



**FOR LEASE
BY
OWNER**

**Summit Crest Plaza
3500 S.W. Market Street
Lee's Summit, MO. 64082**

A Tutera Development

GREAT EXPOSURE FROM HIGHWAY M-291



**7611 State Line Road, Suite 315
Kansas City, MO 64114**

Phone: (816) 444-0900

For Information Call: Jeff Taylor

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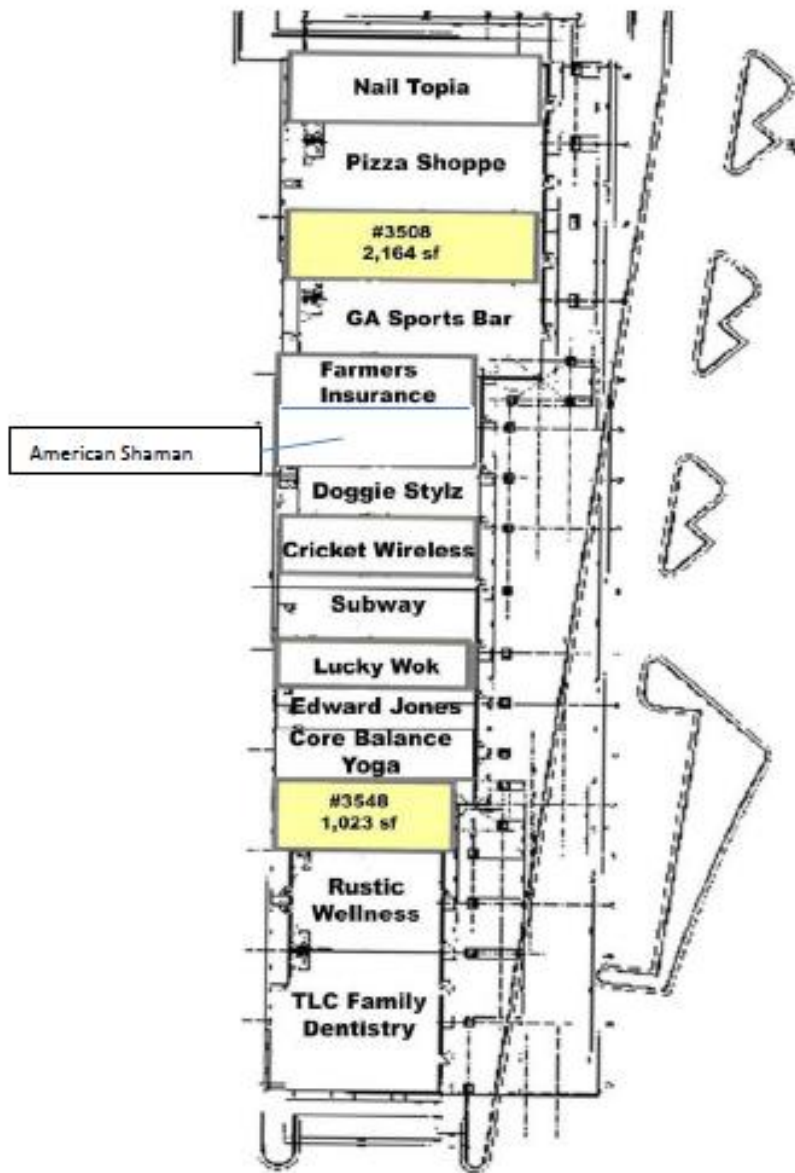


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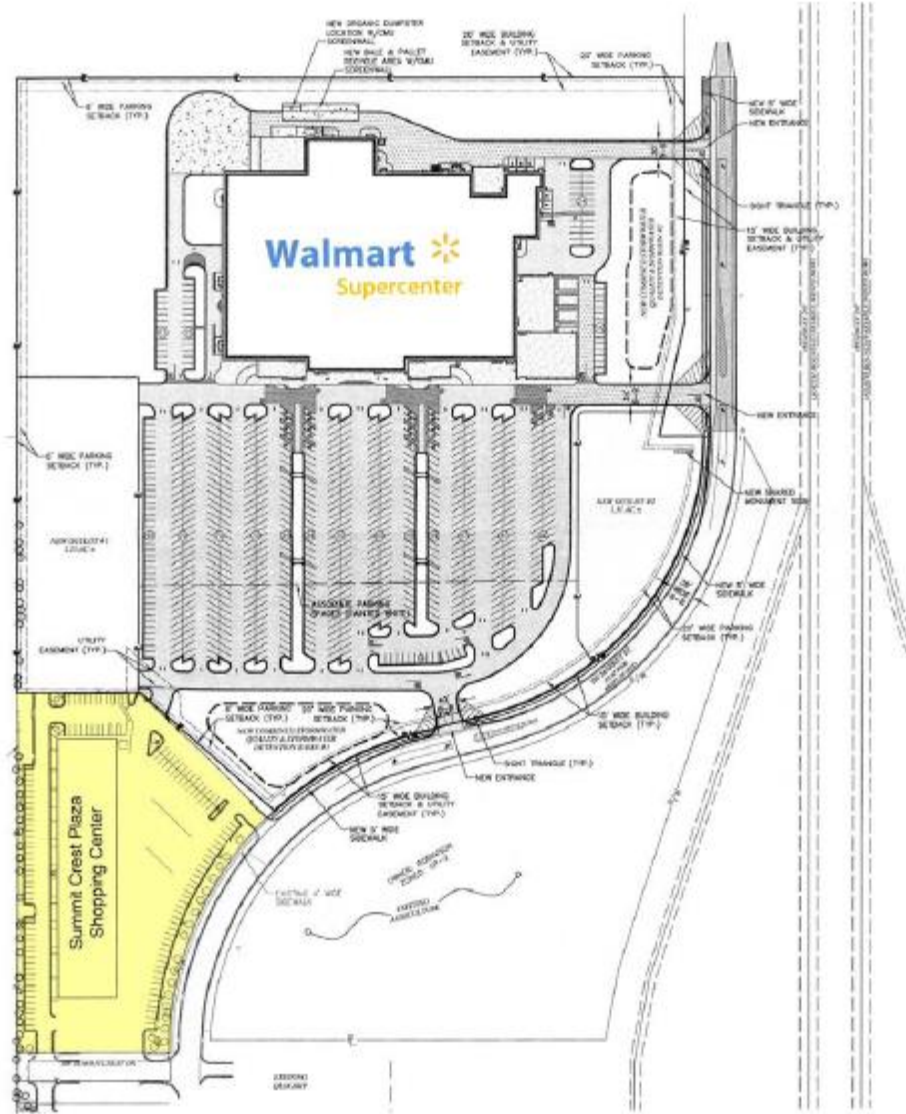
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Retail Space for Lease by Owner

- Excellent visibility from Highway 291
- 1023 sq ft – 2146 sq ft available
- Adjacent to McDonalds, Quicktrip and Arby's
- 30,000 cars per day
- New Walmart Super Center next to property
- Lease rates starting at \$16.00 psf
- New 300+ unit Apartment complex under construction immediately west of property



Site Plan





Executive Summary

17500 Hidden Valley Rd, Independence, Missouri, 64057 2
17500 Hidden Valley Rd, Independence, Missouri, 64057
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.065360
Longitude: -94.373350

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$51,473	\$50,642	\$49,114
2020 Median Household Income	\$57,719	\$57,129	\$55,357
2015-2020 Annual Rate	2.32%	2.44%	2.42%
Average Household Income			
2015 Average Household Income	\$62,753	\$62,430	\$62,456
2020 Average Household Income	\$70,404	\$71,152	\$71,078
2015-2020 Annual Rate	2.33%	2.65%	2.62%
Per Capita Income			
2015 Per Capita Income	\$27,418	\$26,726	\$25,830
2020 Per Capita Income	\$30,831	\$30,432	\$29,360
2015-2020 Annual Rate	2.37%	2.63%	2.60%

Households by Income

Current median household income is \$49,114 in the area, compared to \$52,217 for all U.S. households. Median household income is projected to be \$55,357 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$62,456 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$71,078 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,830 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,360 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	4,081	22,702	56,951
2000 Owner Occupied Housing Units	2,588	15,224	37,749
2000 Renter Occupied Housing Units	1,339	6,446	16,227
2000 Vacant Housing Units	154	1,032	2,976
2010 Total Housing Units	4,490	26,034	63,303
2010 Owner Occupied Housing Units	2,662	15,901	39,232
2010 Renter Occupied Housing Units	1,559	8,133	18,771
2010 Vacant Housing Units	249	2,000	5,300
2015 Total Housing Units	4,529	26,430	63,996
2015 Owner Occupied Housing Units	2,688	16,016	39,197
2015 Renter Occupied Housing Units	1,644	8,430	19,292
2015 Vacant Housing Units	197	1,964	5,507
2020 Total Housing Units	4,586	26,722	64,671
2020 Owner Occupied Housing Units	2,740	16,286	39,815
2020 Renter Occupied Housing Units	1,690	8,538	19,453
2020 Vacant Housing Units	156	1,898	5,403

Currently, 61.2% of the 63,996 housing units in the area are owner occupied; 30.1%, renter occupied; and 8.6% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 63,303 housing units in the area - 62.0% owner occupied, 29.7% renter occupied, and 8.4% vacant. The annual rate of change in housing units since 2010 is 0.49%. Median home value in the area is \$147,798, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.76% annually to \$185,484.



Executive Summary

3516 SW Market St, Lee's Summit, Missouri, 64082

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 38.85443

Longitude: -94.37985

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$95,044	\$88,857	\$75,011
2020 Median Household Income	\$103,063	\$101,350	\$83,370
2015-2020 Annual Rate	1.63%	2.67%	2.14%
Average Household Income			
2015 Average Household Income	\$100,280	\$102,165	\$88,747
2020 Average Household Income	\$112,008	\$115,689	\$100,001
2015-2020 Annual Rate	2.24%	2.52%	2.42%
Per Capita Income			
2015 Per Capita Income	\$34,785	\$36,053	\$33,438
2020 Per Capita Income	\$38,730	\$40,790	\$37,592
2015-2020 Annual Rate	2.17%	2.50%	2.37%
Households by Income			

Current median household income is \$75,011 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$83,370 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$88,747 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$100,001 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$33,438 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$37,592 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	1,118	4,432	19,565
2000 Owner Occupied Housing Units	982	3,938	14,102
2000 Renter Occupied Housing Units	111	331	4,772
2000 Vacant Housing Units	25	163	691
2010 Total Housing Units	1,857	8,249	26,149
2010 Owner Occupied Housing Units	1,584	6,973	19,077
2010 Renter Occupied Housing Units	205	836	5,499
2010 Vacant Housing Units	68	440	1,573
2015 Total Housing Units	1,897	8,458	26,650
2015 Owner Occupied Housing Units	1,611	7,178	19,439
2015 Renter Occupied Housing Units	216	884	5,658
2015 Vacant Housing Units	70	396	1,553
2020 Total Housing Units	1,931	8,673	27,115
2020 Owner Occupied Housing Units	1,643	7,383	19,857
2020 Renter Occupied Housing Units	220	904	5,739
2020 Vacant Housing Units	68	386	1,519

Currently, 72.9% of the 26,650 housing units in the area are owner occupied; 21.2%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 26,149 housing units in the area - 73.0% owner occupied, 21.0% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 0.85%. Median home value in the area is \$220,420, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.63% annually to \$250,974.