



**Building Shell
Delivery
Q4 2023**



Lee's Summit MOB II

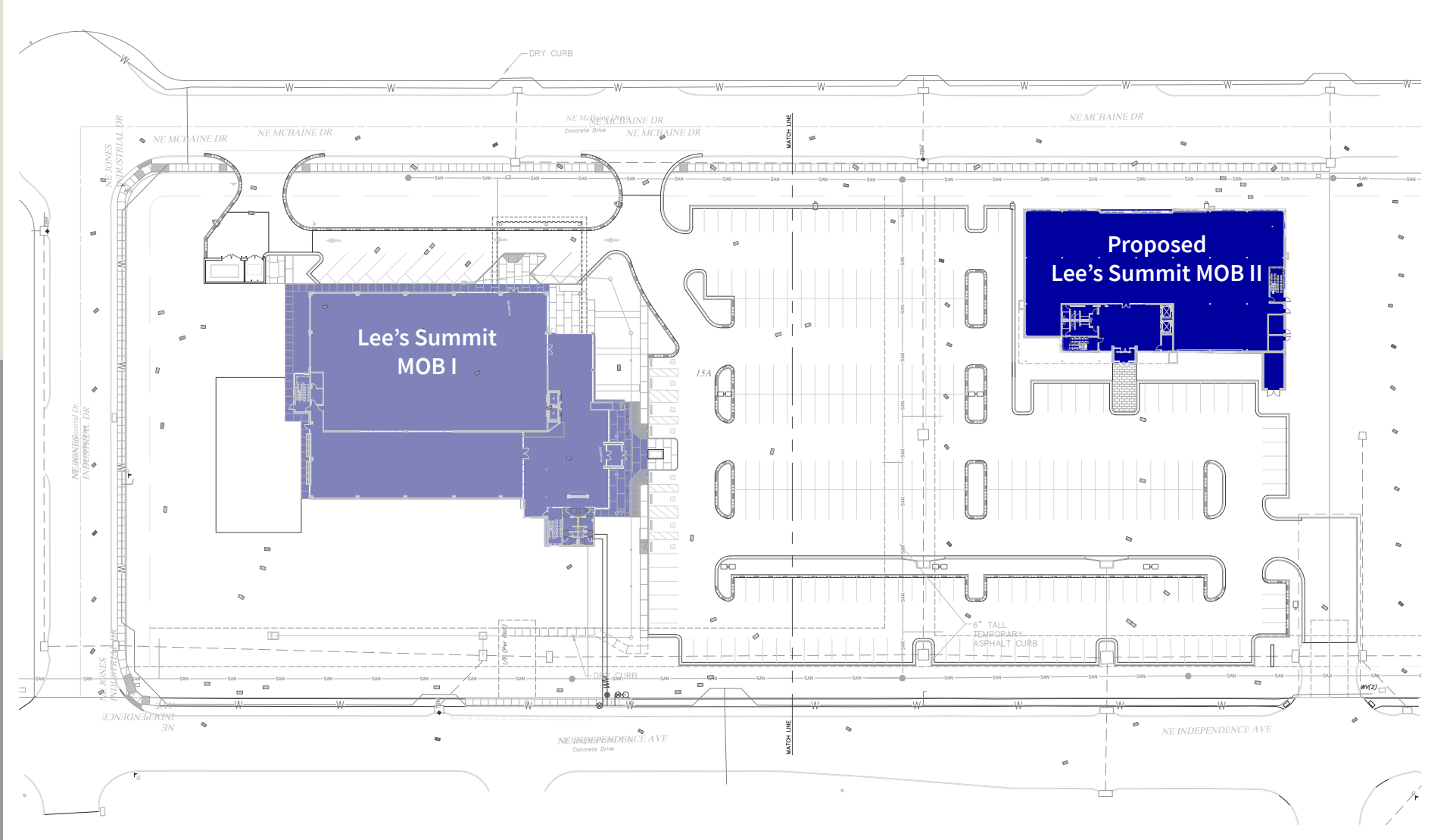
2861 NE Independence Ave., Lee's Summit, MO

**5,000 - 30,000 RSF
Medical Office Space
Available for Lease**

Lee's Summit MOB II

2861 NE Independence Ave., Lee's Summit, MO

Lee's Summit MOB II is a proposed 30,000 square foot medical office building located adjacent to Lee's Summit MOB.



Images from a similar MOB by same developer

Lee's Summit MOB II

2861 NE Independence Ave., Lee's Summit, MO

Location Highlights



Lee's Summit has close or direct access to two federal interstates, **I-470 & I-70**; two federal highways, **U.S. 50 & U.S. 71**; and two state highways, **MO 291 & MO 150**. Its connectivity makes Lee's Summit accessible to 85% of U.S. markets within 48 hours.



- Direct access to I-470
- 5-minute drive to St. Luke's Hospital East
- Several private medical practice groups located nearby



Located within minutes of Summit Fair and Summit Woods retail centers

Demographics



POPULATION

	3 MILES	5 MILES	10 MILES
2022 Population	30,377	102,657	399,794
2022 Median Age	39.1	41.1	39.3



EDUCATION

	3 MILES	5 MILES	10 MILES
Associate's Degree	8.0%	8.0%	380,185
Bachelor's Degree	27.1%	27.4%	21.4%
Graduate or Professional	17.3%	18.3%	12.5%



HOUSEHOLD INCOME

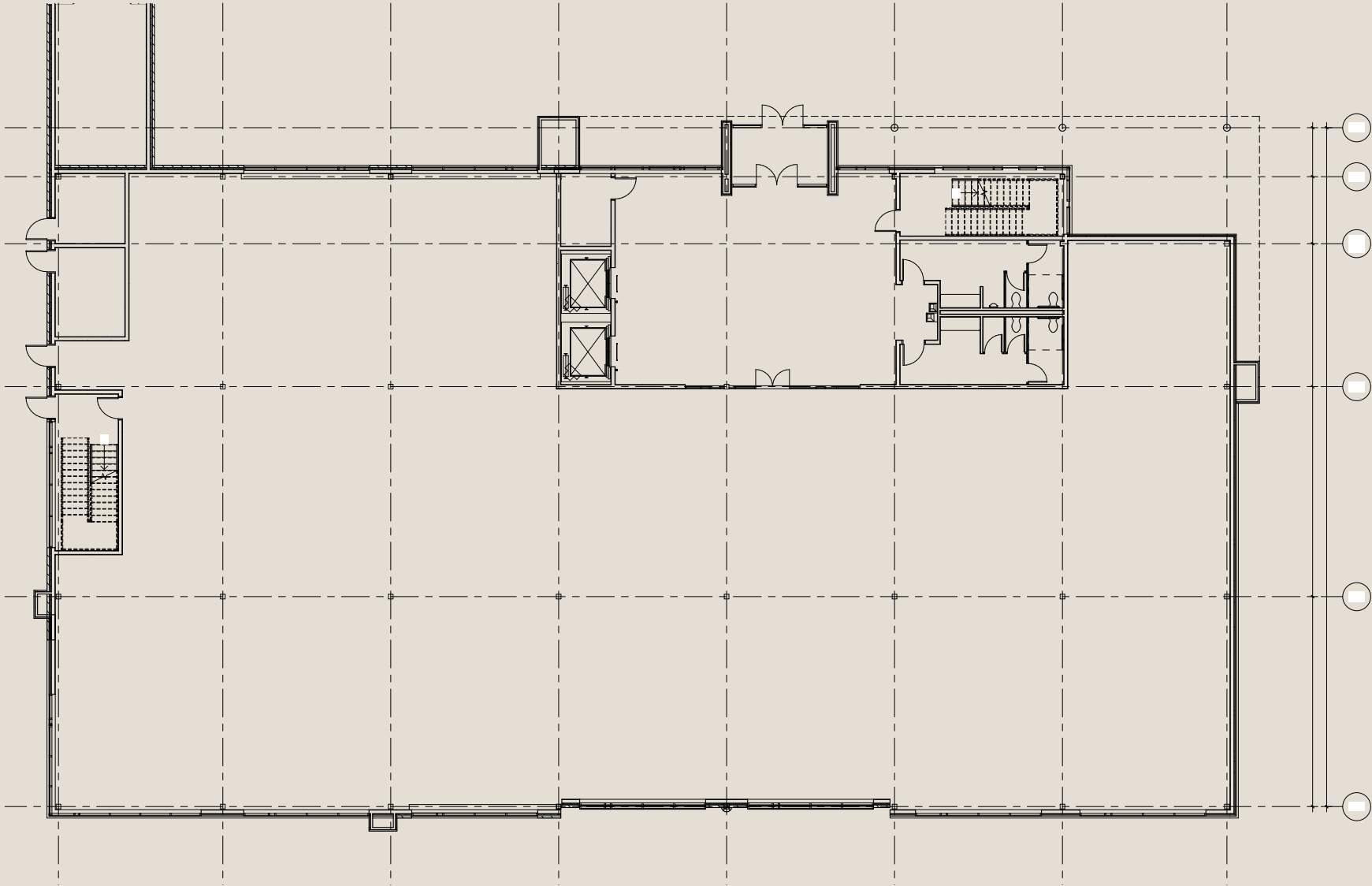
	3 MILES	5 MILES	10 MILES
2022 Median Household Income	\$90,414	\$88,421	\$71,967



First Floor



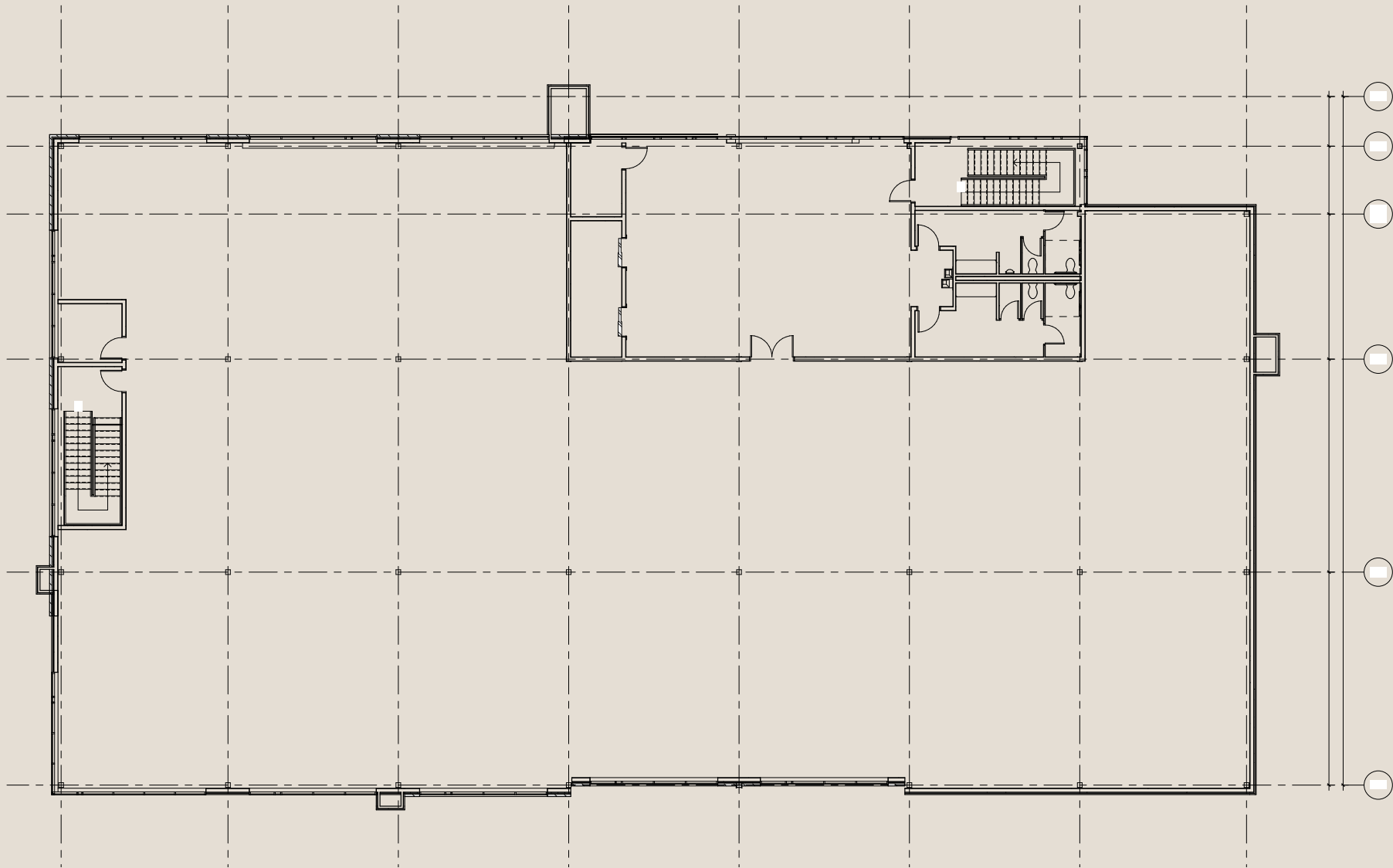
\$25.00 PSF NNN

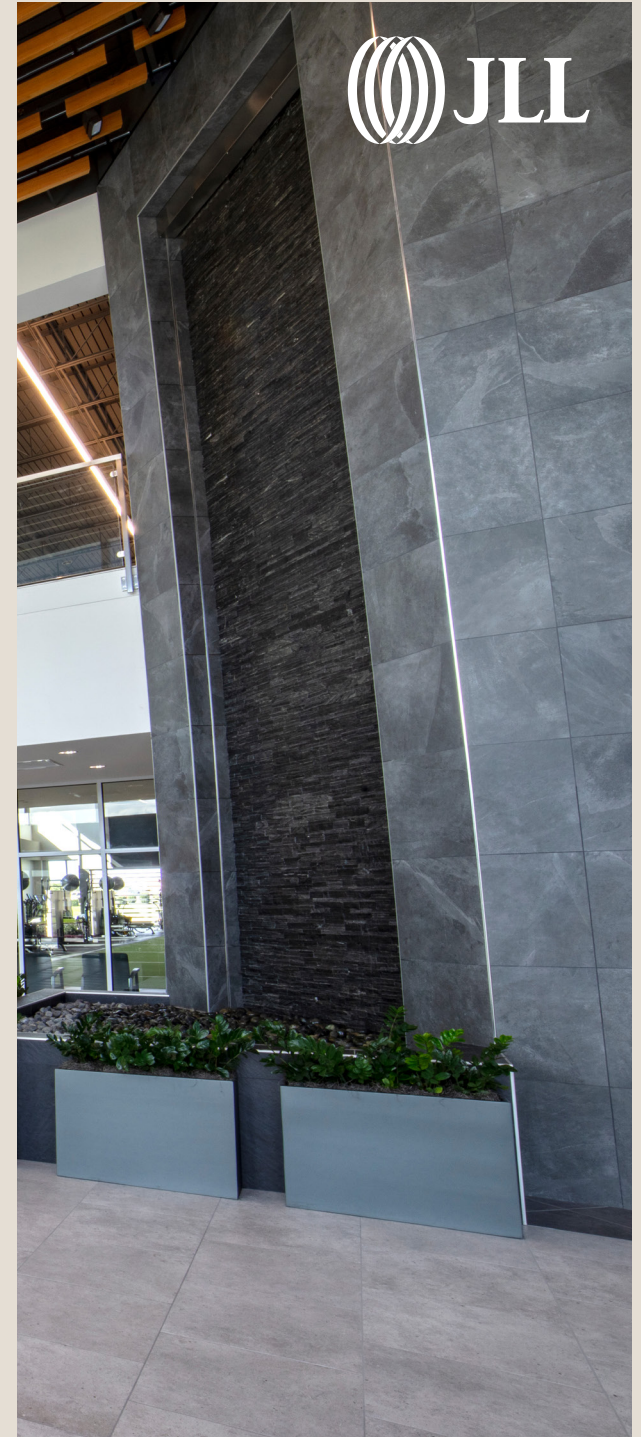


Second Floor



\$25.00 PSF NNN





Contact >>

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