

951 NE SAM WALTON LANE, LEE'S SUMMIT, MO 64086

# REDEVELOPMENT OPPORTUNITY

## VACANT QSR DRIVE-THRU



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# REDEVELOPMENT OPPORTUNITY

FORMER QSR W/DRIVE-THRU | WALMART SUPERCENTER OUTPARCEL | AMPLE PARKING

1.5 MILES TO LEE'S SUMMIT HIGH SCHOOL



# EXECUTIVE SUMMARY

REDEVELOPMENT OPPORTUNITY

Goldman Investment Advisors, Inc. in association with NNN Investment Co., has been retained as the exclusive advisor for 951 NE Sam Walton Lane, Lee's Summit, MO 64086 a former nationally branded quick service restaurant equipped with a drive-thru.

The fee-simple (land & building) offering presents a prime owner-user or redevelopment opportunity in a thriving commercial corridor. Strategically located next to Walmart and along 291, it offers excellent accessibility and visibility for potential businesses.



## EXISTING INFRASTRUCTURE

As a former fast-food establishment, the property is equipped with infrastructure that can be adapted for various commercial purposes, potentially reducing redevelopment costs and timelines.



## STRATEGIC LOCATION

Located in the heart of Lee's Summit, the property benefits from high traffic volume and proximity to established businesses, enhancing its appeal for various commercial uses.



## GROWING MARKET

Lee's Summit, is experiencing significant development across various sectors, including industrial, residential, and retail, indicating a robust and expanding market favorable for new ventures.



## STRONG DEMOGRAPHICS

Located in a high-traffic area with strong consumer demographics, this property benefits from steady foot and vehicle traffic, making it an ideal location for retail, dining, or service-based businesses.

**\$1,450,000**  
PRICE

**\$513**  
Price/SF

**FORMER QSR WITH DRIVE-THRU**



# PROPERTY OVERVIEW

REDEVELOPMENT  
OPPORTUNITY

**\$1,450,000**  
PRICE

**\$513**  
Price/SF

## PROPERTY DETAILS

Address	951 NE Sam Walton Lane Lee's Summit, MO 64086
Year Built	2012
Building Size	2,826 SF
Lot Size	0.85 Acres
APN	52-840-02-37
Zoning:	CP-2 (Commercial)
Parking Spaces	40

## LOCATION HIGHLIGHTS

**30,380+ VPD**  
Along 291

**89,419**  
Population in a 5-Mile Radius

**92.3%**  
of the Population  
visited a QSR within the past 6 months\*

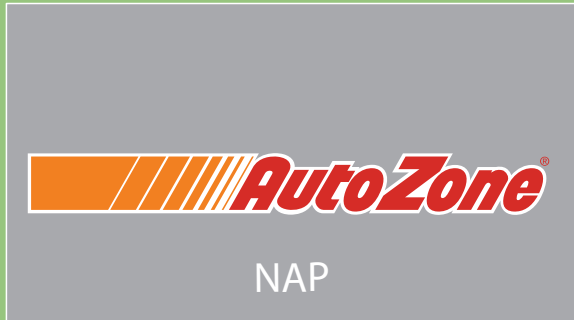
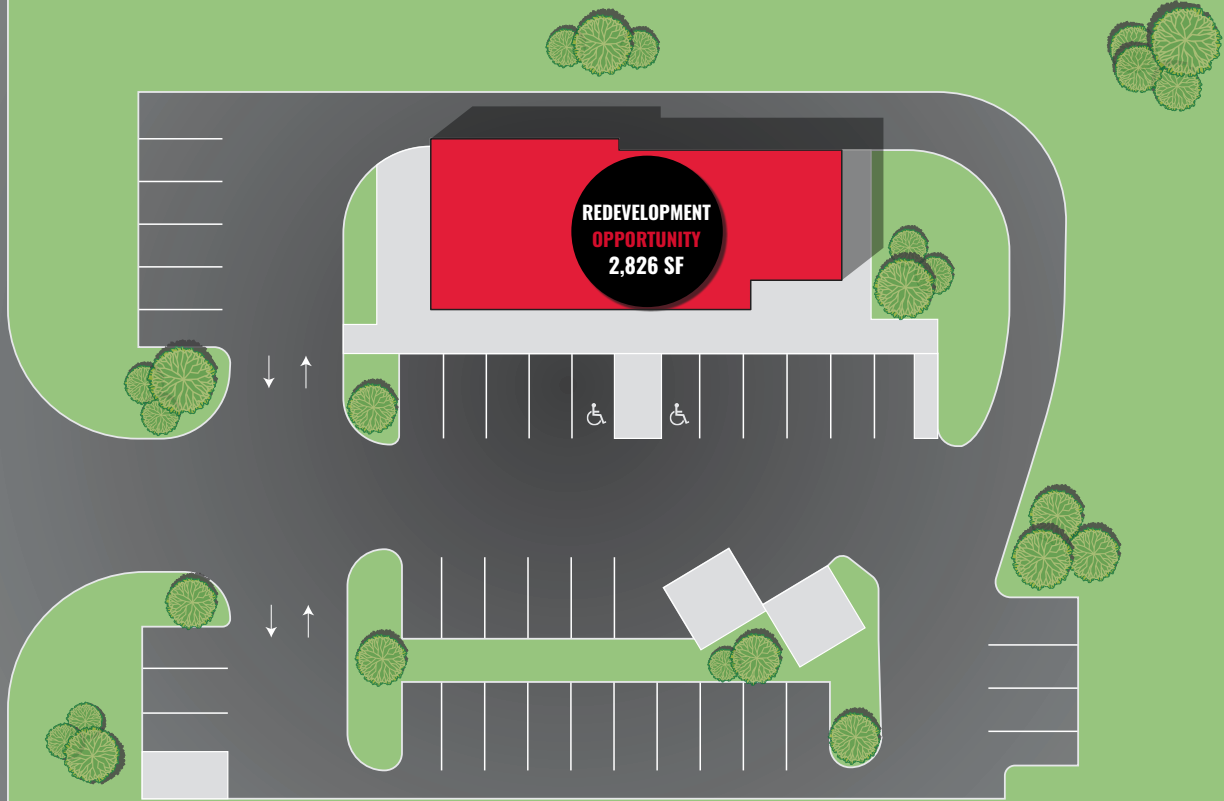
\*Information from ESRI

**WALMART** SUPERCENTER  
OUTPARCEL



# SITE PLAN

NE SAM WALTON LN



291

RTE 291 | 30,380 VPD

291





Walmart

Party City

PETSMART

Auto Zone

SUBJECT PROPERTY

SECURITY BANK OF KANSAS CITY

RTE 291 | 30,380 VPD

Summit Fair  
**JCPenney** **DICK'S**  
**Buckle** **SPORTING GOODS**  
**Furniture Mall** **DSW**

COMMUNITY CHOICE  
**PEDIATRICS**  
*Healthcare Together*  
*An Alliance of Children's Health*

**KIA** **HONDA**  
**TOYOTA**

**Waffle House**  
**Culver's**  
**Hampton**  
*by Hilton*

Saint Luke's

**EWING**  
 OUTDOOR SUPPLY

B&B Theatres

**MBPI**

**Davita**  
 Kidney Care

**THE GREAT ESCAPE**  
 REALTY

**Fairfield**  
 BY MARRIOTT

**Cornerstone Endodontics**  
 Micro-Endodontic Specialists

**HEALTH GENESIS CLUBS**

**DC CONNECTED ENTERTAINMENT**

**FOOT CARE Specialist**  
 CALL & VISIT TODAY

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**KC PHYSICIAN PARTNERS**  
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**HERITAGE BIOLOGICS**

**F45 TRAINING**

**Schlotzsky's**

**Walmart**  
**FROM THE EARTH**  
**SUBWAY**

**Once Upon a Child**

**HOBBY LOBBY**  
**BODY SHOP GYM**  
**Arbys**

**UNIVERSITY OF CENTRAL MISSOURI**

**LEE'S SUMMIT NORTH HIGH SCHOOL**

**MIDAS**

**Dominos**

**SUBJECT PROPERTY**

50

**CVS**

**Ford**

**POST COFFEE CO.**

**PET SMART**  
**Party City**  
**AutoZone**

**genOa**  
 healthcare

**SPROUTS**  
 FARMERS MARKET

**BURGER KING**

**SCOOTER'S COFFEE**

**mint dental**

**Lee's Summit Animal Hospital North**

**JUNGMAYER & SURESH**

**Valle Vista**  
**GUS'S FRIED CHICKEN**  
**TREK**  
**Vintage Stock**  
**IHOP**  
**Aikou**  
**Ardy's Frozen Custard**

**at home**  
 The Home & Holiday Décor Superstore

**CHIPOTLE MEXICAN GRILL**  
**TACO BELL**

**Discover** 50

**HomeGoods** **ROSS**  
 DRESS FOR LESS  
**ALDI** **five BELOW**  
**Petland**

Lee's Summit

Summit Woods Crossing  
**TARGET** **ULTA BEAUTY**  
**KOHL'S** **Michael's**  
**BEST BUY** **TJ-maxx**  
**LOWE'S** **Office DEPOT**  
**OfficeMax**  
**petco** **CROWLEY**  
 FURNITURE & MATTRESS

**HEARING & BALANCE**  
 ENTERTAINMENT BY GENTLE HEARING  
**amedisys**

**HyVee** **McDonald's**  
**KFC** **FIREHOUSE SUBS**  
**Carson's Coffee**

**HEALTH GENESIS CLUBS**

**RENOVA**  
 MEDICAL CENTER LLC

Advanced Dental Associates

**STARBUCKS**  
**THE GREAT ESCAPE REALTY**  
 TRADITIONAL PAWING

50

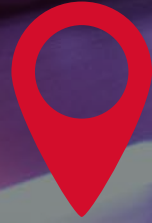
291

Miller J.





# AREA OVERVIEW



Lee's Summit, Missouri, is a dynamic city with a population of approximately 104,000, known for its strong economy and welcoming community atmosphere.

The city's largest employer is the Lee's Summit R-7 School District, which anchors the local workforce with over 3,100 employees. The area also benefits from the presence of major federal operations, such as the U.S. Citizenship and Immigration Services (USCIS), which provides jobs for nearly 3,000 people. Healthcare plays a pivotal role in the local economy as well, with Saint Luke's East Hospital and Truman Medical Center - Lakewood serving as prominent employers. Additionally, organizations like GEHA, a major health insurance provider, and John Knox Village, a retirement community, contribute to the city's economic diversity and vibrancy.

Real estate development in Lee's Summit is thriving as the city continues to grow. A wide variety of new construction homes are available, reflecting the city's appeal to families and individuals seeking modern living options. Developments include master-planned communities that blend contemporary designs with thoughtful amenities, offering homes to suit various needs and lifestyles. This steady expansion of residential options highlights Lee's Summit's commitment to providing high-quality living spaces while accommodating its growing population.

## AREA AT A GLANCE

This property offers a compelling opportunity for investors and developers aiming to capitalize on Lee's Summits dynamic growth and supportive business environment.

POPULATION	1-MILE	3-MILE	5-MILE
2029	12,908	52,608	90,442
2024	12,943	52,791	89,419
2020	12,980	52,023	85,662
INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$97,357	\$112,303	\$128,376



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## EXCLUSIVELY LISTED BY:



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