



Summit Woods Crossing Pad Building

FRONT PAD BUILDING SPACE AVAILABLE FOR LEASE
50 Highway & Chipman Road (NWQ), Lee's Summit, MO



LEASE RATE: \$35/SF NNN | 1,020 SF AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,772	45,743	102,366
Avg. Household Income	\$103,270	\$116,326	\$121,195

- 1,020 SF in-line space for lease
- Join Dave's Hot Chicken and Spin Pizza
- 735,000 sq ft Summit Woods Crossing shopping center
- Fantastic growth area, with good signage, access, and visibility
- Join Lowe's, Best Buy, Kohl's, Target, Michaels, Old Navy, TJ Maxx, Ulta, Petco, and many others
- Intersection carries over 178,000 cars per day

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*
 RYAN CLINE | 816.412.7330 | rcline@blockandco.com
 ALEX BLOCK | 816.412.7373 | ablock@blockandco.com





Summit Woods Crossing Pad Building

FRONT PAD BUILDING SPACE AVAILABLE FOR LEASE
50 Highway & Chipman Road (NWQ), Lee's Summit, MO

**1,020 SF IN-LINE
SPACE AVAILABLE
FOR LEASE**

PAD 2 PHOTOS - 1,020 SF IN-LINE SPACE AVAILABLE



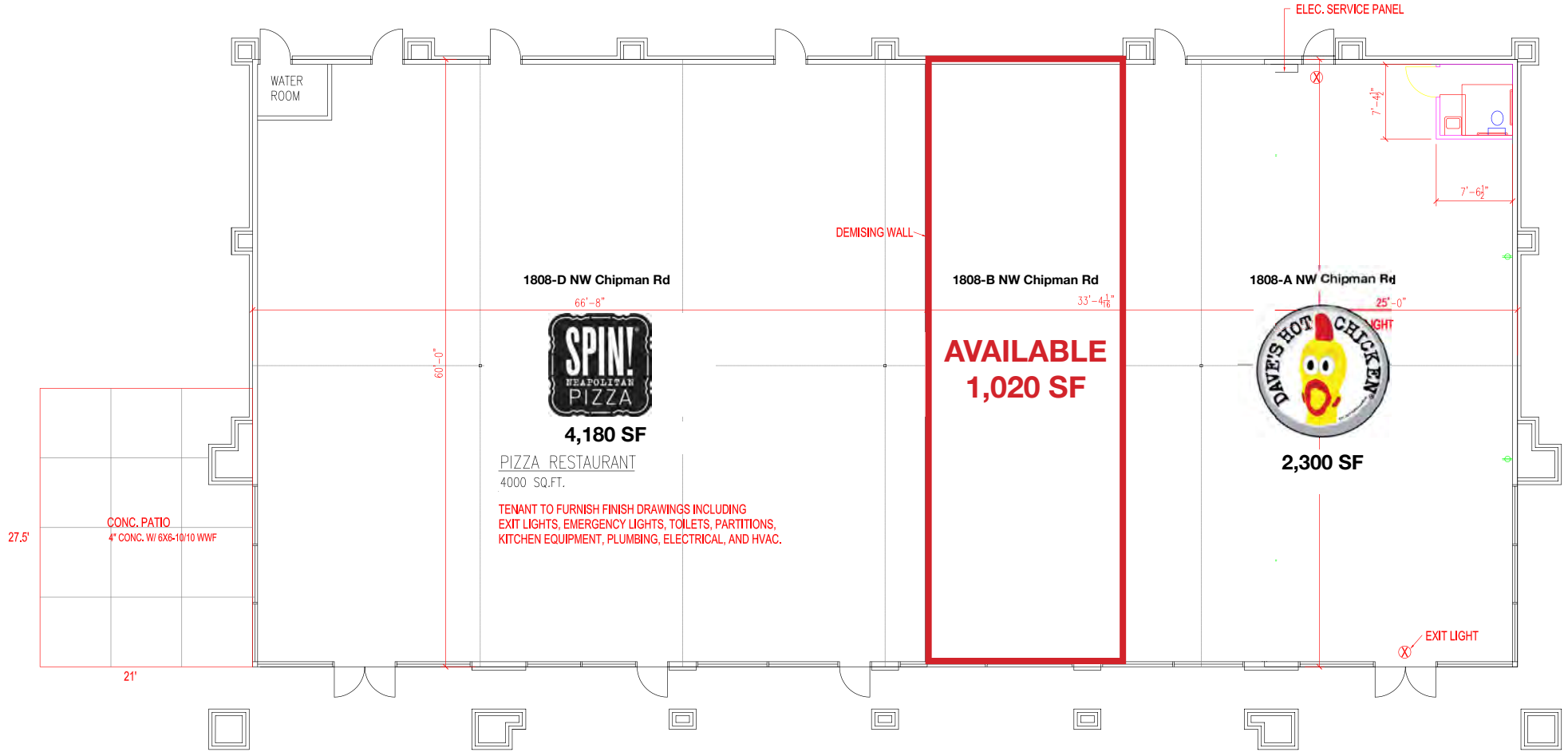


Summit Woods Crossing Pad Building

FRONT PAD BUILDING SPACE AVAILABLE FOR LEASE
50 Highway & Chipman Road (NWQ), Lee's Summit, MO

**1,020 SF IN-LINE
SPACE AVAILABLE
FOR LEASE**

PAD 2 SITE PLAN



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



Summit Woods Crossing Pad Building

FRONT PAD BUILDING SPACE AVAILABLE FOR LEASE
50 Highway & Chipman Road (NWQ), Lee's Summit, MO

1,020 SF IN-LINE
SPACE AVAILABLE
FOR LEASE

SUMMIT WOODS PAD SITE PHOTOS

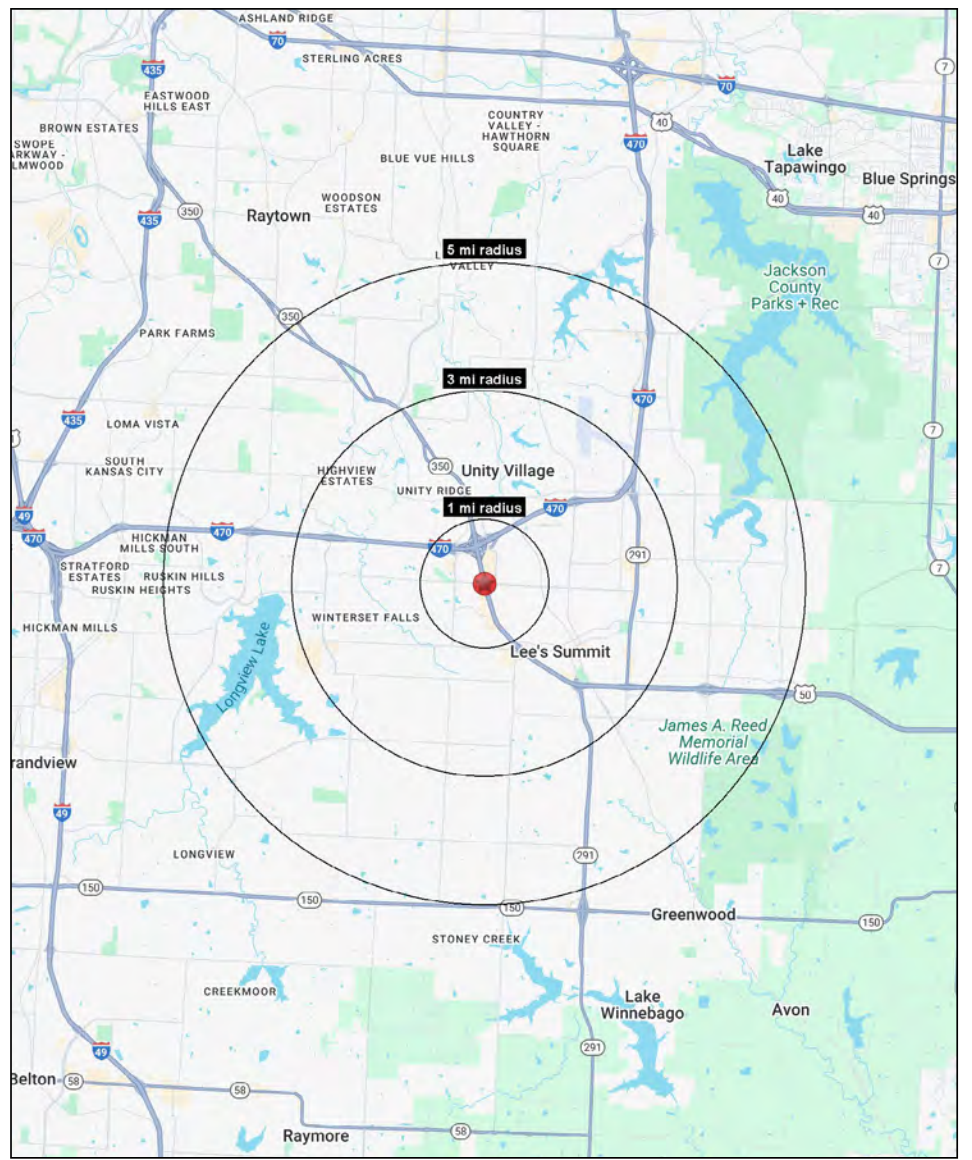
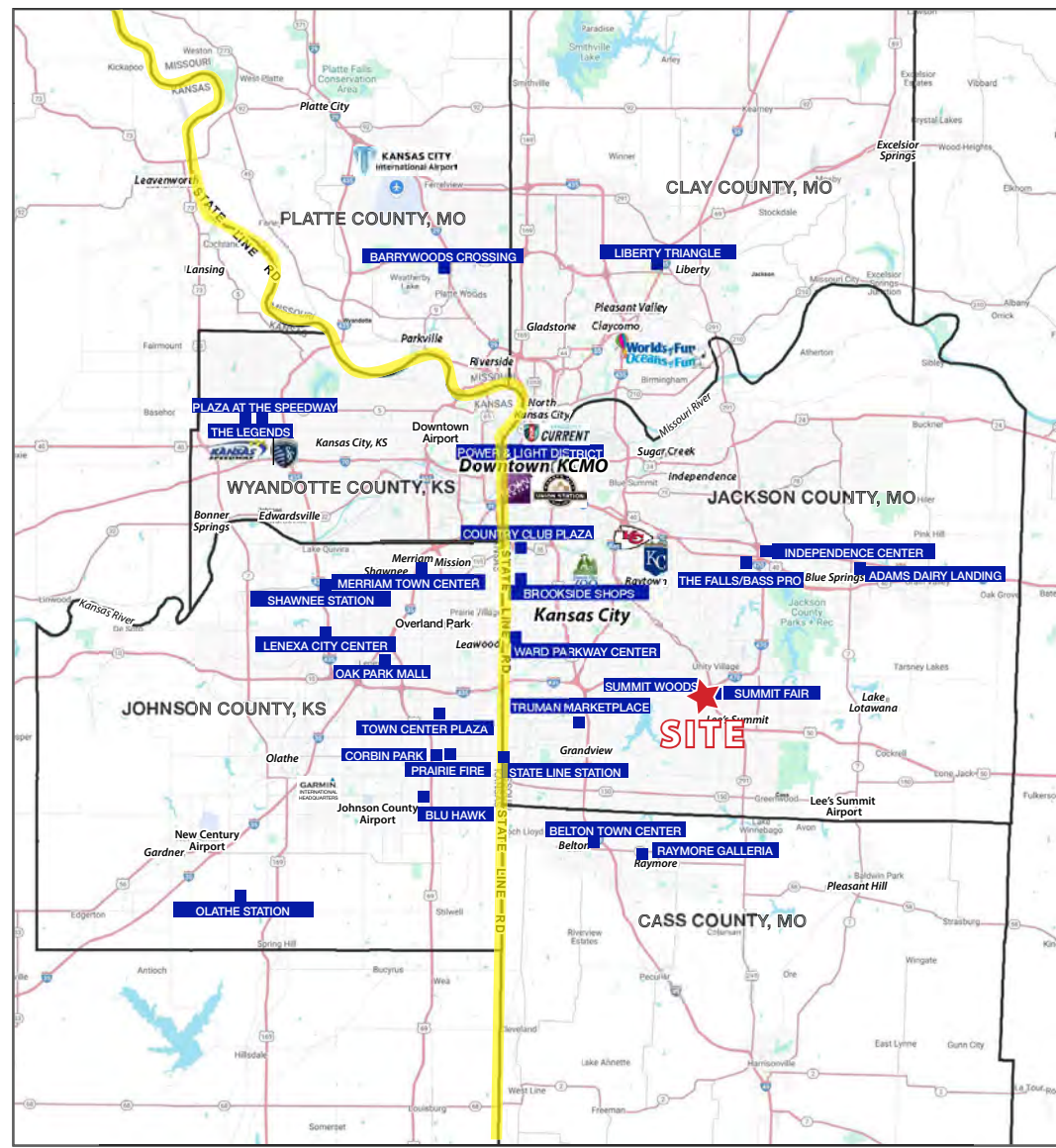




Summit Woods Crossing Pad Building

FRONT PAD BUILDING SPACE AVAILABLE FOR LEASE
50 Highway & Chipman Road (NWQ), Lee's Summit, MO

**1,020 SF IN-LINE
SPACE AVAILABLE
FOR LEASE**



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



Summit Woods Crossing Pad Building

FRONT PAD BUILDING SPACE AVAILABLE FOR LEASE

50 Highway & Chipman Road (NWQ), Lee's Summit, MO

50 Highway & NW Chipman Road Lee's Summit, MO 64081	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,916	44,896	101,629
2030 Projected Population	6,283	47,043	104,690
2020 Census Population	5,152	44,412	100,630
2010 Census Population	4,800	40,542	93,897
Projected Annual Growth 2025 to 2030	1.2%	1.0%	0.6%
Historical Annual Growth 2010 to 2025	1.6%	0.7%	0.5%
2025 Median Age	55.1	41.1	39.4
Households			
2025 Estimated Households	3,246	19,197	40,300
2030 Projected Households	3,439	20,246	41,869
2020 Census Households	2,758	18,213	39,070
2010 Census Households	2,568	16,473	35,965
Projected Annual Growth 2025 to 2030	1.2%	1.1%	0.8%
Historical Annual Growth 2010 to 2025	1.8%	1.1%	0.8%
Race and Ethnicity			
2025 Estimated White	86.1%	78.7%	72.8%
2025 Estimated Black or African American	6.4%	11.4%	17.4%
2025 Estimated Asian or Pacific Islander	1.4%	2.4%	2.2%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2025 Estimated Other Races	5.9%	7.3%	7.3%
2025 Estimated Hispanic	5.3%	6.4%	6.4%
Income			
2025 Estimated Average Household Income	\$104,451	\$115,753	\$120,387
2025 Estimated Median Household Income	\$66,461	\$87,923	\$95,128
2025 Estimated Per Capita Income	\$57,409	\$49,567	\$47,818
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.5%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	1.9%	1.6%	2.6%
2025 Estimated High School Graduate	25.7%	20.4%	21.1%
2025 Estimated Some College	25.1%	21.5%	22.8%
2025 Estimated Associates Degree Only	9.7%	10.2%	9.6%
2025 Estimated Bachelors Degree Only	23.0%	26.8%	25.9%
2025 Estimated Graduate Degree	12.4%	18.0%	16.5%
Business			
2025 Estimated Total Businesses	470	2,575	4,179
2025 Estimated Total Employees	6,862	25,432	38,920
2025 Estimated Employee Population per Business	14.6	9.9	9.3
2025 Estimated Residential Population per Business	12.6	17.4	24.3

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1





Summit Woods Crossing Pad Building

FRONT PAD BUILDING SPACE AVAILABLE FOR LEASE
50 Highway & Chipman Road (NWQ), Lee's Summit, MO

1,020 SF IN-LINE
SPACE AVAILABLE
FOR LEASE

PAD 2 PHOTOS - 1,020 SF IN-LINE SPACE AVAILABLE

