

THE SHOPS AT SMITHVILLE

14903-14901 U.S. 169, SMITHVILLE, MO 64089

NOW PRE-LEASING
COMMERCIAL SPACE



PROPERTY DESCRIPTION

Now Pre-Leasing Prime Commercial Space in Smithville
Be one of the first to secure space in this highly visible, centrally located commercial building on Smithville's main thoroughfare. Offering exceptional exposure and access, this property is ideal for a wide range of businesses—including retail, office, medical, and service-based uses. Planned renovations will deliver a fresh, modern look with professional upgrades throughout, enhancing both function and curb appeal. Expected availability: summer 2026

PROPERTY HIGHLIGHTS

- Full building renovation underway; delivery expected early 2026
- Flexible lease space suitable for retail, office, medical, or professional uses
- High-visibility location in the heart of Smithville, MO
- Updated building systems and modernized interiors
- Enhanced exterior and curb appeal

VIDEO

OFFERING SUMMARY

Available SF:	1,400 - 10,000 SF (+/-)
14901 Standalone South Building	10,000 SF (+/-)
Suite 400	1,400 SF (+/-)
Suite 500	2,100 SF (+/-)
Suite 600	5,180 SF (+/-)
Building Size:	30,150 SF (+/-)

Andrew Danner

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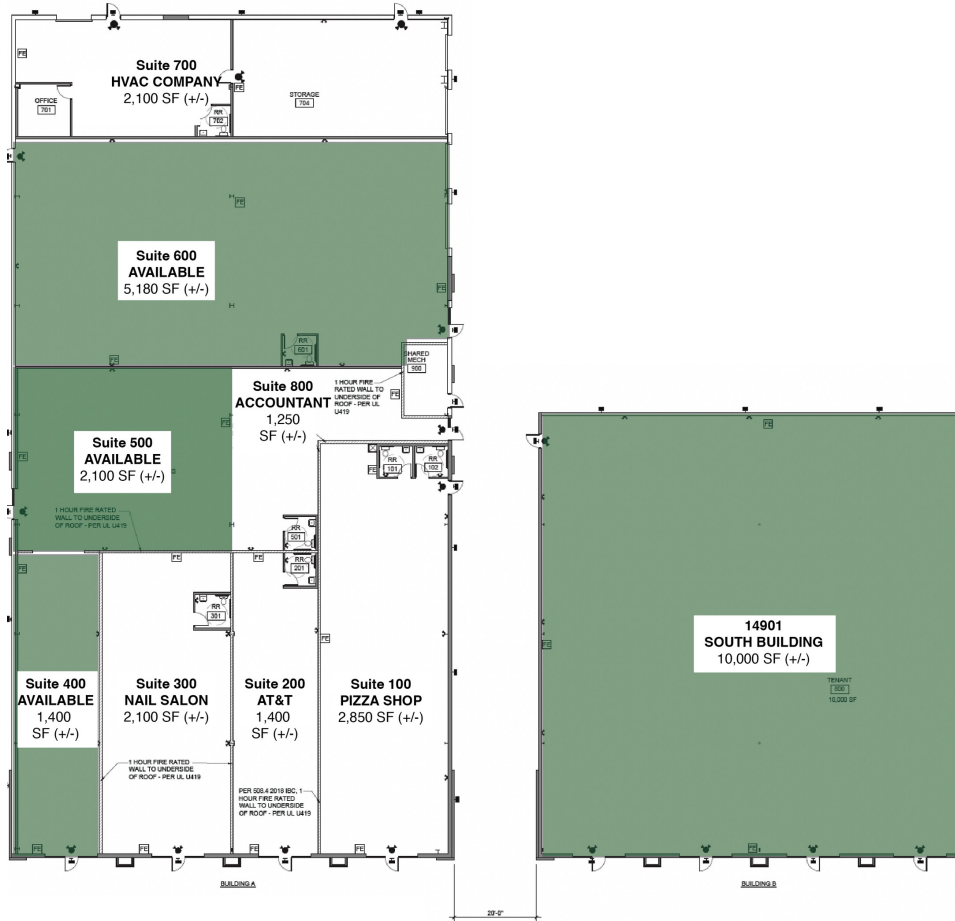
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**NEW SITE PLAN AND
AVAILABLE SPACES**



Available Spaces

AVAILABLE SPACES

	SUITE	SQUARE FOOTAGE
Space Available:	400	1,400 SF (+/-)
Space Available	500	2,100 SF (+/-)
Space Available	600	5,180 SF (+/-)
Space Available	14901 Standalone South Building	10,000 SF (+/-)



Suite: 100-800



South Building

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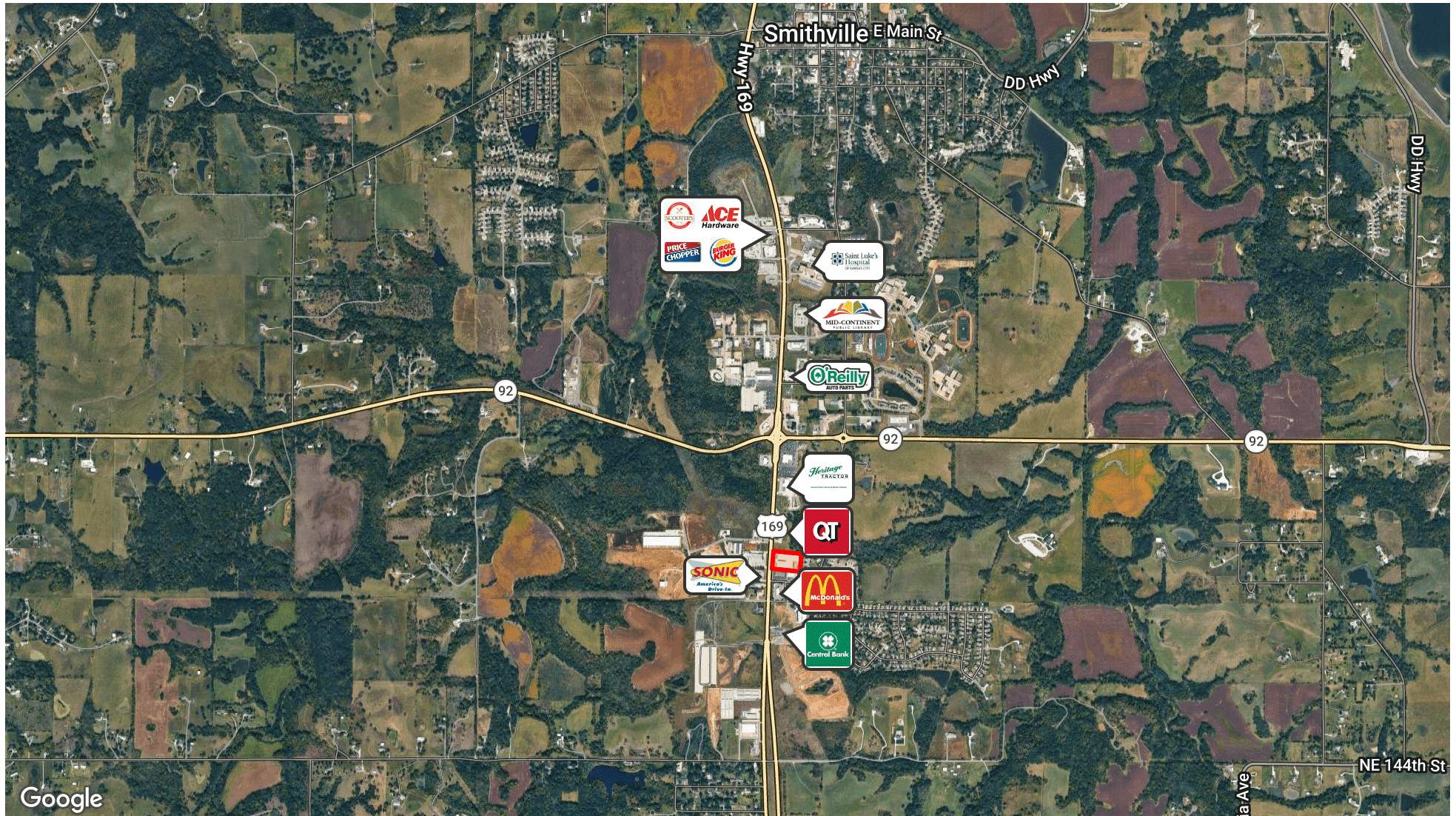
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LOCATION MAP



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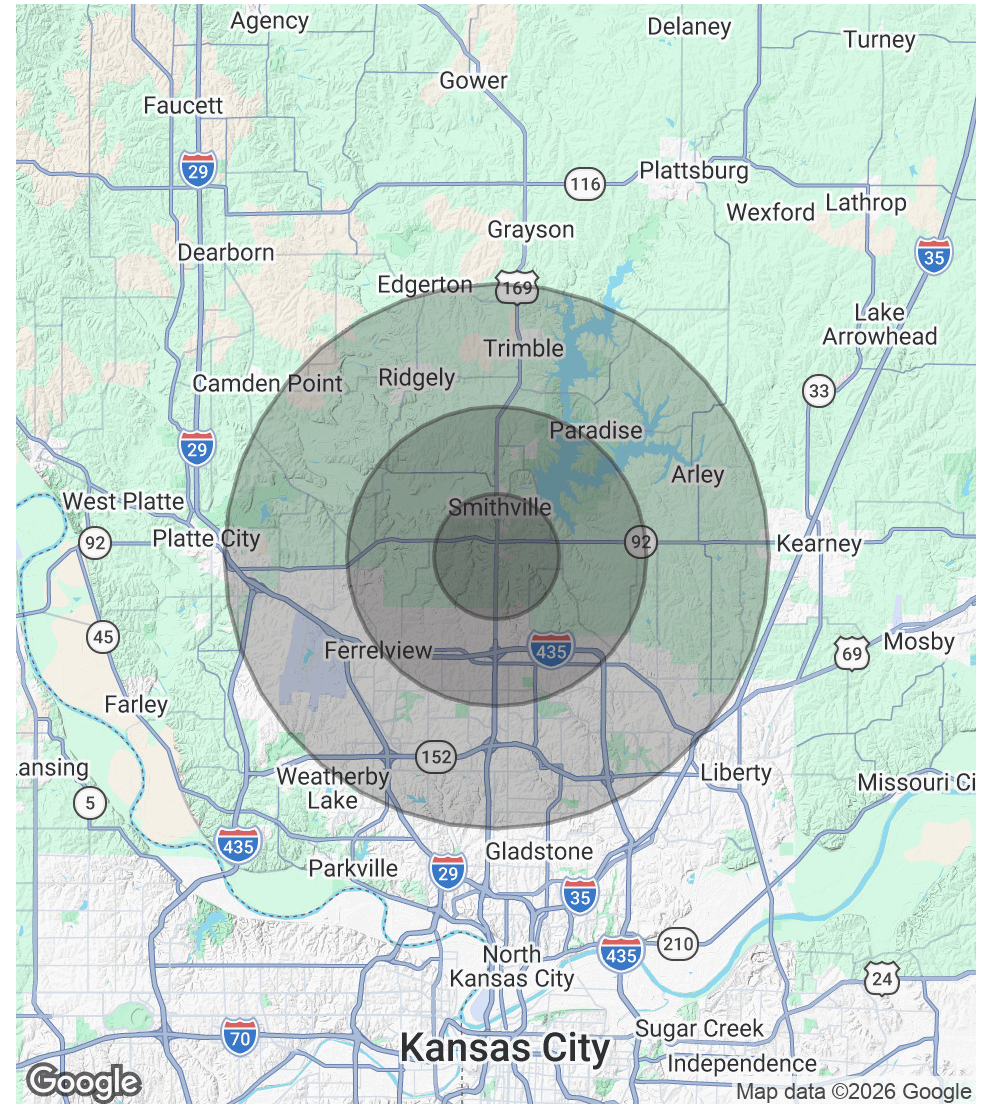
DEMOGRAPHICS

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POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	5,383	26,609	149,124
Average Age	39.3	38.5	38.0
Average Age (Male)	38.0	38.7	37.5
Average Age (Female)	41.0	38.0	38.6

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	2,005	9,913	58,115
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$109,087	\$120,991	\$118,910
Average House Value	\$289,267	\$332,658	\$336,293

2023 American Community Survey (ACS)



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