



# ±1.16 AC LEE'S SUMMIT, MO

651 S.E. Oldham Pkwy., Lee's Summit, MO 64081

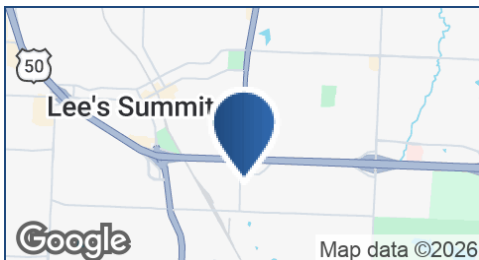
## Property Summary



### DAILY TRAFFIC CONDITIONS

| TRAFFIC COUNT | DAILY TRAFFIC             |
|---------------|---------------------------|
| COUNT         | 52,043                    |
| STREET        | Hwy. 50                   |
| COUNT 2       | 34,756                    |
| STREET 2      | S.R. 291/S.E. Hamblen Rd. |

\* Figures shown represent estimates



### DEMOGRAPHICS - 2026

| DEMOGRAPHICS         | 1 MILE    | 3 MILE    | 5 MILE    |
|----------------------|-----------|-----------|-----------|
| Estimated Population | 6,227     | 49,702    | 96,176    |
| Average HH Income    | \$115,135 | \$113,120 | \$133,206 |
| Estimated Households | 2,467     | 20,519    | 37,443    |

### PROPERTY HIGHLIGHTS

- ±1.16 acres located adjacent to The Home Depot
- Other nearby retailers and restaurants include Aldi, NAPA, Tractor Supply Company, Culver's and Perkins Restaurant & Bakery
- Great access from both Hwy. 50 and S.R. 291/S.E. Hamblen Rd.
- Signalized intersection



Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

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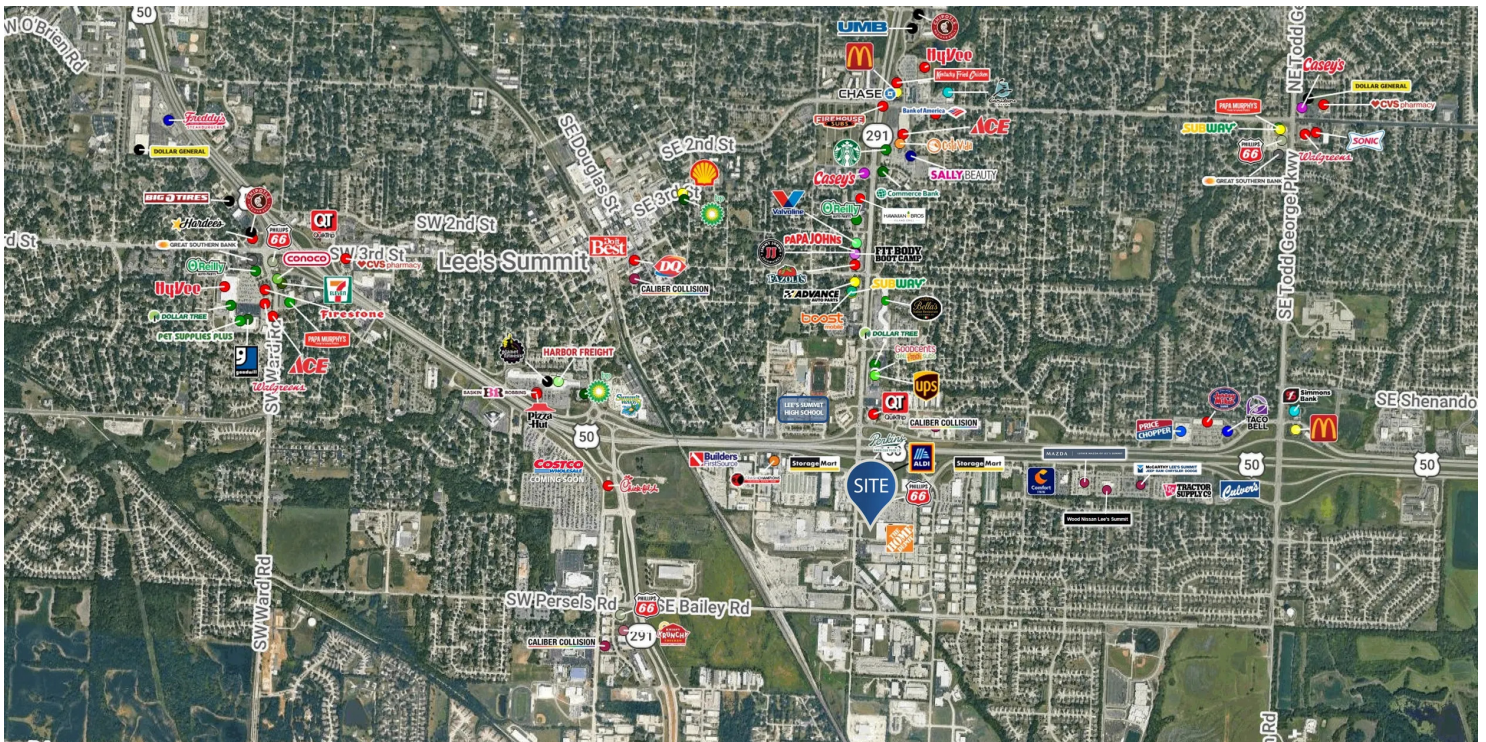
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## Location Maps



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