

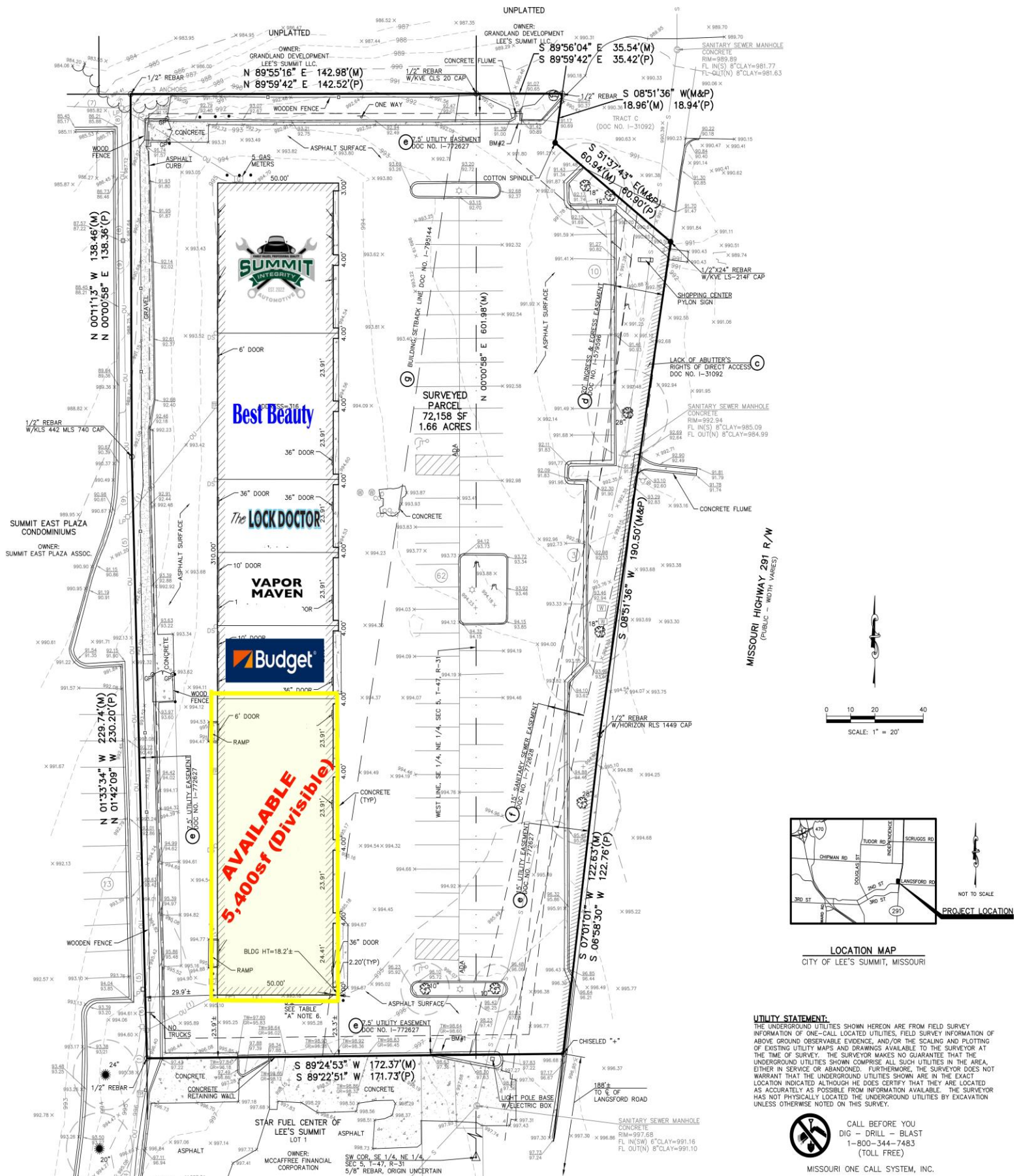
For Lease | 300 NE 291 Highway, Lee's Summit, MO



- 1,200 – 5,400 +/- SF Available
- Great Visibility to Busy MO 291 Highway
- Across From HyVee, McDonald's, KFC, and more
- Ample Parking and Convenient Access
- Abundant Parking
- Building and Monument Signage

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Demographic Summary

300 NE 291 Hwy, Lees Summit, Missouri, 64086
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.91866
Longitude: -94.36256

	1 mile	3 miles	5 miles
Population			
2010 Population	12,457	52,258	81,881
2020 Population	12,619	54,280	89,361
2024 Population	12,961	55,071	93,616
2029 Population	12,982	54,858	94,714
2010-2020 Annual Rate	0.13%	0.38%	0.88%
2020-2024 Annual Rate	0.63%	0.34%	1.10%
2024-2029 Annual Rate	0.03%	-0.08%	0.23%
2024 Male Population	48.1%	48.6%	48.7%
2024 Female Population	51.9%	51.4%	51.3%
2024 Median Age	36.2	38.7	39.5

In the identified area, the current year population is 12,961. In 2020, the Census count in the area was 12,619. The rate of change since 2020 was 0.63% annually. The five-year projection for the population in the area is 12,982 representing a change of 0.03% annually from 2024 to 2029. Currently, the population is 48.1% male and 51.9% female.

Race and Ethnicity			
2024 White Alone	72.7%	77.1%	77.0%
2024 Black Alone	11.1%	8.5%	9.6%
2024 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2024 Asian Alone	1.6%	2.1%	2.4%
2024 Pacific Islander Alone	0.2%	0.2%	0.2%
2024 Other Race	3.4%	2.4%	2.0%
2024 Two or More Races	10.6%	9.3%	8.6%
2024 Hispanic Origin (Any Race)	8.7%	6.9%	6.0%

Persons of Hispanic origin represent 8.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Median Household Income			
2024 Median Household Income	\$66,745	\$87,699	\$100,076
2029 Median Household Income	\$79,297	\$102,629	\$111,101
2024-2029 Annual Rate	3.51%	3.19%	2.11%
Average Household Income			
2024 Average Household Income	\$86,414	\$113,489	\$129,160
2029 Average Household Income	\$101,453	\$131,737	\$148,472
2024-2029 Annual Rate	3.26%	3.03%	2.83%
Per Capita Income			
2024 Per Capita Income	\$38,286	\$46,202	\$50,115
2029 Per Capita Income	\$45,616	\$54,350	\$58,401
2024-2029 Annual Rate	3.57%	3.30%	3.11%

Median Age

The median age in this area is 36.2, compared to U.S. median age of 39.3.

Households			
2024 Wealth Index	61	97	118
2010 Households	5,423	20,527	31,062
2020 Households	5,589	21,750	34,401
2024 Households	5,806	22,290	36,373
2029 Households	5,901	22,495	37,309
2010-2020 Annual Rate	0.30%	0.58%	1.03%
2020-2024 Annual Rate	0.90%	0.58%	1.32%
2024-2029 Annual Rate	0.33%	0.18%	0.51%
2024 Average Household Size	2.23	2.46	2.55

Source: U.S. Census, Esri

April 14, 2025