

SALE PRICE: \$12/SF | 1.24 ACRE PAD SITE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,024	46,474	82,059
Avg. Household Income	\$82,898	\$81,009	\$96,991

- Great visibility and signage to 291 Highway and 27,000 cars per day
- For Sale or Build-to-Suit
- Excellent site for restaurant, retail, or financial institution
- Adjacent to new QuikTrip
- Signalized intersection
- Surrounding retailers include Walmart Supercenter, Hobby Lobby, 24 Hour Fitness, HyVee, Sprouts Farmers Market, and many others
- One of the last remaining sites on 291 Highway

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*
 BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com
 DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

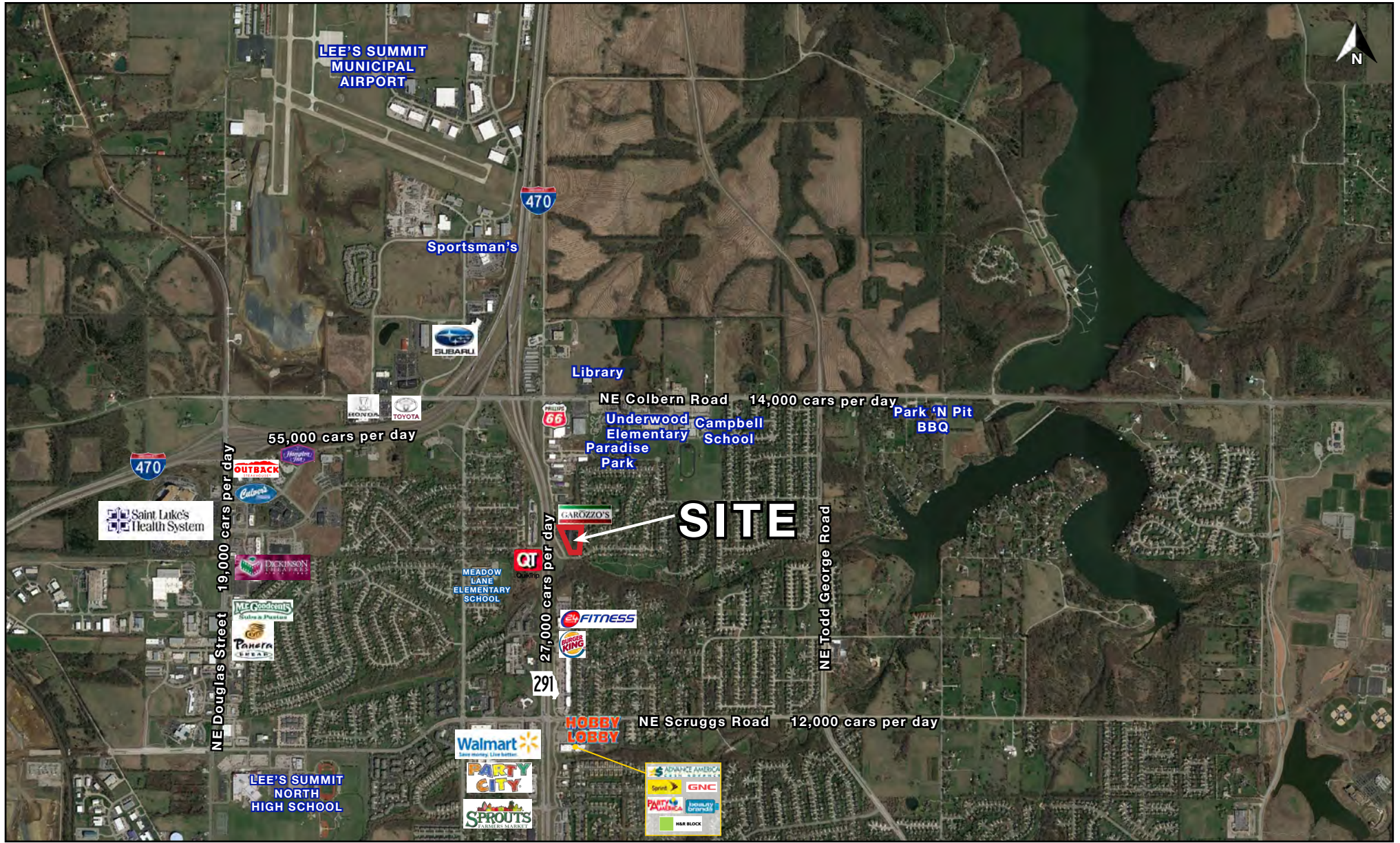


LEE'S SUMMIT, MISSOURI PAD SITE

291 Highway & Mulberry Street, Lee's Summit, Missouri

1.24 ACRES
FOR SALE OR
BUILD-TO-SUIT

AERIAL



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

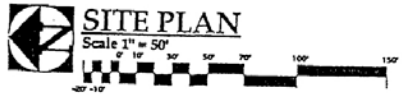
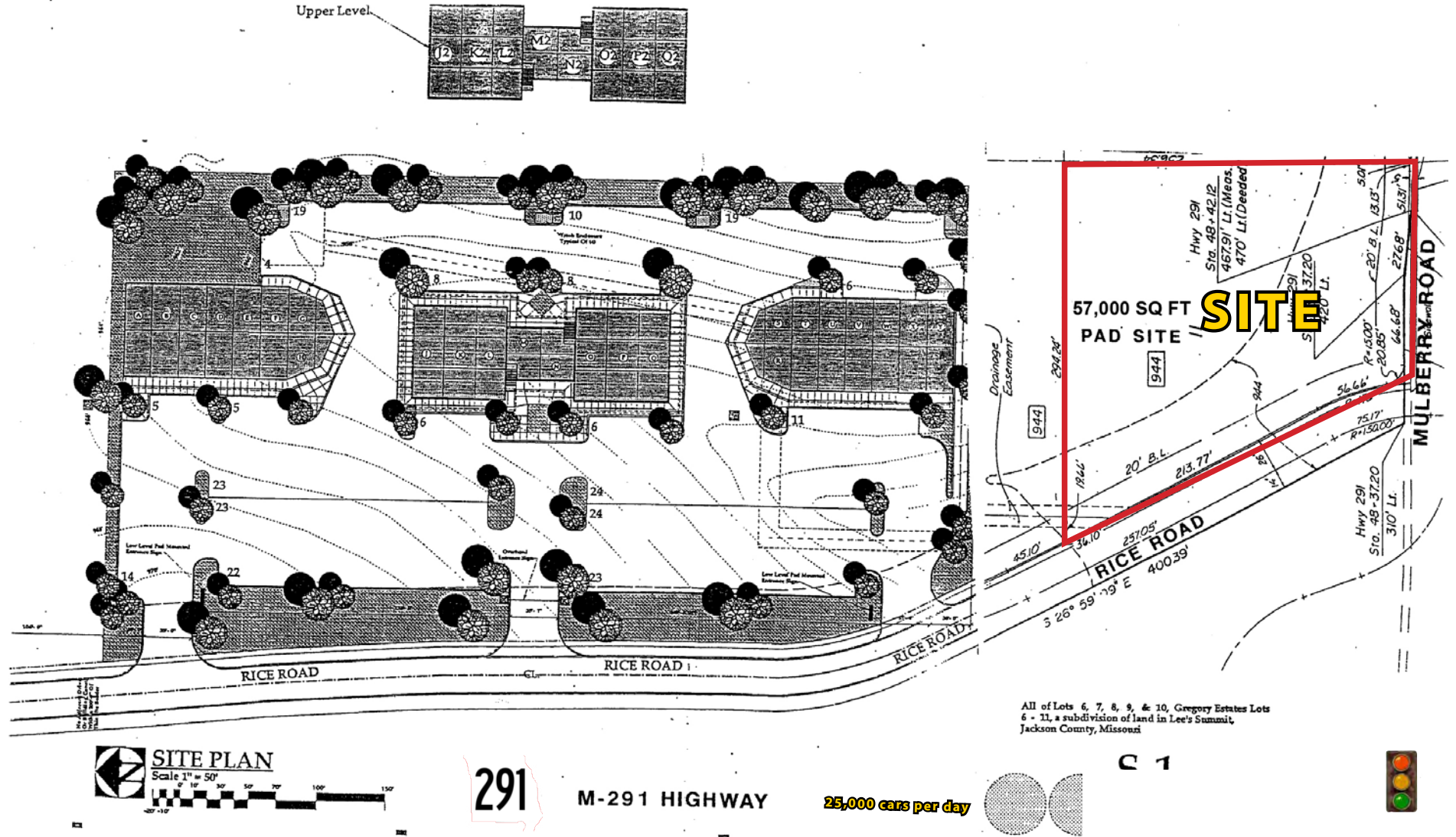


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291 Highway & Mulberry Street, Lee's Summit, Missouri

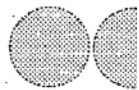
**1.24 ACRES
FOR SALE OR
BUILD-TO-SUIT**

SITE PLAN



291 M-291 HIGHWAY

25,000 cars per day



C 1

All of Lots 6, 7, 8, 9 & 10, Gregory Estates Lots 6 - 11, a subdivision of land in Lee's Summit, Jackson County, Missouri

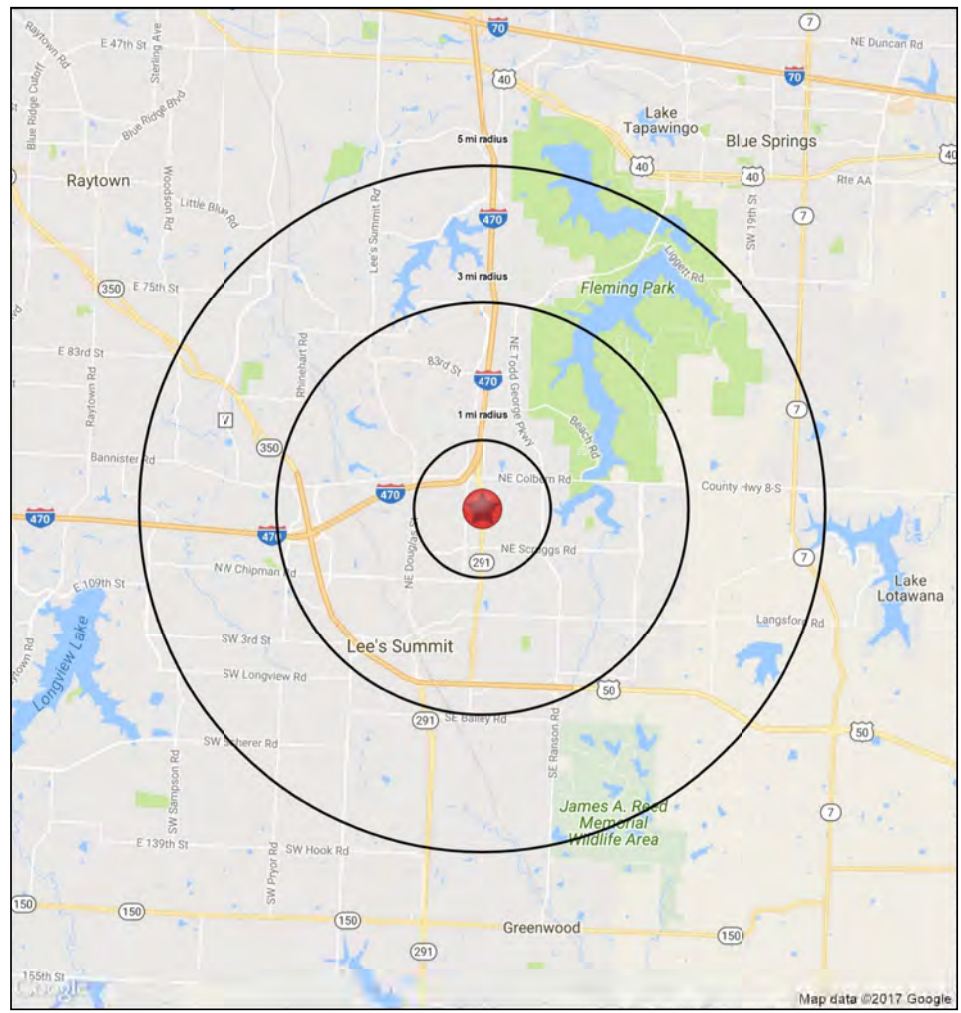
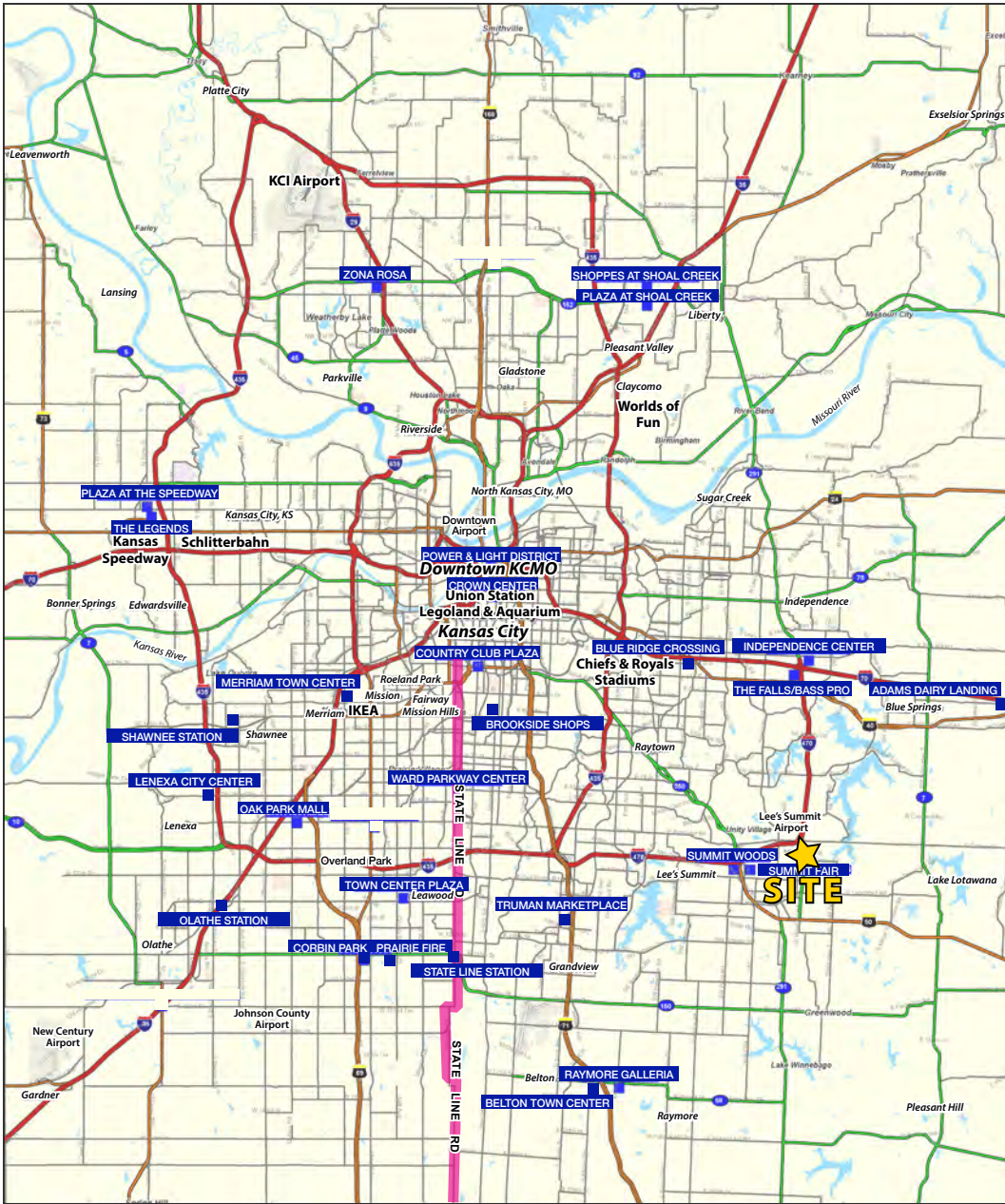




LEE'S SUMMIT, MISSOURI PAD SITE

291 Highway & Mulberry Street, Lee's Summit, Missouri

**1.24 ACRES
FOR SALE OR
BUILD-TO-SUIT**





LEE'S SUMMIT, MISSOURI PAD SITE

291 Highway & Mulberry Street, Lee's Summit, Missouri

1501 NE Rice Road

Lee's Summit, MO 64086

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	10,024	46,474	82,059
	2023 Projected Population	10,427	47,958	84,753
	2010 Census Population	9,754	44,465	77,319
	2000 Census Population	9,303	42,014	67,679
	Projected Annual Growth 2018 to 2023	0.8%	0.6%	0.7%
	Historical Annual Growth 2000 to 2018	0.4%	0.6%	1.2%
	2018 Median Age	34.5	36.1	38.7
HOUSEHOLDS	2018 Estimated Households	4,154	19,130	33,075
	2023 Projected Households	4,252	19,502	33,736
	2010 Census Households	3,848	17,421	29,614
	2000 Census Households	3,379	16,005	25,515
	Projected Annual Growth 2018 to 2023	0.5%	0.4%	0.4%
	Historical Annual Growth 2000 to 2018	1.3%	1.1%	1.6%
	2018 Estimated White	83.2%	84.4%	85.2%
RACE AND ETHNICITY	2018 Estimated Black or African American	8.6%	8.8%	8.3%
	2018 Estimated Asian or Pacific Islander	2.7%	1.8%	2.2%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%
	2018 Estimated Other Races	5.2%	4.7%	4.0%
	2018 Estimated Hispanic	5.9%	5.2%	4.5%
	2018 Estimated Average Household Income	\$82,898	\$81,009	\$96,991
INCOME	2018 Estimated Median Household Income	\$73,667	\$72,020	\$84,733
	2018 Estimated Per Capita Income	\$34,402	\$33,398	\$39,156
	2018 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.2%	1.1%
EDUCATION (AGE 25+)	2018 Estimated Some High School (Grade Level 9 to 11)	3.8%	3.3%	2.9%
	2018 Estimated High School Graduate	21.6%	24.3%	22.1%
	2018 Estimated Some College	23.2%	25.5%	23.9%
	2018 Estimated Associates Degree Only	9.5%	8.9%	8.7%
	2018 Estimated Bachelors Degree Only	31.6%	25.1%	25.8%
	2018 Estimated Graduate Degree	9.8%	11.6%	15.5%
	2018 Estimated Total Businesses	539	2,850	3,630
BUSINESS	2018 Estimated Total Employees	6,303	38,324	47,993
	2018 Estimated Employee Population per Business	11.7	13.4	13.2
	2018 Estimated Residential Population per Business	18.6	16.3	22.6

