



VALLE VISTA SHOPPING CENTER

44,330 SF Shopping Center | Restaurant Space For Lease
291 Highway & Chipman Road (SWC), Lee's Summit, MO



7,430 SF Prime Restaurant End Cap For Lease

NEW TO MARKET!

DEMOGRAPHICS

Radius Ring	1 mile	3 miles	5 miles
Estimated Population	11,637	96,553	238,915
Avg. Household Income	\$83,186	\$86,535	\$93,682

DEMOGRAPHICS

Drive Time	5 minute	10 minute	15 minute
Estimated Population	49,766	118,165	333,029
Avg. Household Income	\$82,572	\$99,115	\$80,919

- Prime restaurant end cap - For Lease | Former Ted's Cafe Escondido
- Located in 44,330 SF +/- Center on 5.4 acres
- Space has a walk-in cooler, full bar, hood system with fire suppression, and full wiring hook up for POS and entertainment systems
- Ample Parking at a busy signalized intersection
- Excellent location on the northwest corner of 291 Highway & Chipman Road
- This is the only vacancy in the center
- Tenants include IHOP, TREK Bicycles, Vintage Stock, Five Guys Burgers & Fries, and many other local and regional tenants

 [CLICK HERE TO VIEW THE BLOCK & COMPANY WEBSITE](#)

For More Information Contact:
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7,430 SF RESTAURANT END CAP PHOTOS





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PROPERTY PHOTOS



Separate Ownership



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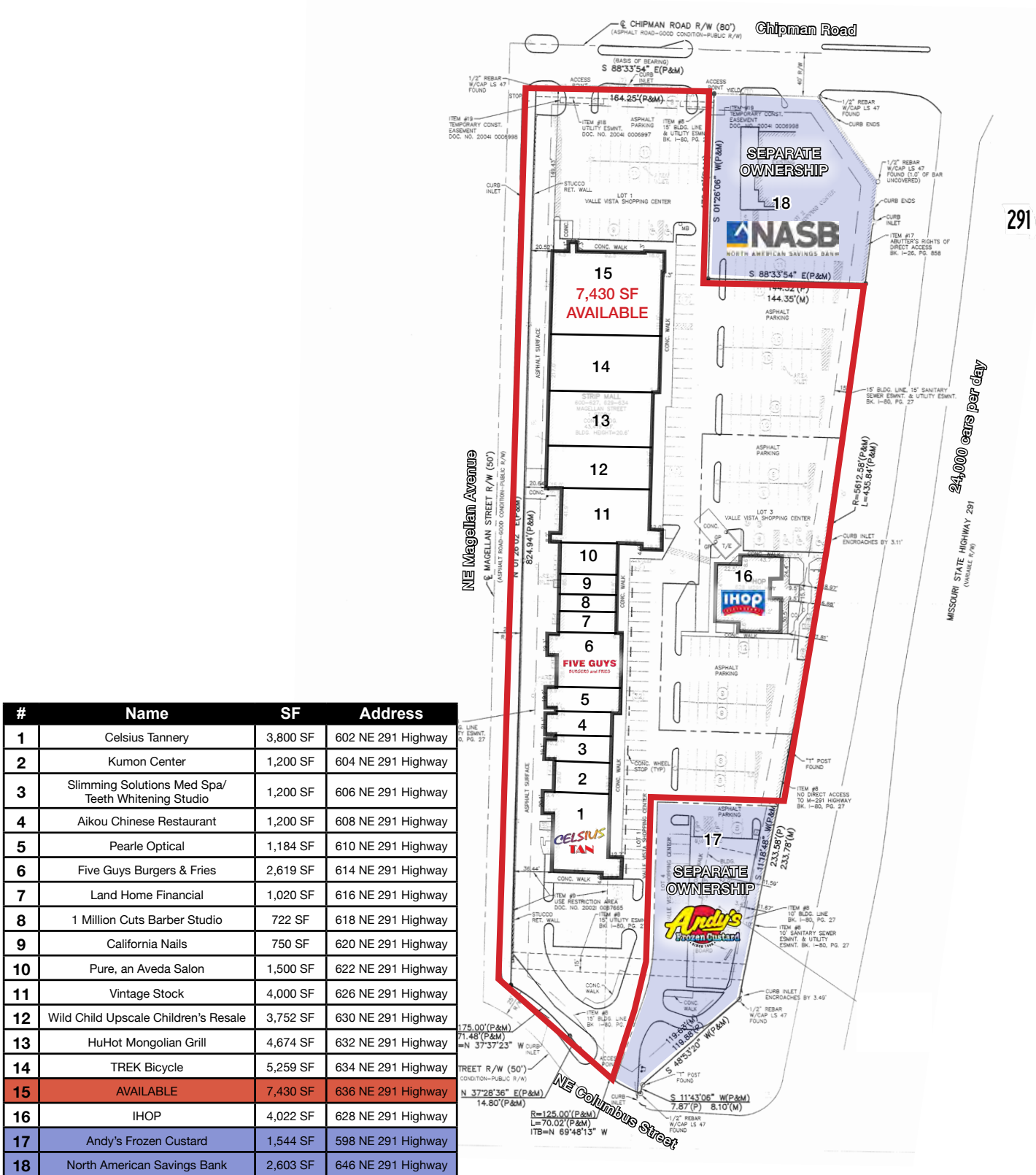


SITE PLAN



#	Name	SF	Address
1	Celsius Tannery	3,800 SF	602 NE 291 Highway
2	Kumon Center	1,200 SF	604 NE 291 Highway
3	Slimming Solutions Med Spa/ Teeth Whitening Studio	1,200 SF	606 NE 291 Highway
4	Aikou Chinese Restaurant	1,200 SF	608 NE 291 Highway
5	Pearle Optical	1,184 SF	610 NE 291 Highway
6	Five Guys Burgers & Fries	2,619 SF	614 NE 291 Highway
7	Land Home Financial	1,020 SF	616 NE 291 Highway
8	1 Million Cuts Barber Studio	722 SF	618 NE 291 Highway
9	California Nails	750 SF	620 NE 291 Highway
10	Pure, an Aveda Salon	1,500 SF	622 NE 291 Highway
11	Vintage Stock	4,000 SF	626 NE 291 Highway
12	Wild Child Upscale Children's Resale	3,752 SF	630 NE 291 Highway
13	HuHot Mongolian Grill	4,674 SF	632 NE 291 Highway
14	TREK Bicycle	5,259 SF	634 NE 291 Highway
15	AVAILABLE	7,430 SF	636 NE 291 Highway
16	IHOP	4,022 SF	628 NE 291 Highway
17	Andy's Frozen Custard	1,544 SF	598 NE 291 Highway
18	North American Savings Bank	2,603 SF	646 NE 291 Highway

SITE PLAN

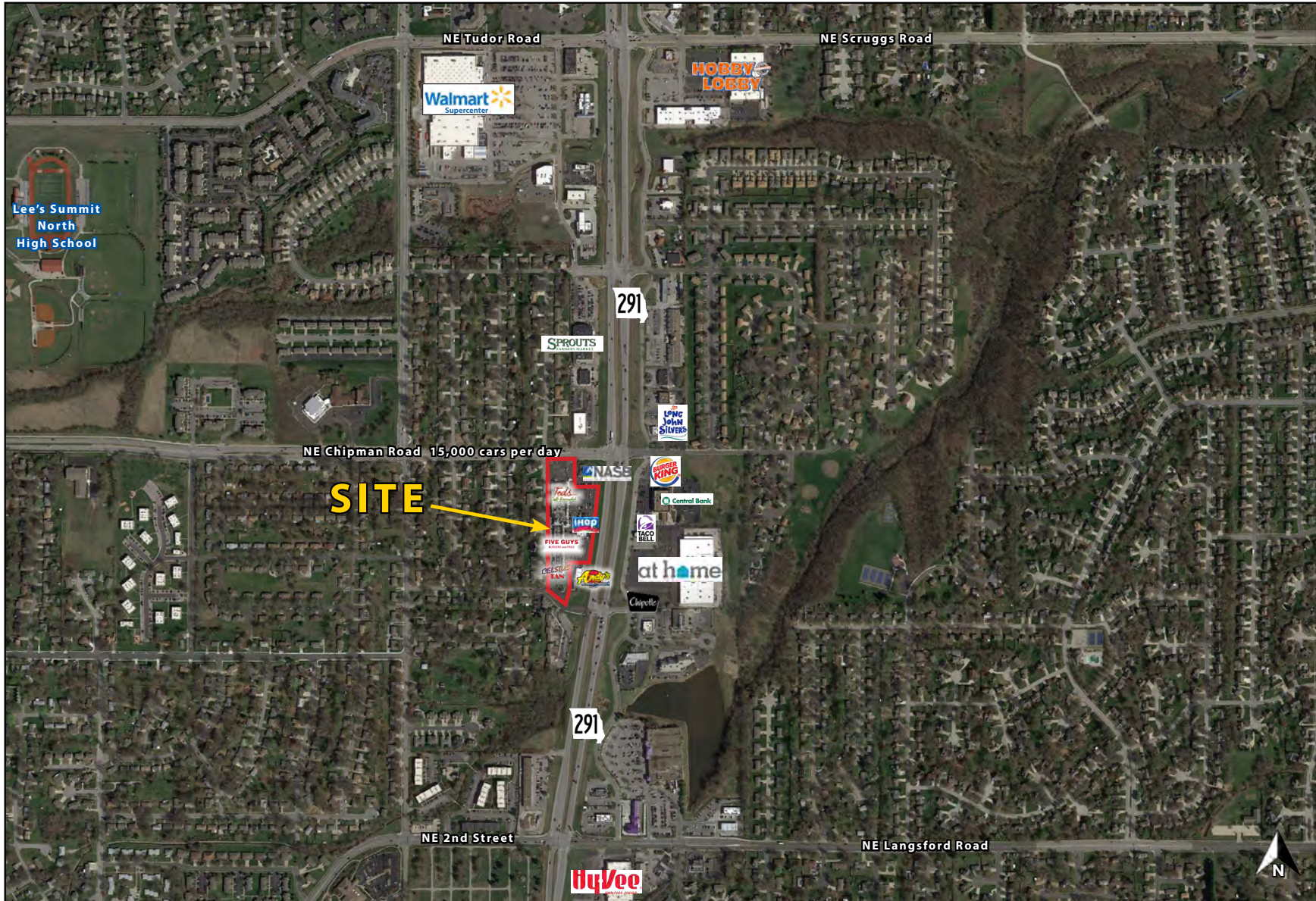


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24,000 cars per day
(variable, P&M)



AERIAL



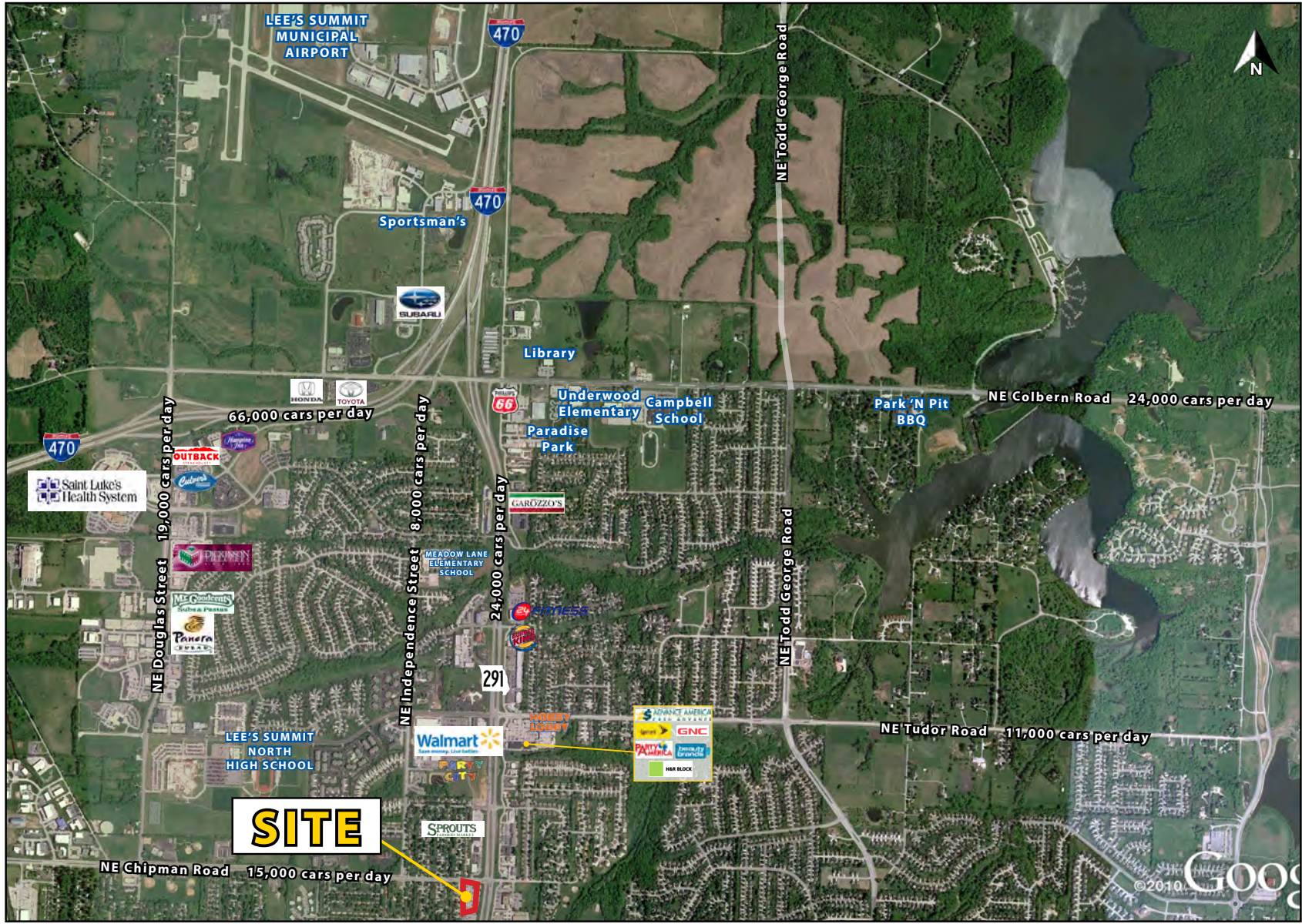


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7.430 SF END
CAP SPACE
FOR LEASE

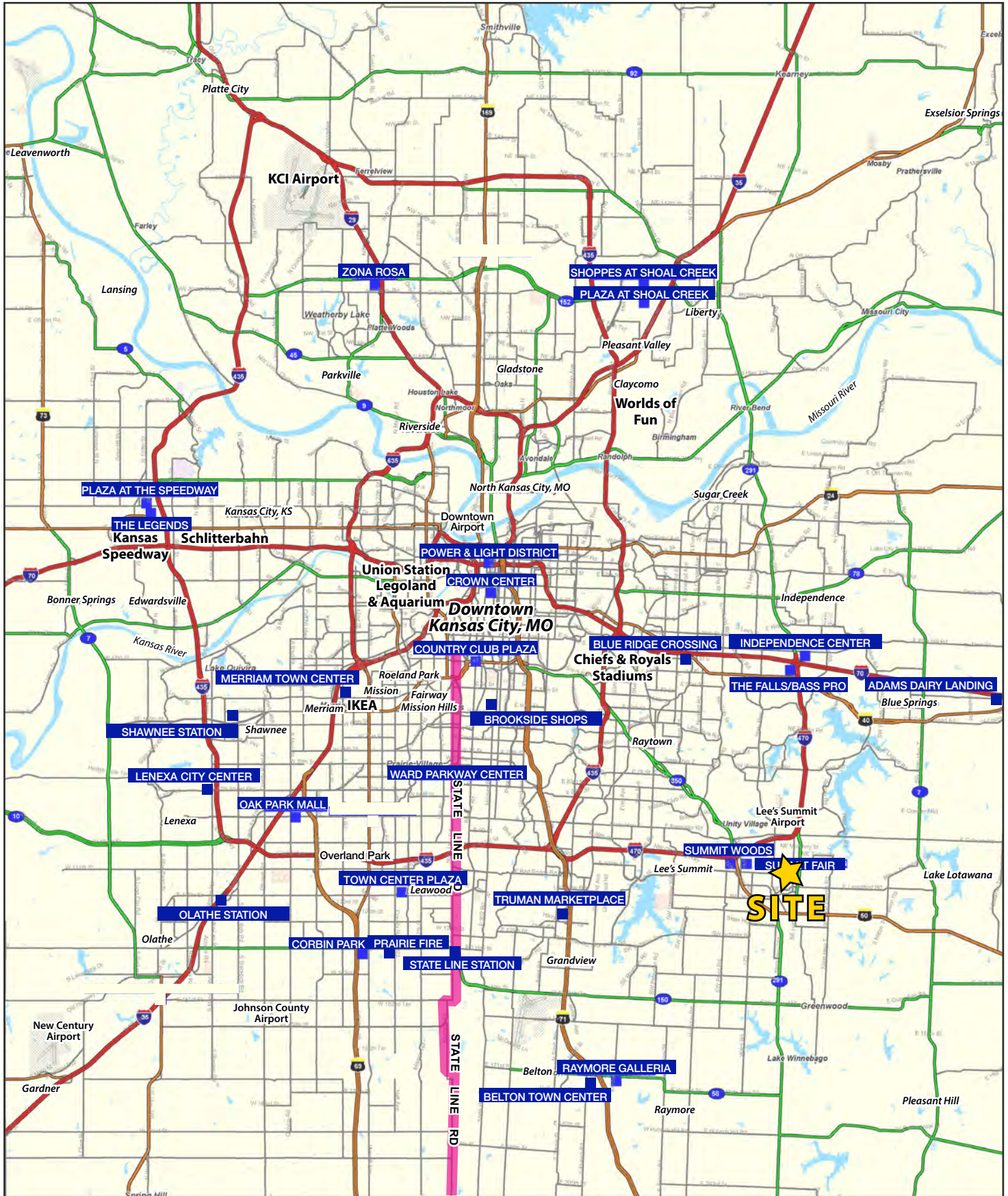
AERIAL





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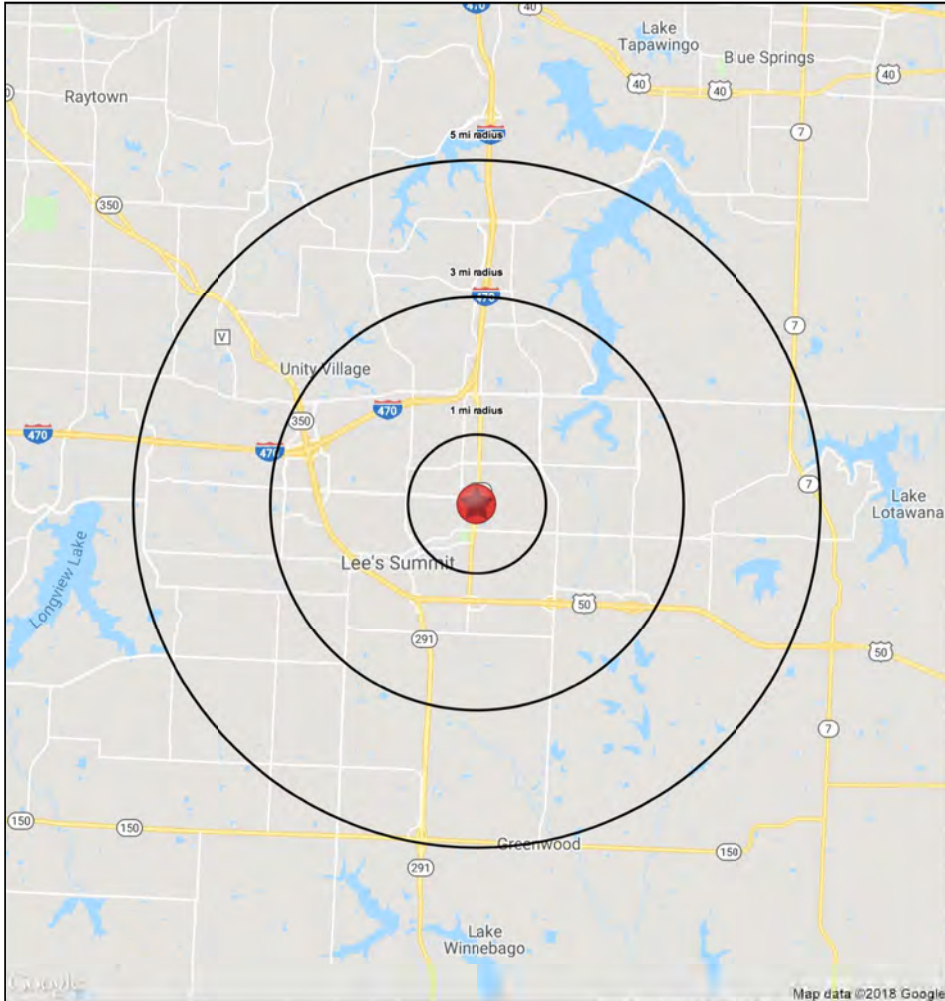


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**7.430 SF END
CAP SPACE
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1-3-5 MILE RADIUS RING MAP & DEMOS



291 Highway & Chipman Road Lee's Summit, MO 64063				
		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	13,809	53,339	85,199
	2023 Projected Population	14,169	55,019	87,969
	2010 Census Population	13,441	51,300	79,832
	2000 Census Population	12,919	48,443	66,817
	Projected Annual Growth 2018 to 2023	0.5%	0.6%	0.7%
	Historical Annual Growth 2000 to 2018	0.4%	0.6%	1.5%
	2018 Median Age	34.4	37.2	38.1
HOUSEHOLDS	2018 Estimated Households	5,910	21,833	33,415
	2023 Projected Households	6,030	22,402	34,314
	2010 Census Households	5,564	20,285	30,204
	2000 Census Households	5,078	18,778	25,148
	Projected Annual Growth 2018 to 2023	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2018	0.9%	0.9%	1.8%
RACE AND ETHNICITY	2018 Estimated White	82.6%	85.9%	84.9%
	2018 Estimated Black or African American	9.2%	7.6%	8.7%
	2018 Estimated Asian or Pacific Islander	1.8%	1.8%	2.1%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
	2018 Estimated Other Races	6.0%	4.3%	4.0%
	2018 Estimated Hispanic	6.3%	4.9%	4.3%
INCOME	2018 Estimated Average Household Income	\$72,277	\$85,433	\$98,155
	2018 Estimated Median Household Income	\$60,582	\$72,351	\$84,866
	2018 Estimated Per Capita Income	\$30,962	\$35,003	\$38,554
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.2%	1.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.3%	3.2%	2.9%
	2018 Estimated High School Graduate	26.2%	24.0%	21.8%
	2018 Estimated Some College	27.3%	25.7%	24.4%
	2018 Estimated Associates Degree Only	8.3%	8.9%	8.6%
	2018 Estimated Bachelors Degree Only	23.6%	25.4%	25.9%
2018 Estimated Graduate Degree	10.1%	11.6%	15.2%	
BUSINESS	2018 Estimated Total Businesses	545	2,788	3,681
	2018 Estimated Total Employees	5,910	37,703	48,354
	2018 Estimated Employee Population per Business	10.8	13.5	13.1
	2018 Estimated Residential Population per Business	25.3	19.1	23.1



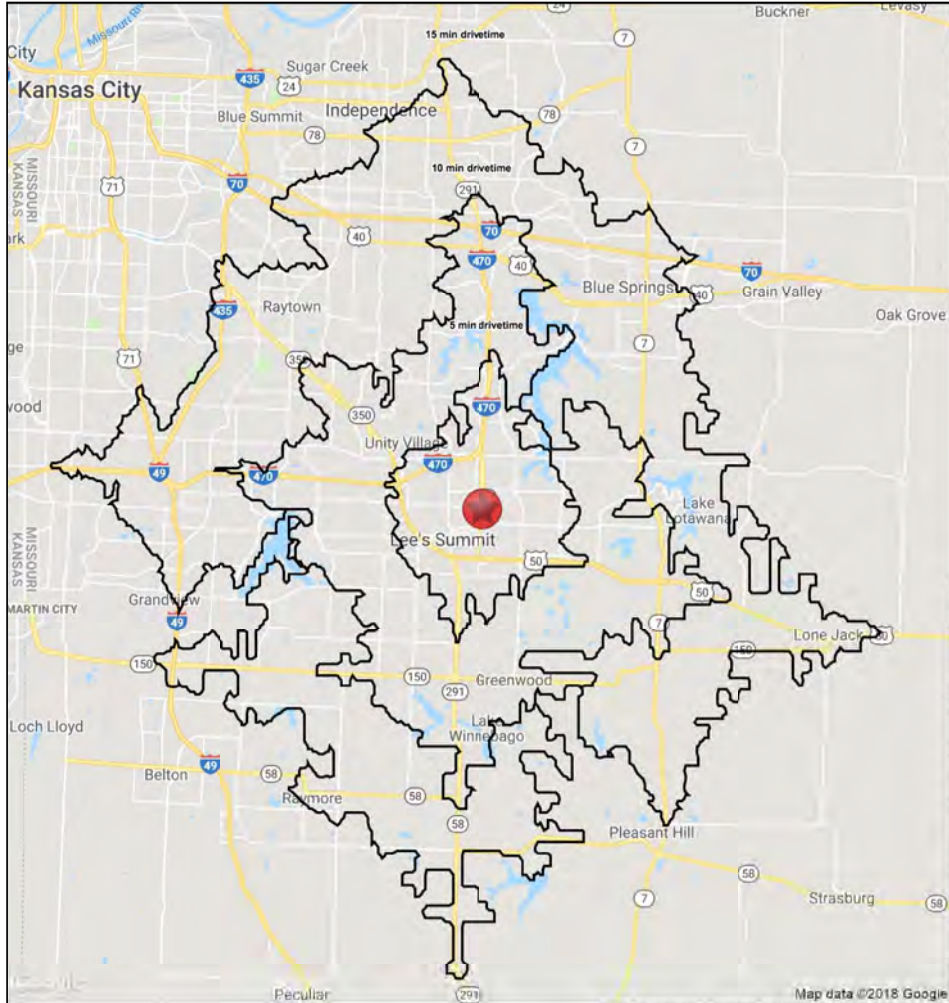


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5-10-15 MINUTE DRIVE TIME MAP & DEMOS



291 Highway & Chipman Road

Lee's Summit, MO 64063

	5 min drivetime	10 min drivetime	15 min drivetime	
POPULATION	2018 Estimated Population	49,766	118,165	333,029
	2023 Projected Population	51,318	122,041	340,584
	2010 Census Population	47,917	110,614	321,061
	2000 Census Population	45,064	89,164	290,377
	Projected Annual Growth 2018 to 2023	0.6%	0.7%	0.5%
	Historical Annual Growth 2000 to 2018	0.6%	1.8%	0.8%
	2018 Median Age	36.8	38.6	38.2
HOUSEHOLDS	2018 Estimated Households	20,390	46,416	135,926
	2023 Projected Households	20,919	47,665	138,261
	2010 Census Households	18,953	41,985	126,937
	2000 Census Households	17,382	33,561	114,187
	Projected Annual Growth 2018 to 2023	0.5%	0.5%	0.3%
	Historical Annual Growth 2000 to 2018	1.0%	2.1%	1.1%
	RACE AND ETHNICITY	2018 Estimated White	85.6%	84.3%
2018 Estimated Black or African American		7.8%	9.4%	18.0%
2018 Estimated Asian or Pacific Islander		1.8%	2.2%	2.0%
2018 Estimated American Indian or Native Alaskan		0.4%	0.3%	0.4%
2018 Estimated Other Races		4.4%	3.8%	5.2%
2018 Estimated Hispanic		5.0%	4.1%	5.4%
INCOME		2018 Estimated Average Household Income	\$82,572	\$99,115
	2018 Estimated Median Household Income	\$70,975	\$85,835	\$67,130
	2018 Estimated Per Capita Income	\$33,866	\$38,987	\$33,076
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.2%	1.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.9%	4.5%
	2018 Estimated High School Graduate	24.2%	21.9%	28.5%
	2018 Estimated Some College	25.8%	24.0%	25.4%
	2018 Estimated Associates Degree Only	8.9%	8.8%	8.4%
	2018 Estimated Bachelors Degree Only	25.3%	26.4%	20.3%
BUSINESS	2018 Estimated Graduate Degree	11.4%	14.9%	11.0%
	2018 Estimated Total Businesses	2,905	4,976	11,552
	2018 Estimated Total Employees	38,677	63,249	145,184
	2018 Estimated Employee Population per Business	13.3	12.7	12.6
	2018 Estimated Residential Population per Business	17.1	23.7	28.8

