



# CHAPEL RIDGE RETAIL CENTER

3680 NE Akin Drive, Lee's Summit, MO

SPACE FOR LEASE



## LEASE RATE: \$14/SF NNN | 8,005 SF SPACE AVAILABLE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,543	21,724	106,919
Avg. Household Income	\$102,175	\$111,907	\$86,187

- Located at I-470 & NE Woods Chapel Road
- Intersection carries over 93,000 cars per day
- 8,005 SF space can be made available - can be divided
- 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





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## PHOTOS



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AERIAL



SUBWAY	Core Balance
Fitness For Life	Great Clips
Safente	Oasis Tan
Healing Hands Chiropractic Sports & Wellness Center	
PRIME TAEKWONDO	
Indivista Designs	UPS

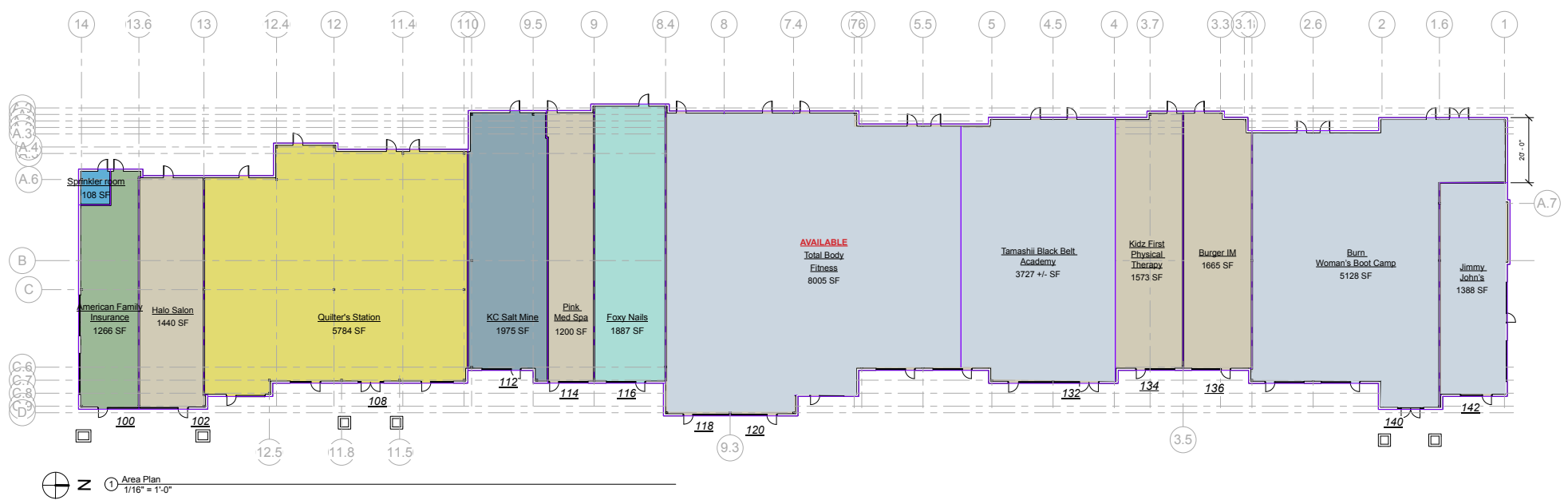


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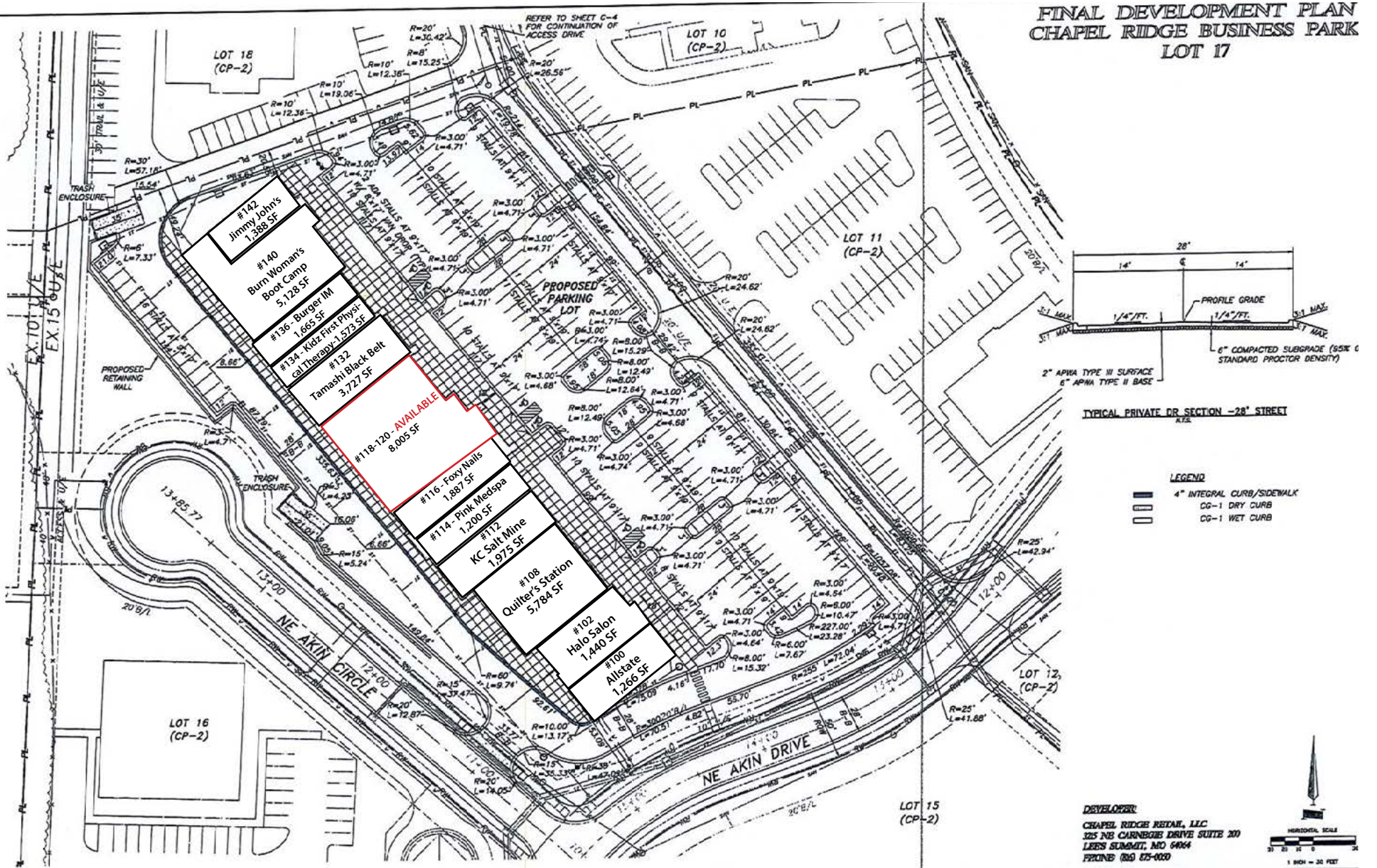
## SITE PLAN

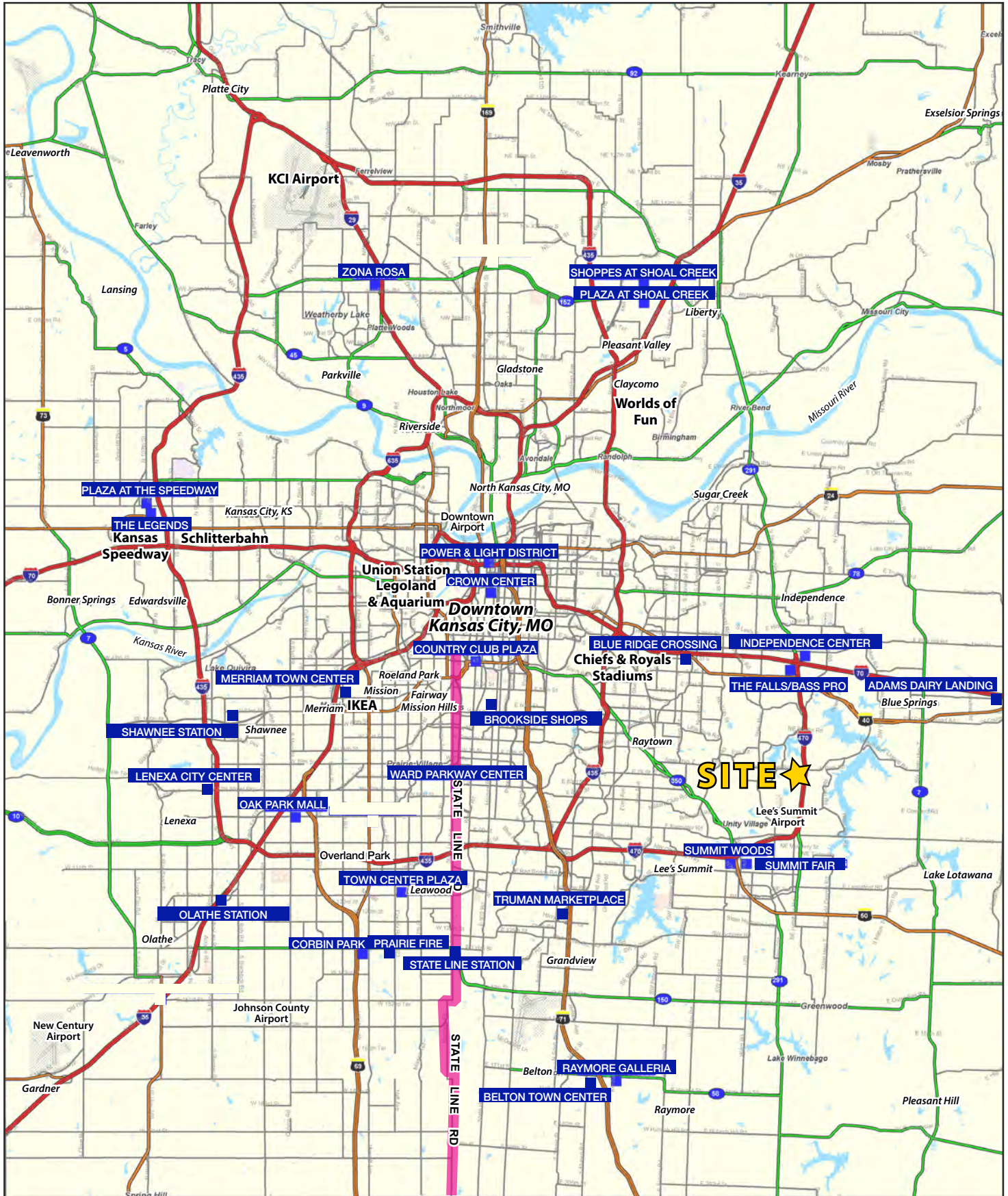


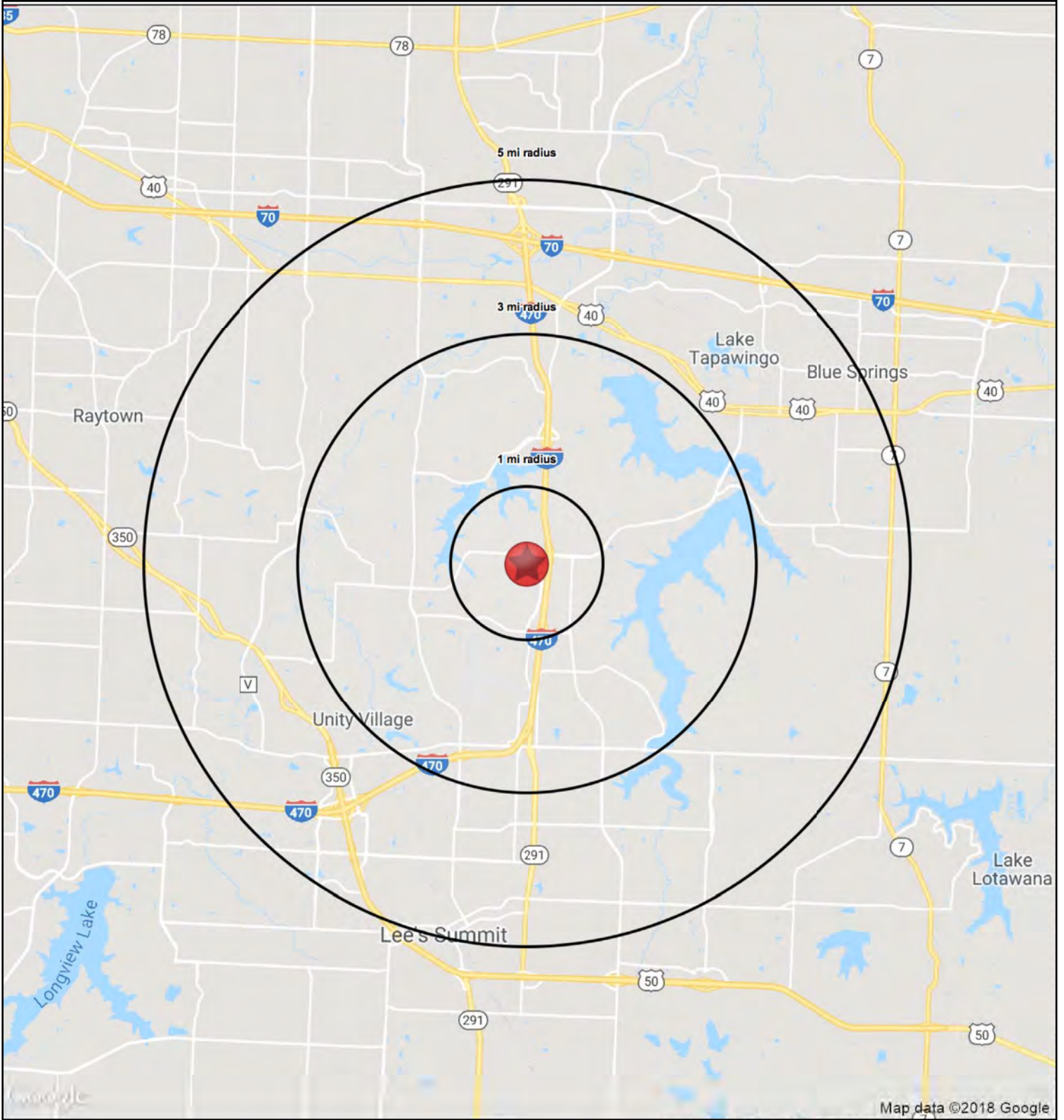
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SITE PLAN

FINAL DEVELOPMENT PLAN  
CHAPEL RIDGE BUSINESS PARK  
LOT 17









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HS1

3680 NE Akin Drive		1 mi radius	3 mi radius	5 mi radius
Lee's Summit, MO 64064				
<b>POPULATION</b>	2019 Estimated Population	6,543	21,724	106,919
	2024 Projected Population	6,718	22,385	109,849
	2010 Census Population	5,686	19,714	102,452
	2000 Census Population	4,351	14,687	91,548
	Projected Annual Growth 2019 to 2024	0.5%	0.6%	0.5%
	Historical Annual Growth 2000 to 2019	2.7%	2.5%	0.9%
	2019 Median Age	42.0	40.0	39.4
<b>HOUSEHOLDS</b>	2019 Estimated Households	2,639	8,442	44,729
	2024 Projected Households	2,688	8,628	45,483
	2010 Census Households	2,164	7,242	40,621
	2000 Census Households	1,600	5,253	34,960
	Projected Annual Growth 2019 to 2024	0.4%	0.4%	0.3%
	Historical Annual Growth 2000 to 2019	3.4%	3.2%	1.5%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	81.3%	84.6%	83.2%
	2019 Estimated Black or African American	12.7%	8.9%	9.8%
	2019 Estimated Asian or Pacific Islander	1.9%	3.1%	2.1%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.4%
	2019 Estimated Other Races	3.8%	3.2%	4.5%
	2019 Estimated Hispanic	3.2%	3.4%	5.2%
<b>INCOME</b>	2019 Estimated Average Household Income	\$102,175	\$111,907	\$86,187
	2019 Estimated Median Household Income	\$89,648	\$100,155	\$76,000
	2019 Estimated Per Capita Income	\$41,358	\$43,581	\$36,107
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	0.9%	0.8%	0.9%
	2019 Estimated Some High School (Grade Level 9 to 11)	1.7%	1.9%	3.5%
	2019 Estimated High School Graduate	20.2%	18.2%	24.8%
	2019 Estimated Some College	22.6%	21.0%	24.7%
	2019 Estimated Associates Degree Only	7.3%	8.0%	7.8%
	2019 Estimated Bachelors Degree Only	24.6%	28.6%	24.6%
	2019 Estimated Graduate Degree	22.7%	21.4%	13.7%
<b>BUSINESS</b>	2019 Estimated Total Businesses	376	1,051	4,979
	2019 Estimated Total Employees	3,923	11,890	64,940
	2019 Estimated Employee Population per Business	10.4	11.3	13.0
	2019 Estimated Residential Population per Business	17.4	20.7	21.5

