

FOR LEASE



300 NE 291 Hwy, Lee's Summit, MO



- 2,100+/- SF Available
- Great Visibility to MO 291
- Across from HyVee, McDonald's, KFC, Starbucks & many more
- Ample parking & Convenient Access
- Pole Signage on MO 291 Hwy.

DEMOGRAPHICS			
Radius	1 Mile	3 Miles	5 Miles
Population	12,968	52,869	82,958
Avg. HH Income	\$62,710	\$79,653	\$91,711
2016 Estimate			

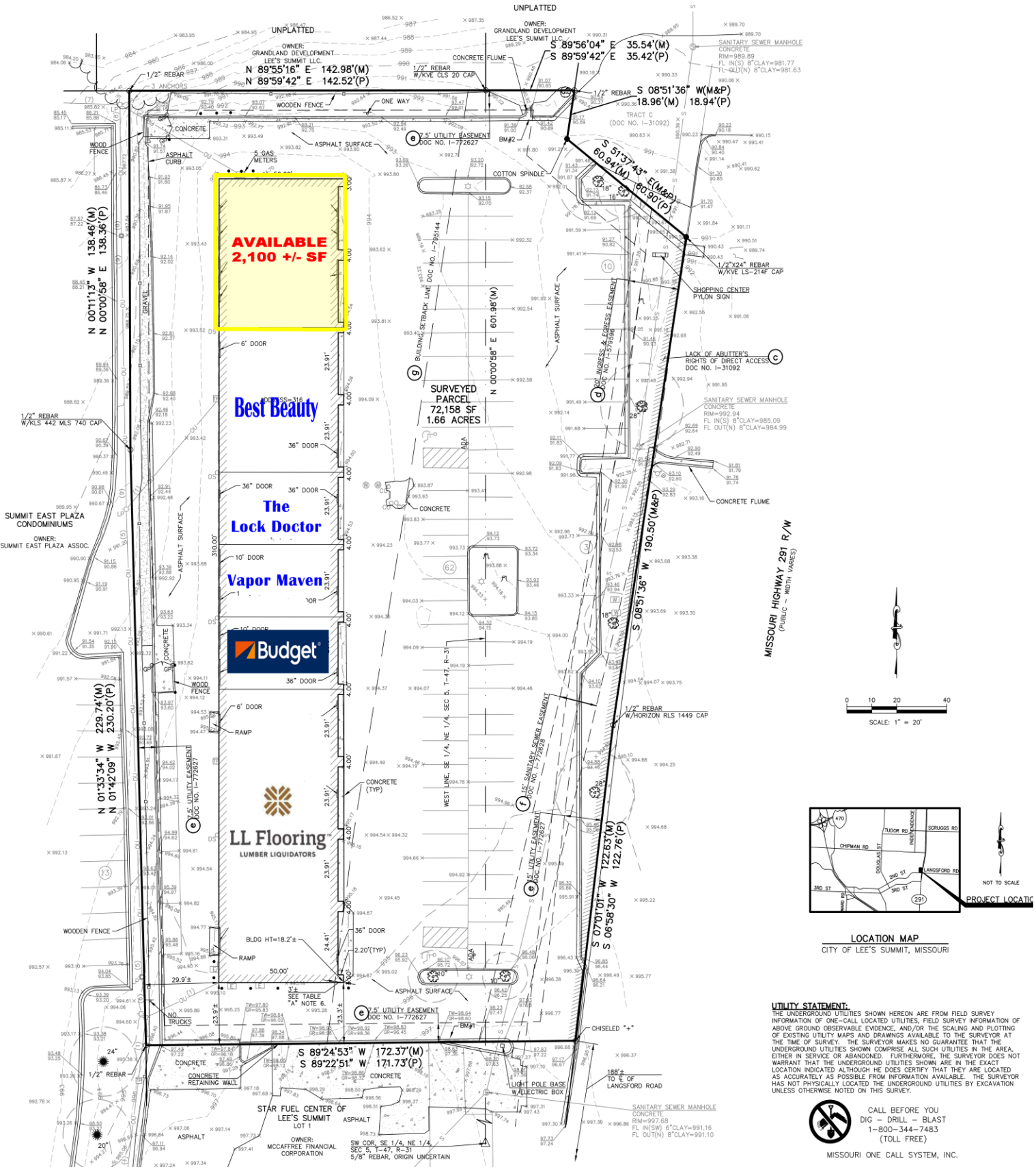
All Information furnished regarding property for sale or lease is from sources believed to be reliable, but we cannot guarantee the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

CONTACT:
John Byram
(913) 722-5229

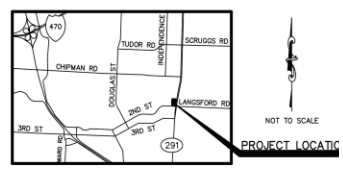
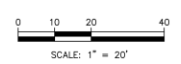
BYRAM REAL ESTATE
 5350 W. 94th Terr., Suite 201, Prairie Village, KS 66207
 Phone (913) 722-5229 / Fax (913) 722-0909
 Email ~ John@ByramRE.com / www.ByramRE.com



SITE PLAN - 316 NE 291 Hwy, Lee's Summit, MO



MISSOURI HIGHWAY 291 R/W
(PUBLIC - WIDTH VARIES)



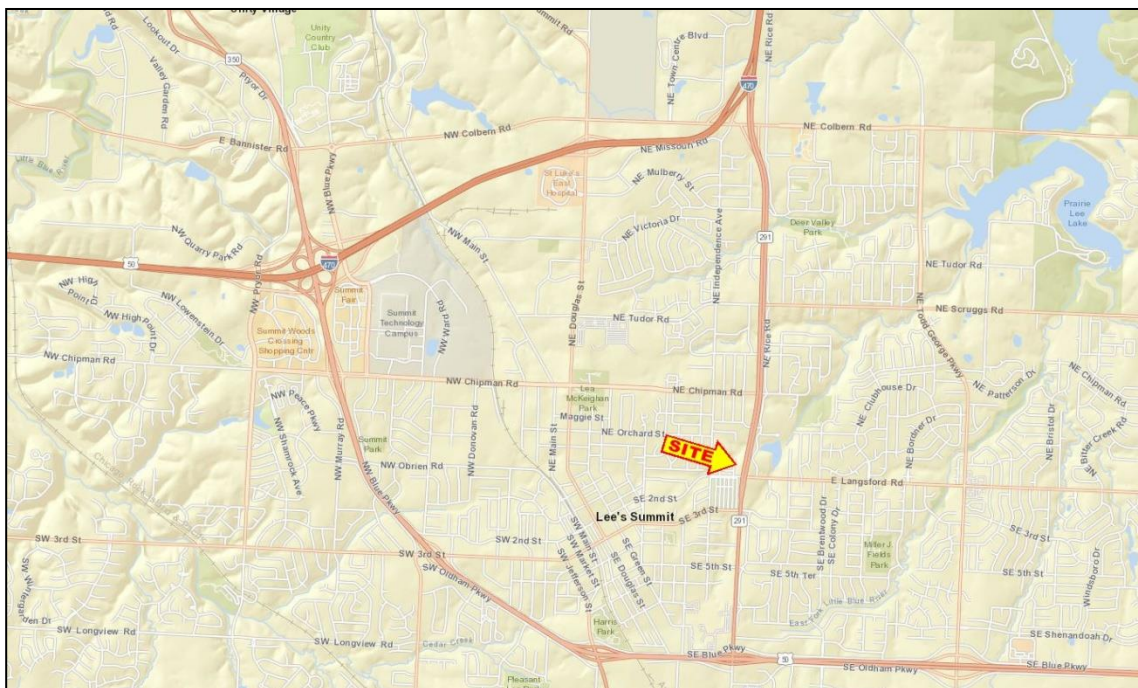
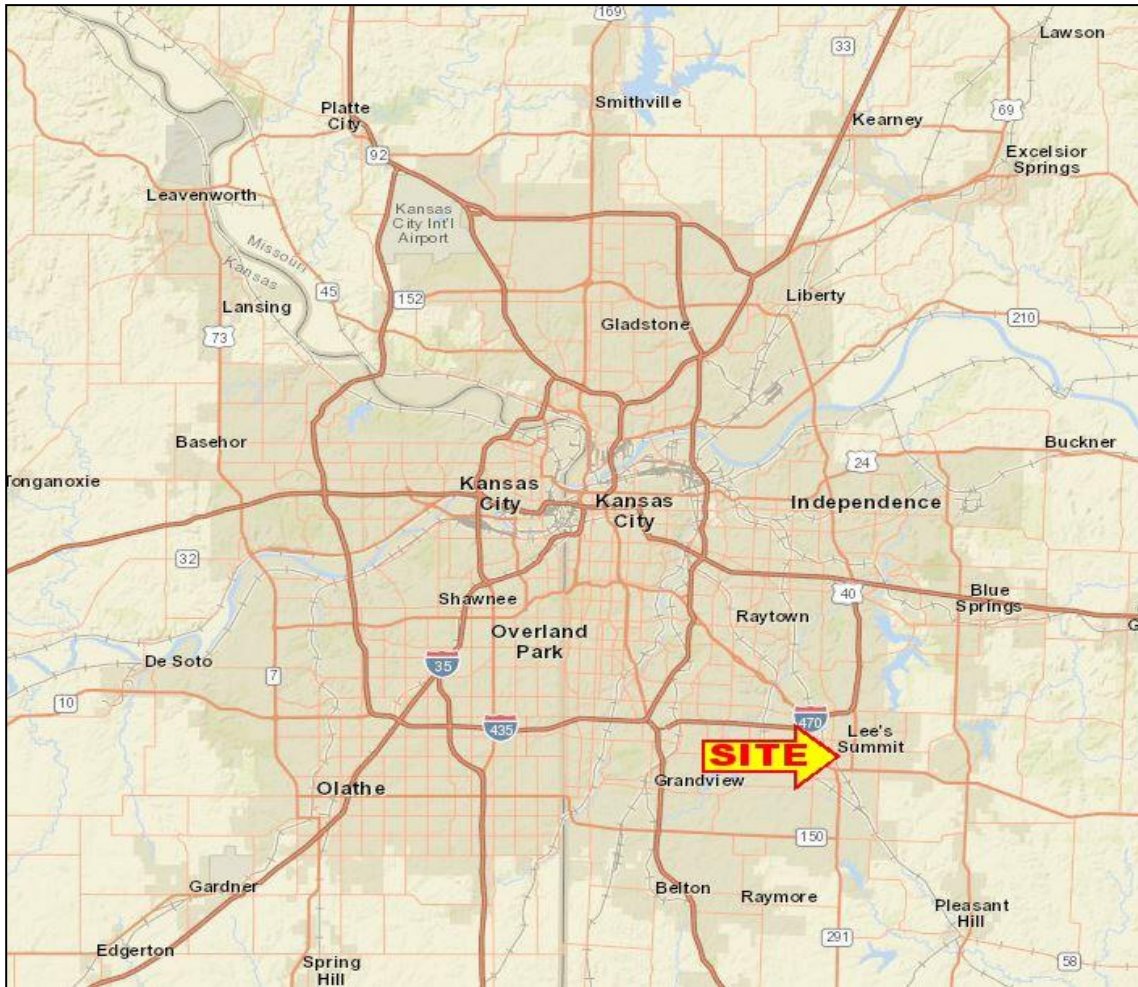
LOCATION MAP
CITY OF LEE'S SUMMIT, MISSOURI

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.



CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)

MISSOURI ONE CALL SYSTEM, INC.





Executive Summary Report

300 NE 291 Hwy, Lee's Summit, Missouri, 64086
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.91771
Longitude: -94.36203

	1 mile	3 miles	5 miles
Population			
2000 Population	12,709	48,844	65,993
2010 Population	13,026	52,028	80,768
2016 Population	12,968	52,869	82,985
2021 Population	13,075	53,951	85,095
2000-2010 Annual Rate	0.25%	0.63%	2.04%
2010-2016 Annual Rate	-0.07%	0.26%	0.43%
2016-2021 Annual Rate	0.16%	0.41%	0.50%
2016 Male Population	47.3%	47.7%	47.9%
2016 Female Population	52.7%	52.3%	52.1%
2016 Median Age	35.3	37.2	37.8
Households			
2000 Households	5,182	18,859	24,675
2010 Households	5,590	20,522	30,502
2016 Total Households	5,533	20,679	31,009
2021 Total Households	5,553	20,983	31,611
2000-2010 Annual Rate	0.76%	0.85%	2.14%
2010-2016 Annual Rate	-0.16%	0.12%	0.26%
2016-2021 Annual Rate	0.07%	0.29%	0.39%
2016 Average Household Size	2.34	2.54	2.65
Median Household Income			
2016 Median Household Income	\$49,517	\$65,000	\$76,062
2021 Median Household Income	\$55,849	\$74,077	\$83,210
2016-2021 Annual Rate	2.44%	2.65%	1.81%
Average Household Income			
2016 Average Household Income	\$62,710	\$79,653	\$91,711
2021 Average Household Income	\$69,016	\$87,243	\$100,362
2016-2021 Annual Rate	1.93%	1.84%	1.82%
Housing			
2000 Total Housing Units	5,366	19,496	25,517
2000 Owner Occupied Housing Units	3,095	13,063	18,142
2000 Renter Occupied Housing Units	2,087	5,796	6,533
2000 Vacant Housing Units	184	637	842
2010 Total Housing Units	5,990	22,054	32,591
2010 Owner Occupied Housing Units	2,961	14,111	22,529
2010 Renter Occupied Housing Units	2,629	6,411	7,973
2010 Vacant Housing Units	400	1,532	2,089
2016 Total Housing Units	6,022	22,429	33,304
2016 Owner Occupied Housing Units	2,888	14,102	22,763
2016 Renter Occupied Housing Units	2,645	6,576	8,246
2016 Vacant Housing Units	489	1,750	2,295
2021 Total Housing Units	6,062	22,745	33,908
2021 Owner Occupied Housing Units	2,909	14,351	23,278
2021 Renter Occupied Housing Units	2,644	6,632	8,334
2021 Vacant Housing Units	509	1,762	2,297
Data for all businesses in area			
Total Businesses:	908	2,540	3,428
Total Employees:	9,322	37,436	48,231
Total Residential Population:	12,968	52,869	82,985
Employee/Residential Population Ratio:	0.720:1	0.710:1	0.580:1

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.