



Land Available for Sale

**NWC OF E US 40 HIGHWAY AND S SHRANK AVENUE
LEE'S SUMMIT, MISSOURI**

Property Highlights

- 17,286 sf parcel
- High-visibility lot situated along heavily traveled US Highway 40
- Property is anchored by The Scottsdale Center, home to national retailers and local businesses
- Area has foot traffic of over 71,000 customer visits per year
- Strategic corner lot ideal for drive-through retail and QSR users
- Perfect for developers, investors or owner-users looking to capitalize on a prominent, high-traffic location in a growing corridor
- Sale price \$289,544

For information, please contact:

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**NEWMARK
ZIMMER**

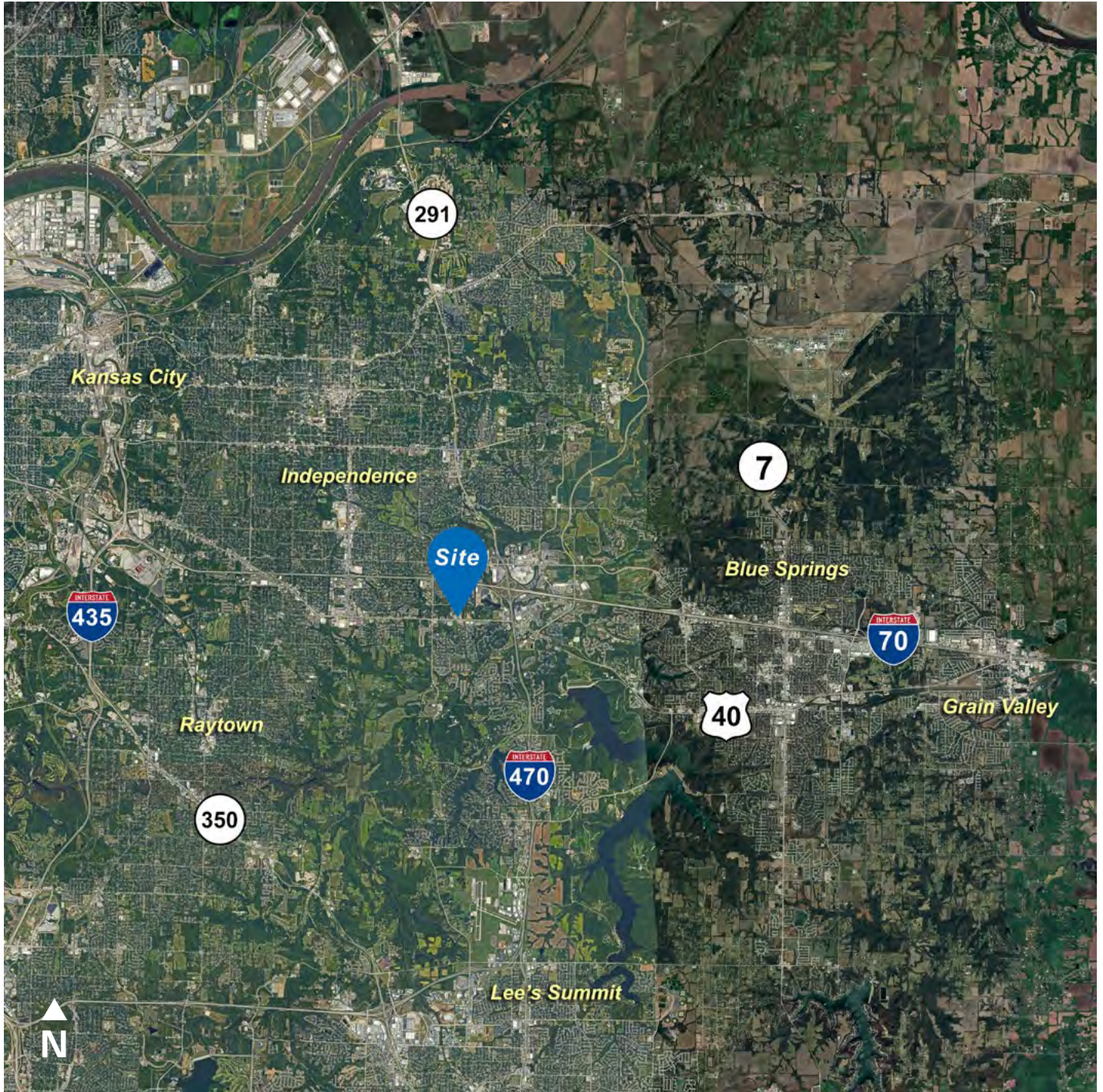
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nmrkzimmer.com



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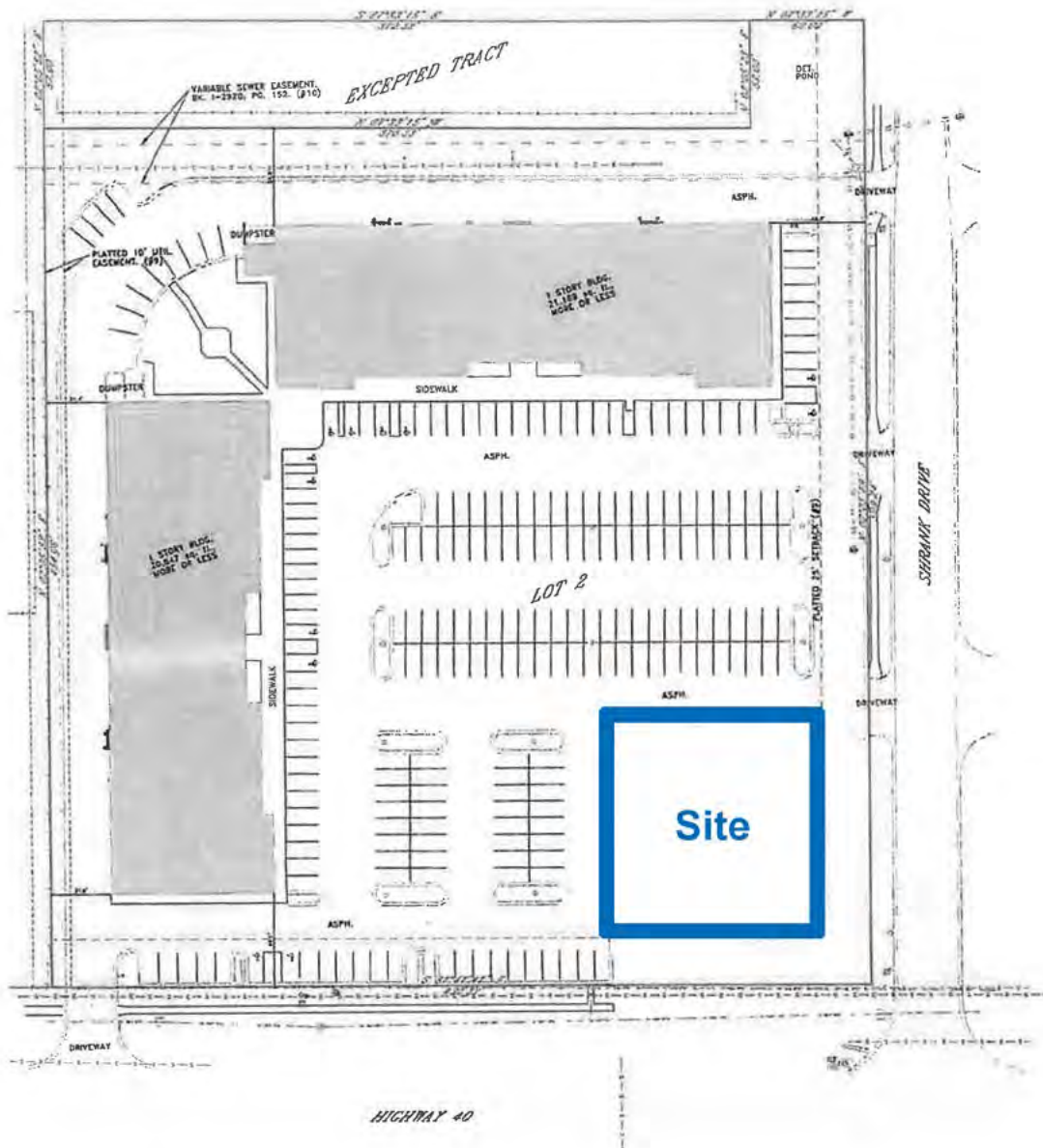
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Site Plan



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Demographics

	1 mile	3 miles	5 miles
Population			
2010 Population	8,574	48,822	130,858
2020 Population	8,800	51,581	139,506
2025 Population	9,125	52,427	139,262
2030 Population	9,257	52,606	138,966
2010-2020 Annual Rate	0.26%	0.55%	0.64%
2020-2025 Annual Rate	0.69%	0.31%	-0.03%
2025-2030 Annual Rate	0.29%	0.07%	-0.04%
2020 Male Population	46.0%	46.9%	47.6%
2020 Female Population	54.0%	53.1%	52.4%
2020 Median Age	45.6	43.7	41.3
2025 Male Population	46.4%	47.7%	48.3%
2025 Female Population	53.6%	52.3%	51.7%
2025 Median Age	46.9	43.9	42.0

In the identified area, the current year population is 139,262. In 2020, the Census count in the area was 139,506. The rate of change since 2020 was -0.03% annually. The five-year projection for the population in the area is 138,966 representing a change of -0.04% annually from 2025 to 2030. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 42.0, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	72.0%	71.8%	68.9%
2025 Black Alone	12.3%	10.9%	13.6%
2025 American Indian/Alaska Native Alone	0.4%	0.6%	0.7%
2025 Asian Alone	2.3%	2.1%	1.7%
2025 Pacific Islander Alone	0.4%	0.5%	0.4%
2025 Other Race	3.9%	4.2%	4.5%
2025 Two or More Races	8.8%	10.1%	10.2%
2025 Hispanic Origin (Any Race)	9.1%	10.2%	10.4%

Persons of Hispanic origin represent 10.4% of the population in the identified area compared to 19.7% 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 58.8 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	76	81	78
2010 Households	3,814	20,894	54,328
2020 Households	4,092	22,372	57,991
2025 Households	4,170	22,965	58,553
2030 Households	4,262	23,210	58,811
2010-2020 Annual Rate	0.71%	0.69%	0.65%
2020-2025 Annual Rate	0.36%	0.50%	0.18%
2025-2030 Annual Rate	0.44%	0.21%	0.09%
2025 Average Household Size	2.19	2.26	2.35

The household count in this area has changed from 57,991 in 2020 to 58,553 in the current year, a change of 0.18% annually. The five-year projection of households is 58,811, a change of 0.09% annually from the current year total. Average household size is currently 2.35, compared to 2.37 in the year 2020. The number of families in the current year is 35,477 in the specified area.

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Mortgage Income			
2025 Percent of Income for Mortgage	22.0%	20.6%	21.2%
Median Household Income			
2025 Median Household Income	\$72,871	\$75,416	\$71,258
2030 Median Household Income	\$83,375	\$84,115	\$80,587
2025-2030 Annual Rate	2.73%	2.21%	2.49%
Average Household Income			
2025 Average Household Income	\$90,544	\$95,844	\$93,683
2030 Average Household Income	\$103,251	\$107,486	\$105,296
2025-2030 Annual Rate	2.66%	2.32%	2.36%
Per Capita Income			
2025 Per Capita Income	\$41,381	\$41,951	\$39,484
2030 Per Capita Income	\$47,602	\$47,389	\$44,664
2025-2030 Annual Rate	2.84%	2.47%	2.50%
GINI Index			
2025 Gini Index	39.7	40.8	42.5
Households by Income			
Current median household income is \$71,258 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$80,587 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$93,683 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$105,296 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$39,484 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$44,664 in five years, compared to \$50,744 for all U.S. households.			
Housing			
2025 Housing Affordability Index	99	106	101
2010 Total Housing Units	4,040	22,245	59,039
2010 Owner Occupied Housing Units	2,794	15,162	37,759
2010 Renter Occupied Housing Units	1,020	5,731	16,569
2010 Vacant Housing Units	226	1,351	4,711
2020 Total Housing Units	4,314	23,710	62,064
2020 Owner Occupied Housing Units	2,920	15,156	37,731
2020 Renter Occupied Housing Units	1,172	7,216	20,260
2020 Vacant Housing Units	209	1,327	4,040
2025 Total Housing Units	4,527	24,405	62,714
2025 Owner Occupied Housing Units	2,952	15,543	38,914
2025 Renter Occupied Housing Units	1,218	7,422	19,639
2025 Vacant Housing Units	357	1,440	4,161
2030 Total Housing Units	4,643	24,751	63,209
2030 Owner Occupied Housing Units	2,967	15,775	39,588
2030 Renter Occupied Housing Units	1,295	7,436	19,222
2030 Vacant Housing Units	381	1,541	4,398
Socioeconomic Status Index			
2025 Socioeconomic Status Index	52.0	54.7	52.0

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