

# NEW LONGVIEW COMMERCIAL

Available for Lease

Retail / Office Space

Third St & View High Dr | Lee's Summit, MO



For Retail Information:

CHAD LASALA, CCIM  
+1 913 956 5813  
chad@nai-heartland.com

For Office Information:

BRANDON LASALA  
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brandon@nai-heartland.com

For Development Information:

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+1 913 890 2015  
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**NAI**Heartland

4400 College Boulevard Suite 170  
Overland Park, Kansas 66211  
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RETAIL/OFFICE SPACE FOR LEASE



Paragon Star



Summit Woods Crossing

Summit Fair

Raytown Rd

109th Street

View High Drive (#16,000 VPD)

Chipman Rd

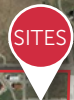
50

Fred Arbanas Golf Course

Future Apartment Complex

Future Retail/Office Development

Frank White Softball Complex



3rd Street (7,558 VPD)

Longview Community College (5,000 Students)

Longview Lake

Longview Road

Longview Campground



# MARKET OVERVIEW & DEMOGRAPHICS





Available for Lease

# Single Story Retail

Lot 44 - 3300 SW Fascination Drive | LSMO

## lot 44

0.82 Acres

Retail/Restaurant 2,000 - 7,121 SF

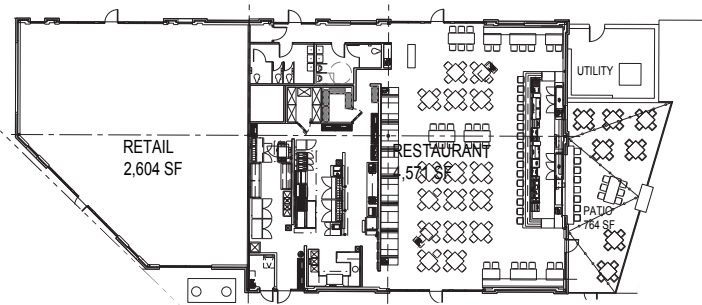
3300 SW Fascination Drive is a corner lot with great visibility and provides the gateway to the New Longview commercial district.

Can accommodate retail and restaurant users

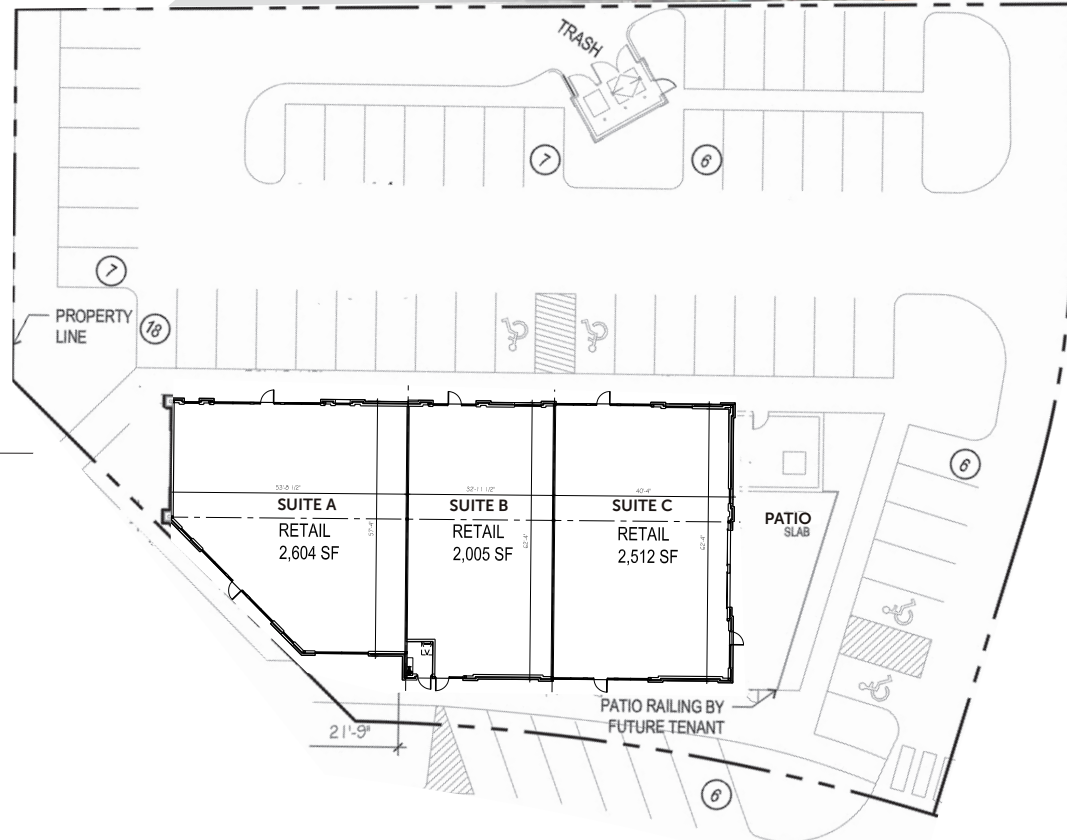
Parking: 50 Spots / 7/1,000 Ratio

Lease Rate: \$23-25/SF NNN

Generous Landlord TI allowances



Alternate Restaurant Layout  
*\*Final layout subject to user input*



## LOT 44 - SINGLE STORY RETAIL

Available for Lease

# Retail / Office

Lot 43 - 3290 SW Fascination Drive, LSMO

## lot 43

0.29 Acres

Retail/Office 2,400-4,000 SF

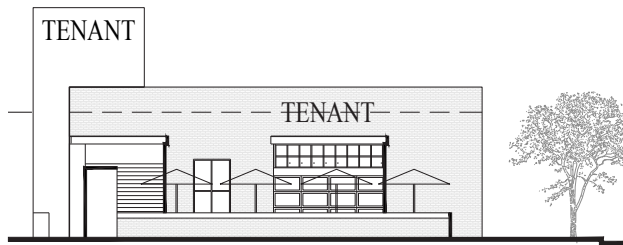
3290 SW Fascination Drive is a boutique site perfect for a small office, bank, restaurant, or medical/office user

Located directly across from the theater and activity plaza with nearby walkable amenities

Can accommodate retail and restaurant users

Lease Rate: \$28/SF NNN

Generous Landlord TI allowances



South Elevation



LOT 43 SITE PLAN





Available for Lease

# Two-Story Retail / Office Space

Lot 54 - 3250 SW Fascination Drive | LSMO

## lot 54

0.89 Acres

Retail/Office 1,200 – 15,000 SF

3250 SW Fascination Drive is a two-story mixed-use retail/office building located in the heart of the New Longview commercial district

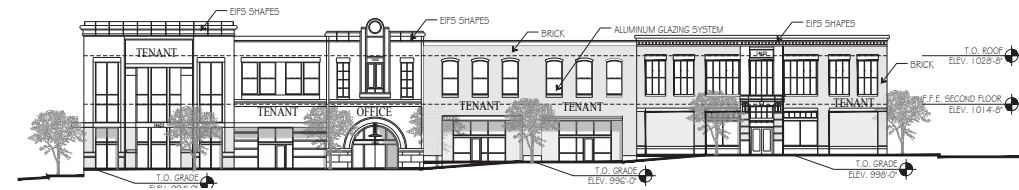
'Small-town Main Street' type feel with great glass-lines for retail users and protected entry/lobby for office users with windows on all sides and a unique walkable environment

Can accommodate retail, restaurant, medical/office, fitness, and traditional/creative office users seeking a 'loft' vibe

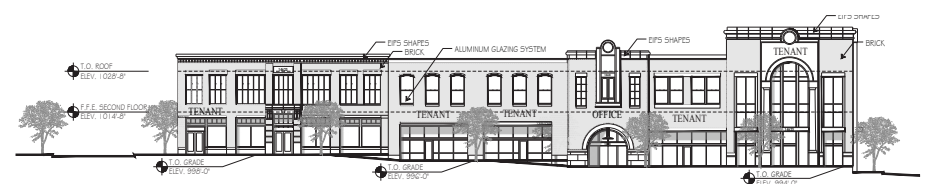
Lease Rate: \$22/SF NNN (Retail)

Lease Rate: \$26/SF Full-Service Gross (Office)

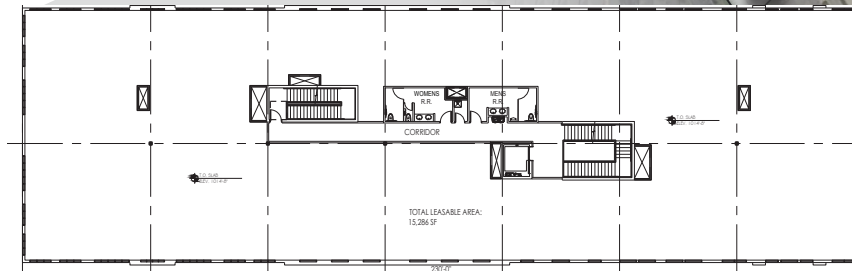
Generous Landlord TI allowances



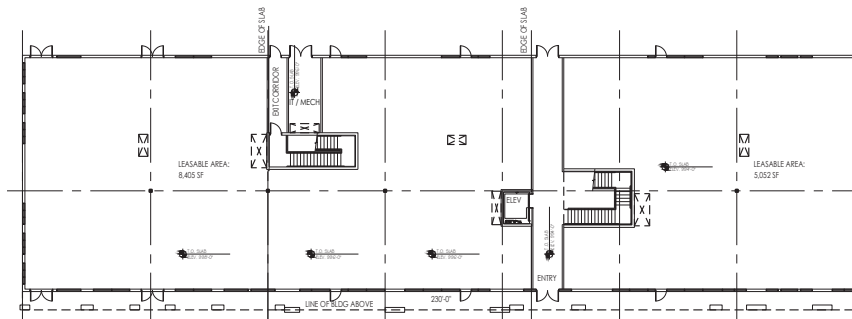
North Elevation



South Elevation



2nd Floor Office



1st Floor Retail



# LOT 54 - RETAIL / OFFICE

Available for Lease

# Two-Story Retail / Office Space

Lot 53 - 3210 SW Fascination Drive | LSMO

## lot 53

0.98 Acres

Retail/Office 1,200 – 17,000 SF

3210 SW Fascination Drive is a two-story mixed-use retail/office building located in the heart of the New Longview commercial district

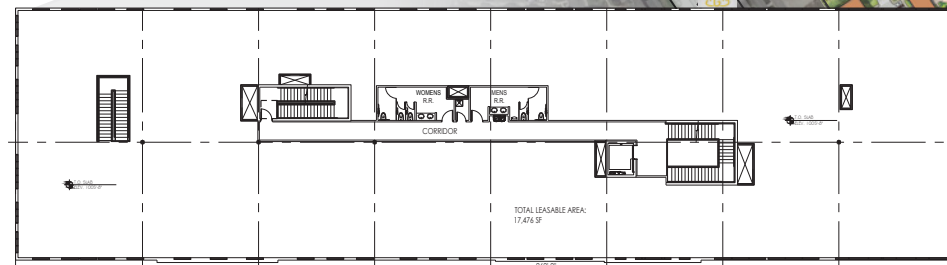
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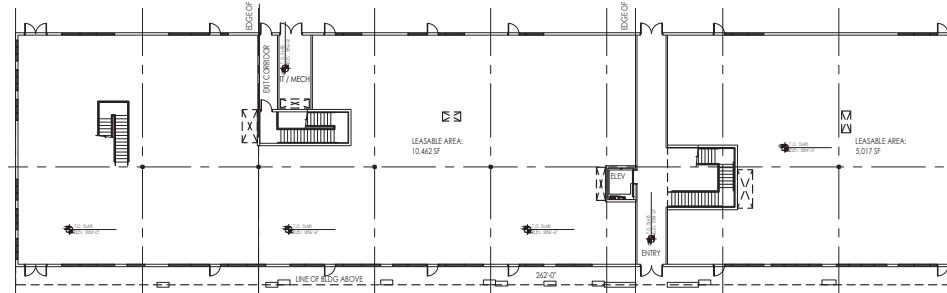
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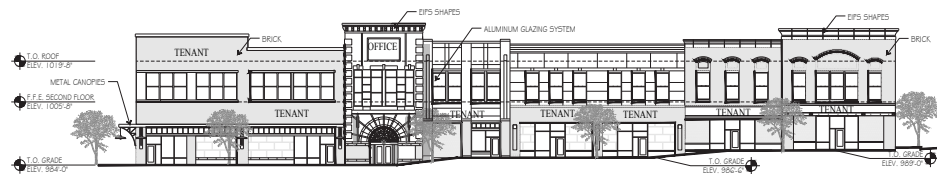
Generous Landlord TI allowances



2nd Floor Office



1st Floor Retail



North Elevation



South Elevation

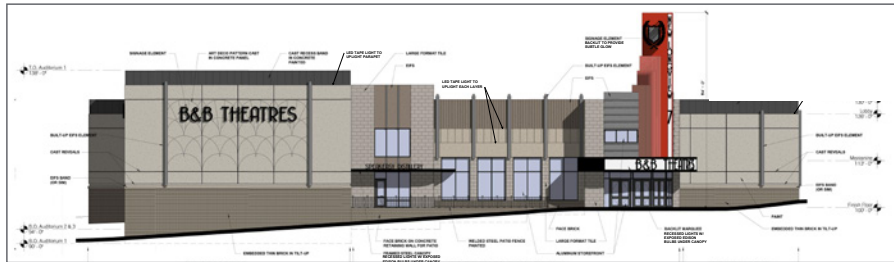
# LOT 53 - RETAIL / OFFICE





upscale theatre

B&B Theatres is bringing Hollywood to New Longview with a boutique 7-screen luxury cinema featuring reserved leather recliners, Marquee Bar, expanded menu options, and wall-to-wall screens. Scheduled to open Winter 2017.



activity plaza

Proposed multi-use plaza/event space capable of hosting concerts, festivals, farmer's market, and other events.



luxury independent living

172 luxury apartments and townhomes designed for active seniors. Scheduled to open Spring 2018.



residential growth

Several nearby projects underway delivering additional multifamily and single family units throughout 2017 and 2018.



historical buildings

Construction is underway on the rehab of multiple original Longview Farms historic buildings, originally built in 1914.



office & retail

New Longview is currently home to ±80,000 SF of retail and office users including Gusto Coffee Bistro, CVS, Subway, McDonald's, Hawthorn Bank, Phillips 66, Long-Bell Pizza Co, US Bank, Rejuvenate and many more.



community college

The area is home to the flagship Longview campus for Metropolitan Community College serving over 5,000 students.



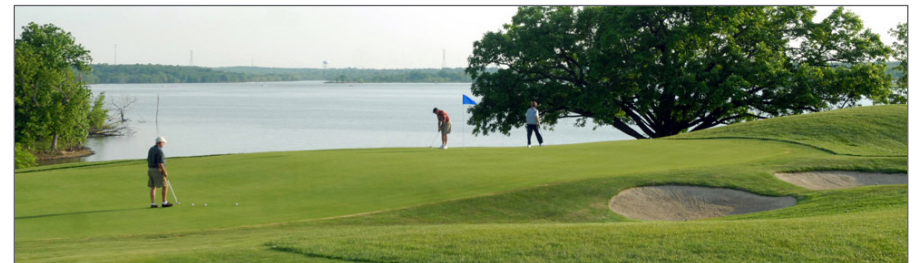
luxury apartments

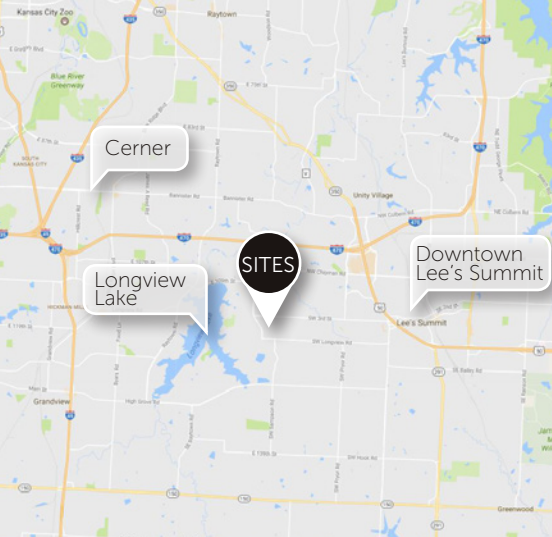
Two luxury apartment projects are nestled into New Longview and boast some of the highest occupancy and rental rates in Lee's Summit.



recreation

Longview boasts numerous recreational activities including Fred Arbanas Golf Course, Longview Lake, Frank White Softball Complex, running and biking trails and Jackson County Parks & Recreation Camp Ground.





- New Longview is a new urbanism community with key walkability features, community centric values and a growing college in the heart of the community.
- Located in Lee's Summit, one of the highest growth suburbs in Missouri.
- Median household income of \$123,471 within a 1 mile radius of the development.
- Daytime population totaling 47,834 within a 5 mile radius of the development.

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	3 MILES	5 MILES	10 MILES
<b>population</b>	31,996	107,416	404,599
<b>households</b>	12,433	43,379	166,210
<b>median hh income</b>	\$76,138	\$59,404	\$65,081
<b>median age</b>	39.8	37.0	38.4
<b>daytime population</b>	11,392	47,834	185,394

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## MARKET OVERVIEW & DEMOGRAPHICS