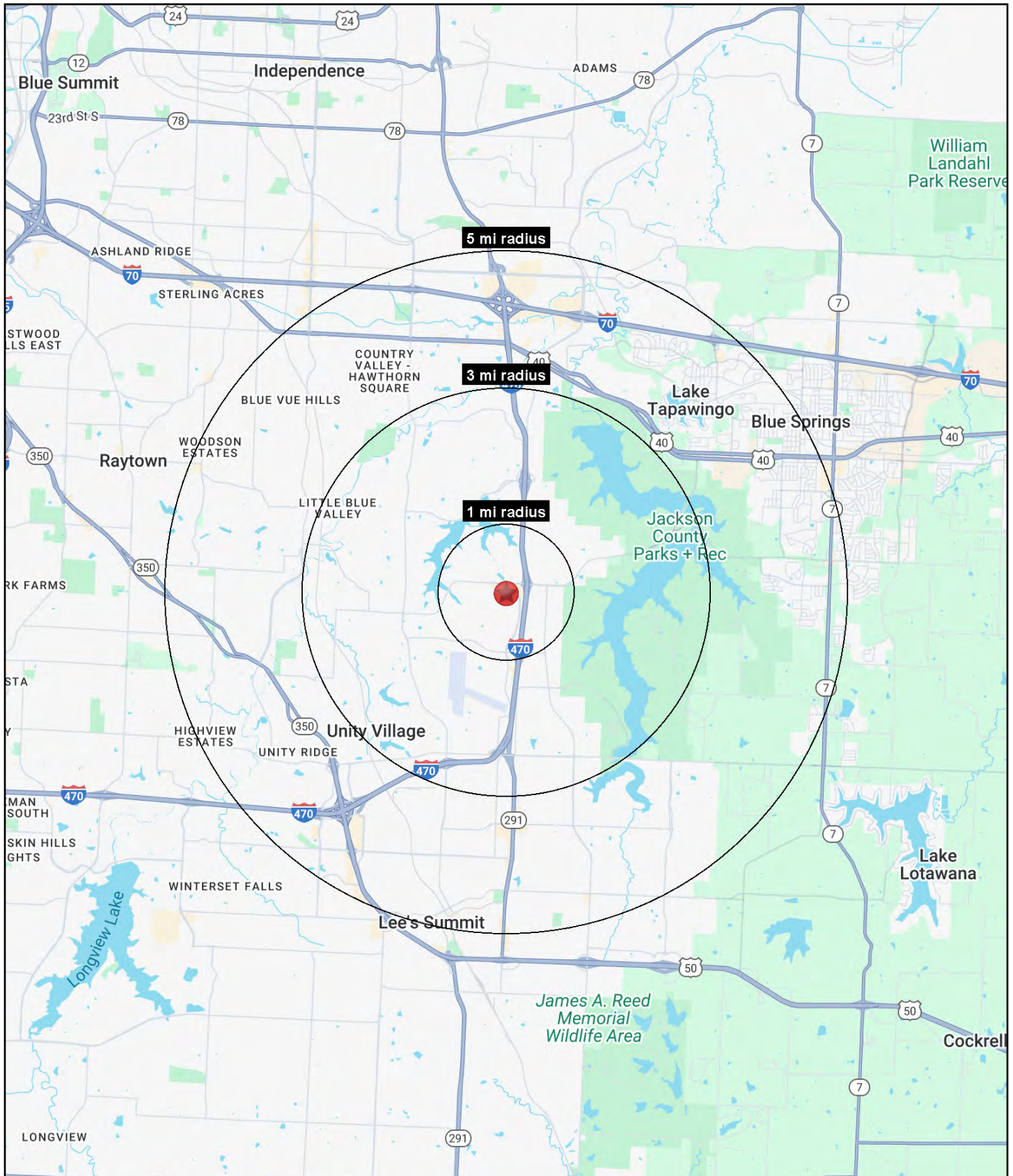


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# CHAPEL RIDGE RETAIL CENTER

3680 NE Akin Drive, Lee's Summit, Missouri







# CHAPEL RIDGE RETAIL CENTER

## 3680 NE Akin Drive, Lee's Summit, Missouri

| 3680 NE Akin Drive<br>Lee's Summit, MO 64064          | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2025 Estimated Population                             | 6,988          | 22,161         | 109,820        |
| 2030 Projected Population                             | 7,402          | 23,187         | 112,428        |
| 2020 Census Population                                | 6,409          | 21,471         | 110,938        |
| 2010 Census Population                                | 5,763          | 19,647         | 102,626        |
| Projected Annual Growth 2025 to 2030                  | 1.2%           | 0.9%           | 0.5%           |
| Historical Annual Growth 2010 to 2025                 | 1.4%           | 0.9%           | 0.5%           |
| 2025 Median Age                                       | 42.6           | 41.8           | 40.8           |
| <b>Households</b>                                     |                |                |                |
| 2025 Estimated Households                             | 2,828          | 8,388          | 45,350         |
| 2030 Projected Households                             | 3,031          | 8,867          | 46,777         |
| 2020 Census Households                                | 2,521          | 8,039          | 44,723         |
| 2010 Census Households                                | 2,199          | 7,234          | 40,706         |
| Projected Annual Growth 2025 to 2030                  | 1.4%           | 1.1%           | 0.6%           |
| Historical Annual Growth 2010 to 2025                 | 1.9%           | 1.1%           | 0.8%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2025 Estimated White                                  | 75.7%          | 78.3%          | 75.8%          |
| 2025 Estimated Black or African American              | 15.4%          | 12.4%          | 14.0%          |
| 2025 Estimated Asian or Pacific Islander              | 2.5%           | 2.7%           | 2.0%           |
| 2025 Estimated American Indian or Native Alaskan      | 0.2%           | 0.2%           | 0.3%           |
| 2025 Estimated Other Races                            | 6.2%           | 6.3%           | 7.9%           |
| 2025 Estimated Hispanic                               | 5.3%           | 5.5%           | 7.1%           |
| <b>Income</b>   |                |                |                |
| 2025 Estimated Average Household Income               | \$136,340      | \$148,663      | \$114,020      |
| 2025 Estimated Median Household Income                | \$111,433      | \$120,334      | \$88,978       |
| 2025 Estimated Per Capita Income                      | \$55,404       | \$56,425       | \$47,162       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 2.3%           | 1.4%           | 1.8%           |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 0.7%           | 0.8%           | 2.7%           |
| 2025 Estimated High School Graduate                   | 21.2%          | 18.5%          | 25.3%          |
| 2025 Estimated Some College                           | 24.2%          | 21.3%          | 23.3%          |
| 2025 Estimated Associates Degree Only                 | 5.4%           | 6.8%           | 8.7%           |
| 2025 Estimated Bachelors Degree Only                  | 26.2%          | 30.0%          | 23.5%          |
| 2025 Estimated Graduate Degree                        | 20.0%          | 21.3%          | 14.7%          |
| <b>Business</b>                                       |                |                |                |
| 2025 Estimated Total Businesses                       | 526            | 1,219          | 4,835          |
| 2025 Estimated Total Employees                        | 3,898          | 10,865         | 46,613         |
| 2025 Estimated Employee Population per Business       | 7.4            | 8.9            | 9.6            |
| 2025 Estimated Residential Population per Business    | 13.3           | 18.2           | 22.7           |

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