

## **Land For Sale**

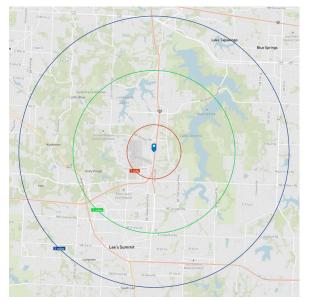
0.89 acres I \$625,000 Lee's Summit, MO



# Property Overview & Demographics

- Immediate access and visibility to I-470 and 291 Hwy
- Adjacent to Lee's Summit Municipal Airport and Lake Jacomo
- Utilities in place to property line
- Located near the Strothers & I-470 interchange, with visibility from I-470 with 81,876 VPD.

## Lee's Summit population growth of 45% since 2000

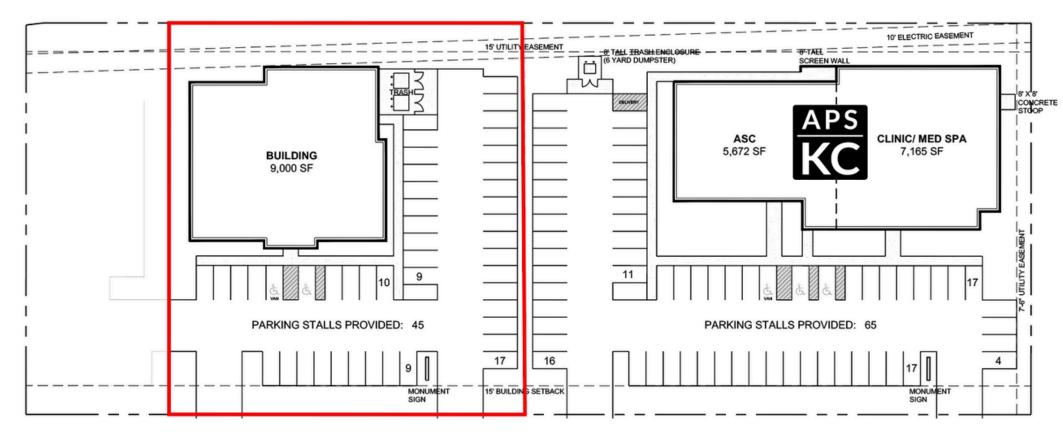






Estimated population	665	32,385	102,359
Estimated households	262	12,580	40,659
Est. Average HH income	\$135,235	\$127,819	\$121,625

### Concept Site Plan



#### **Overall Specs**

Acreage: 0.89 Acres Building: 9,000 SF

Parking: 5 Stalls / 1,000 SF

Zoning: Planned Mixed Use District

Associated Plastic Surgeons of Kansas City recently broke ground on the lot to the south. The building will feature an Ambulatory Surgery Center and a Med Spa.







#### Jim Gates, SIOR

Executive Vice President jim.gates@jll.com 913 469 4638

jll.com

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