



For Lease

# Cedar Creek Mall

SW 3<sup>rd</sup> Street & SW Ward Road

Lee's Summit, MO



## PROPERTY DESCRIPTION:

Cedar Creek Mall is a grocery-anchored neighborhood center primarily serving the daily needs of surrounding communities. The property is located along the rapidly developing 3<sup>rd</sup> St corridor, which has experienced a surge in single-family and apartment developments over the past several years. Cedar Creek is currently undergoing redevelopments, including upgraded façade & signage opportunities and improved landscaping.

- 70,688 SF Hy-Vee anchored shopping center
- Join Pet Supplies Plus, Ace Hardware, Dollar Tree & more
- New façade improvements are now complete
- Over 800 new single family homes built along Pryor Rd. since 2019 (\$300k-\$900k)
- Easy access from Highway 50
- Monument signage available
- 1,200 +/- SF Available For Lease

2023 Demographics	1 Mile	3 Miles	5 Miles
Population	9,680	53,555	96,334
Housing Units	4,412	21,824	37,115
Average HH Income	\$85,546	\$114,770	\$127,300

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Cedar Creek Mall  
**AVAILABLE SPACE**  
 Lee's Summit, MO



#	Tenant	SF
400	Beltone	1,600
402	Dollar Tree	8,900
412	<b>AVAILABLE</b>	<b>1,200</b>
418	Tan Spot	3,900
422	Pride Cleaners	900
424	Fantastic Sam's	1,341
430	PaPpo's Pizza	3,020
432	Nail Salon	1,400
436	China Dragon	3,200
438	Pet Supplies Plus	8,500
440	Goodwill	17,000
444	Westlake Ace Hardware	19,777

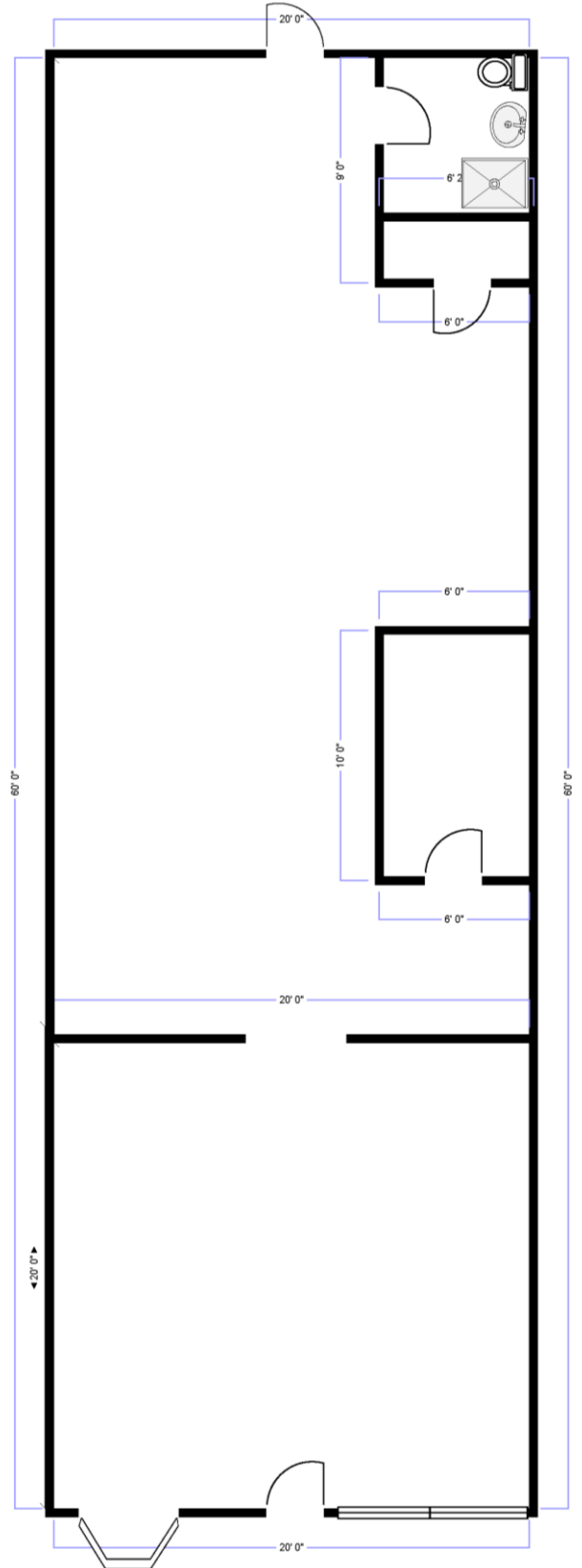
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**Suite 112 – 1,200 +/- SF (former Cartridge World)**







# Cedar Creek Mall MARKET AERIAL

Lee's Summit, MO



## SURROUNDING RETAIL

- **SUMMIT WOODS**
  - Lowe's, Target, Best Buy, Bath & Body Works, Kohl's, TJ Maxx, Old Navy, Kirkland's, Starbucks, Old Navy, Carter's, Buffalo Wild Wings, Ulta Beauty, Michael's
- **SUMMIT FAIR**
  - Macy's, Dick's Sporting Goods, Made in KC Marketplace, Chic Fil A, Ford, DSW, H&M
- **STREETS OF WEST PRYOR**
  - McKeever's Market, Shake Shack, Bibibop, Red Door Grill, Firebirds, Starbucks, First Watch

## NEARBY RESIDENTIAL DEVELOPMENTS

- **WINTERSET:**
  - Winterset Park – 520 homes
  - Winterset Garden – 57 homes
  - Winterset Summit – 45 homes
  - Winterset Valley – 205+ homes
  - Winterset Woods – 86 homes
  - Winterset Falls – 100 homes (underway)
- **KESSLER RIDGE:** 110 single family homes
- **BRIDLEWOOD AT NEW LONGVIEW:** 360 homes
- **NEW LONGVIEW MIXED USE**
  - New Longview Apartments – 206 units
  - The Residences at New Longview – 309 units
  - Planned luxury independent living community
- **VILLAGE AT VIEW HIGH:** proposed 312 unit luxury apartments

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Cedar Creek Mall

# TRADE AREA OVERVIEW

Lee's Summit, MO

**Lee's Summit** is 16 miles southeast of downtown Kansas City, and is one of the fastest growing communities in the state of Missouri. With a current population over 100,000, the city offers companies and residents a thriving local economy, award-winning schools, nimble workforce and training programs, plentiful public and private investment, diverse housing stock, and coveted community lifestyle amenities. Lee's Summit's population has doubled over the past 25 years, and in 2015-2016 the city celebrated \$1 billion in public & private investment. At 65 square miles – the fifth largest in the state – the city has room to grow with recently annexed properties in strategic highway-served locations. Served by two interstates (I-470 & US 71) Lee's Summit is accessible to regional and national markets.

An abundant workforce is available in and around Lee's Summit. Approximately 86% of Lee's Summit residents drive less than 24 miles to work while 80% of the workers in Lee's Summit also drive less than 24 miles to work. This equates to roughly a 30-minute drive time allowing an available workforce of up to roughly 600,000 people. Top occupations include registered nurses, secretaries & administrative assistants, customer service representatives, office clerks, general/operations managers, and nursing assistants.

**Kansas City** is the largest city in the U.S. state of Missouri. According to the U.S. Census Bureau, the city had an estimated population of 508,394 in 2021, with over 2 million citizens in the greater KC MSA. It is the central city of the Kansas City metropolitan area, which straddles the Kansas – Missouri state line. Since the beginning of the 21<sup>st</sup> century, Kansas City has undergone extensive redevelopment, with over \$6 billion in improvement to the downtown area. From 2007-2017, the downtown residential population in KC quadrupled and continues to grow. The downtown area has grown from almost 4,000 residents in the early 2000s to just over 30,000 in 2020. Kansas City's downtown ranks as the 6<sup>th</sup>-fastest growing downtown in America.



## LEE'S SUMMIT MISSOURI

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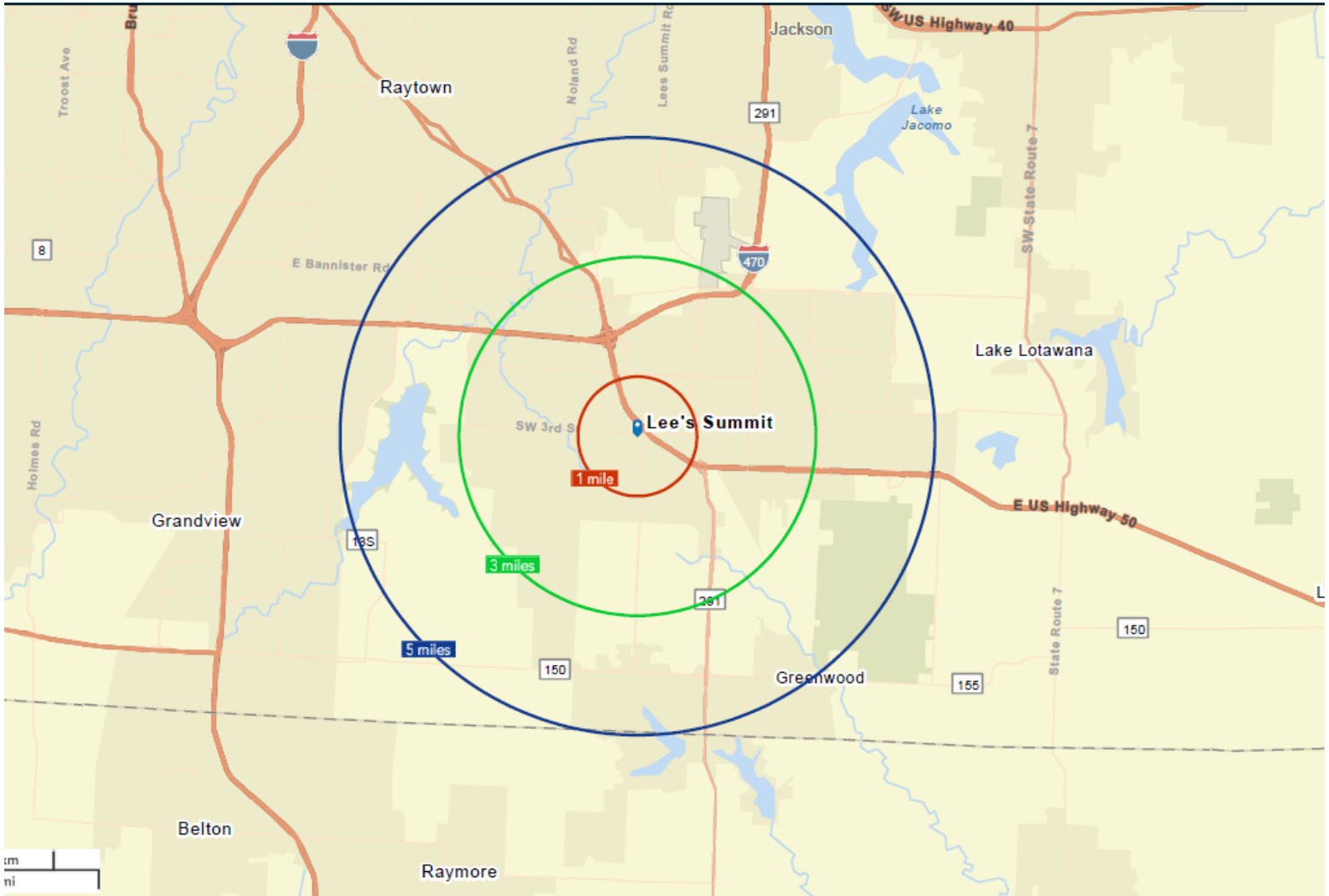
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# Cedar Creek Mall DEMOGRAPHICS

Lee's Summit, MO



	1 Mile	3 Miles	5 Miles
Median Home Value	\$232,363	\$247,260	\$,270,142
# of Households	4,415	21,824	37,115
Median HH Income	\$66,035	\$87,102	\$98,980
Food Away from Home	\$12,949,282	\$86,484,499	\$163,173,763

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