



# VALLE VISTA SHOPPING CENTER

44,110 SF Center | Restaurant & Retail Spaces For Lease  
291 Highway & Chipman Road (SWC), Lee's Summit, MO



## \$25/SF NNN | 1,200 - 3,930 SF SPACES



CLICK HERE TO VIEW 360°  
PROPERTY PHOTOS & VIDEOS

### DEMOGRAPHICS

|                       | 1 mile   | 3 miles   | 5 miles   |
|-----------------------|----------|-----------|-----------|
| Estimated Population  | 12,927   | 51,950    | 88,623    |
| Avg. Household Income | \$95,527 | \$116,158 | \$131,252 |

- 3,930 SF in-line restaurant space for lease
- 1,200 SF in-line retail space for lease
- High traffic volume on 291 Highway
- Ample parking
- Existing kitchen equipment and walk-in cooler in place
- Excellent visibility
- Diverse tenant mix
- Rapidly growing market



CLICK HERE TO VIEW THE  
BLOCK & COMPANY WEBSITE

For More Information Contact:

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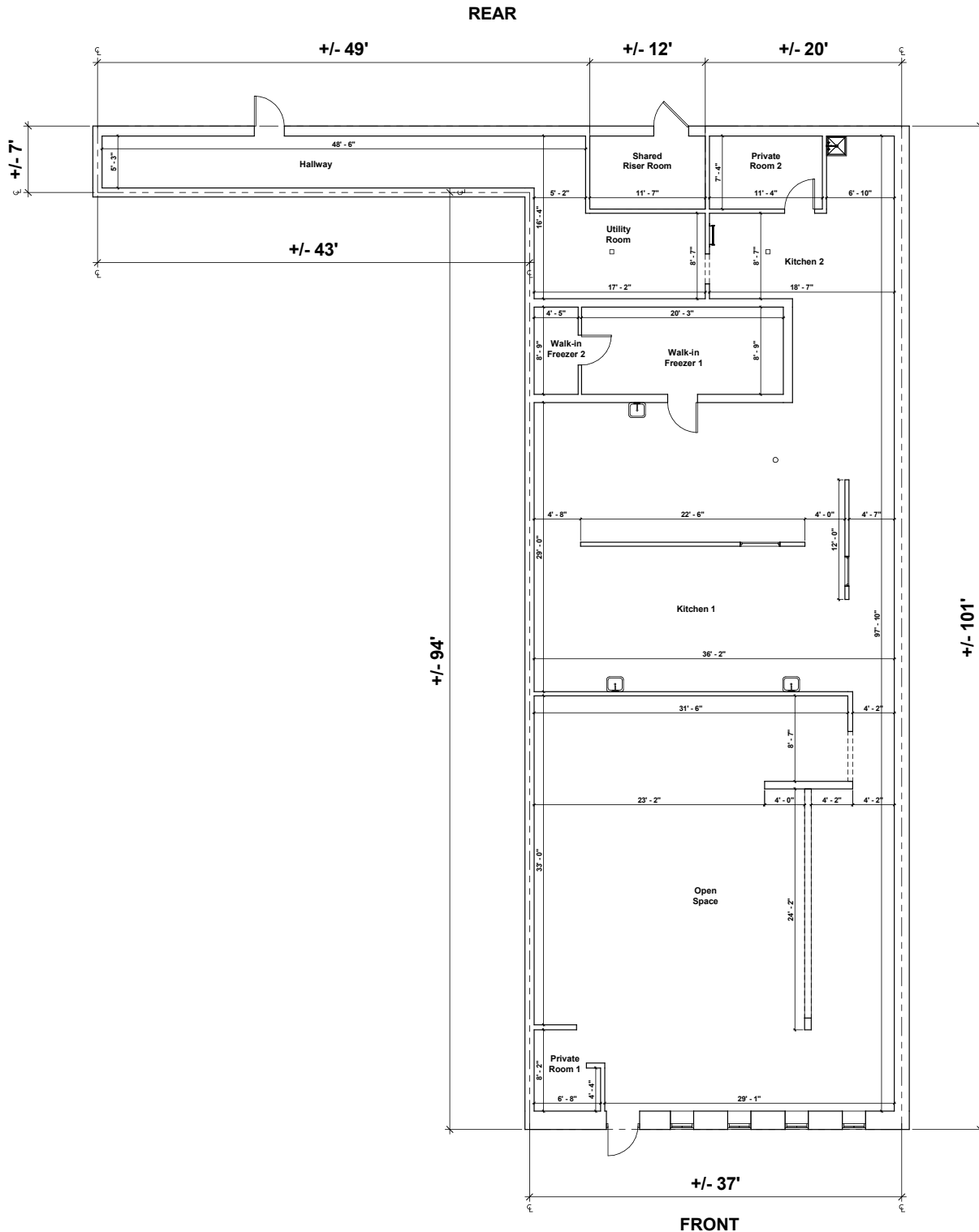
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## DRONE PHOTOS



## 3,930 SF RESTAURANT SPACE FLOOR PLAN



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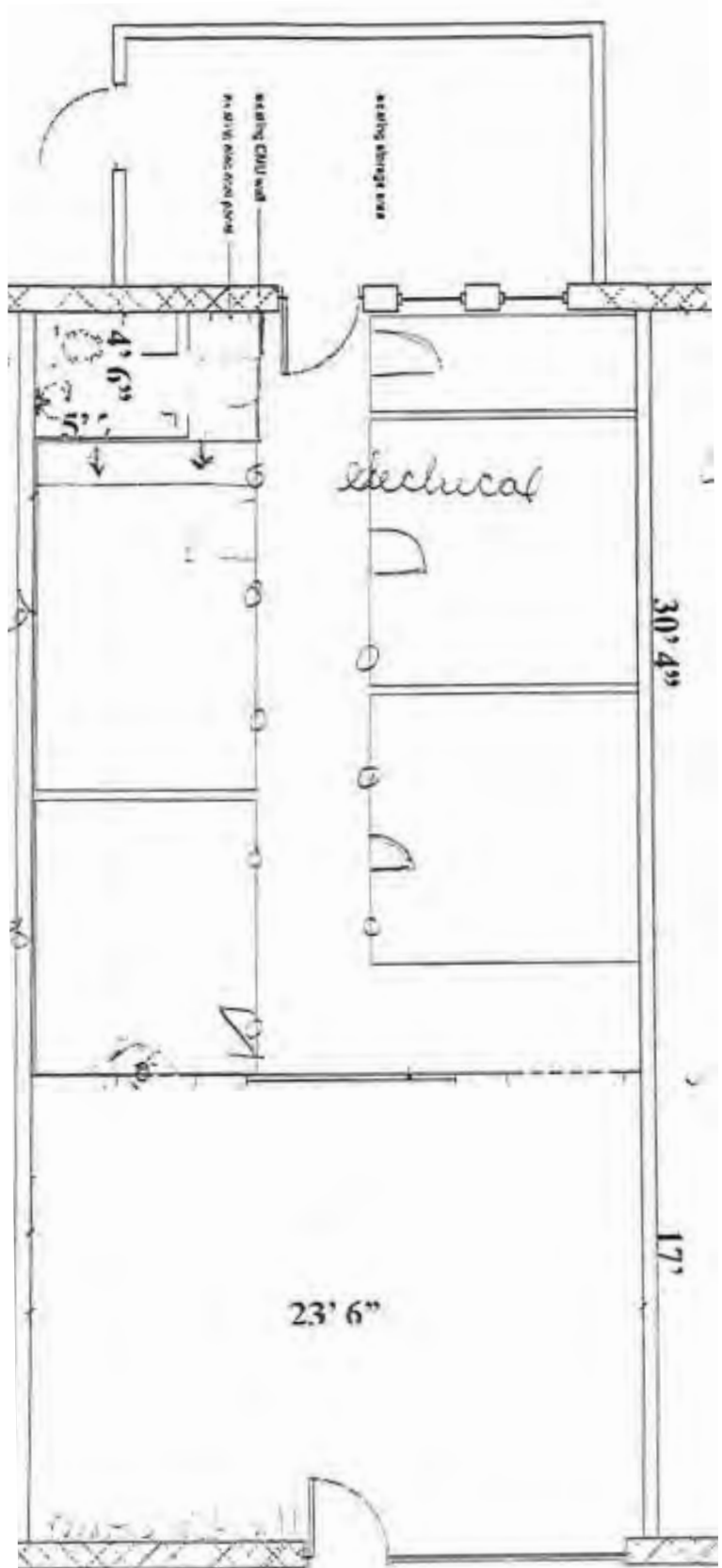




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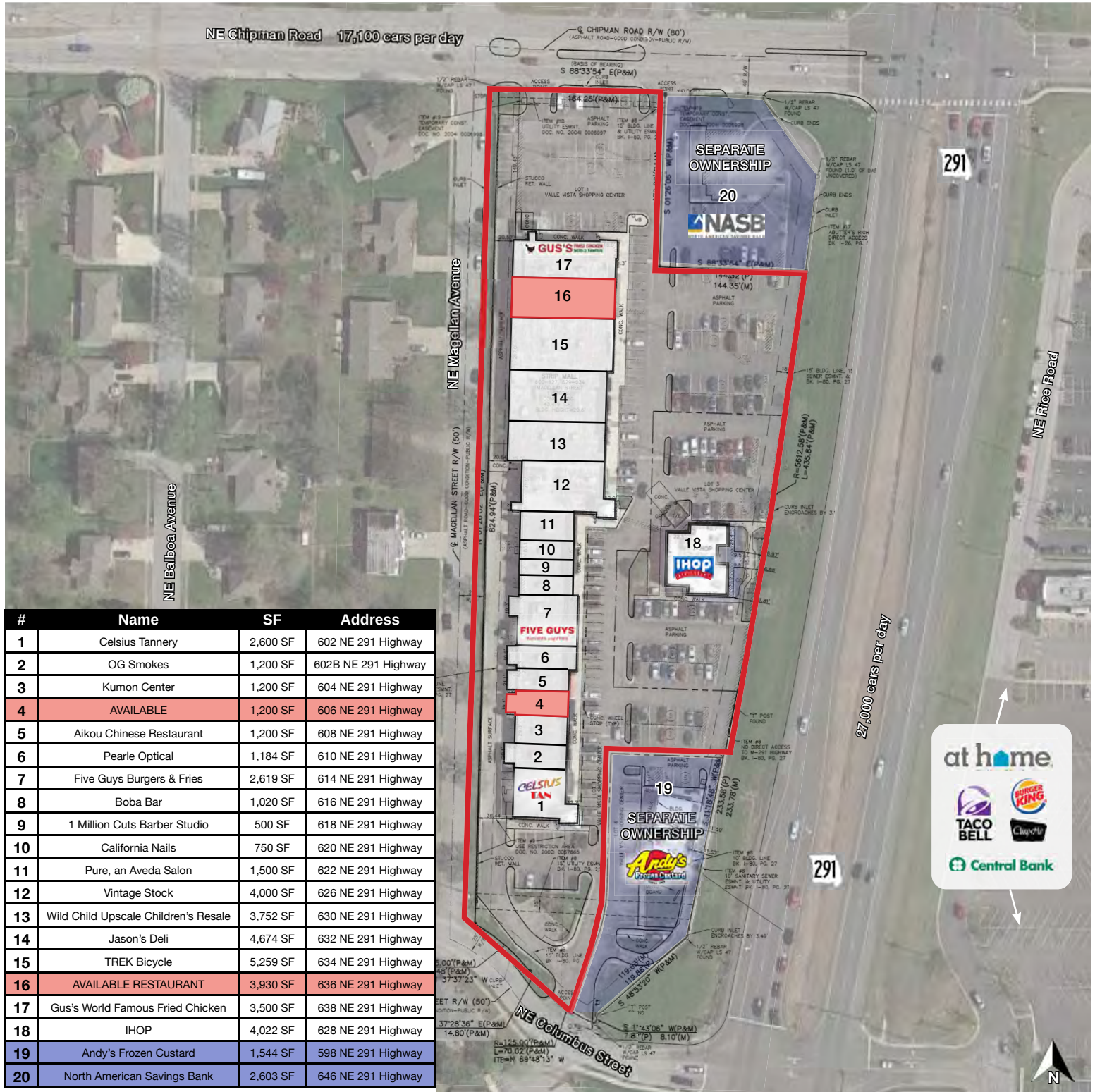
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## 1,200 SF IN-LINE RETAIL SPACE



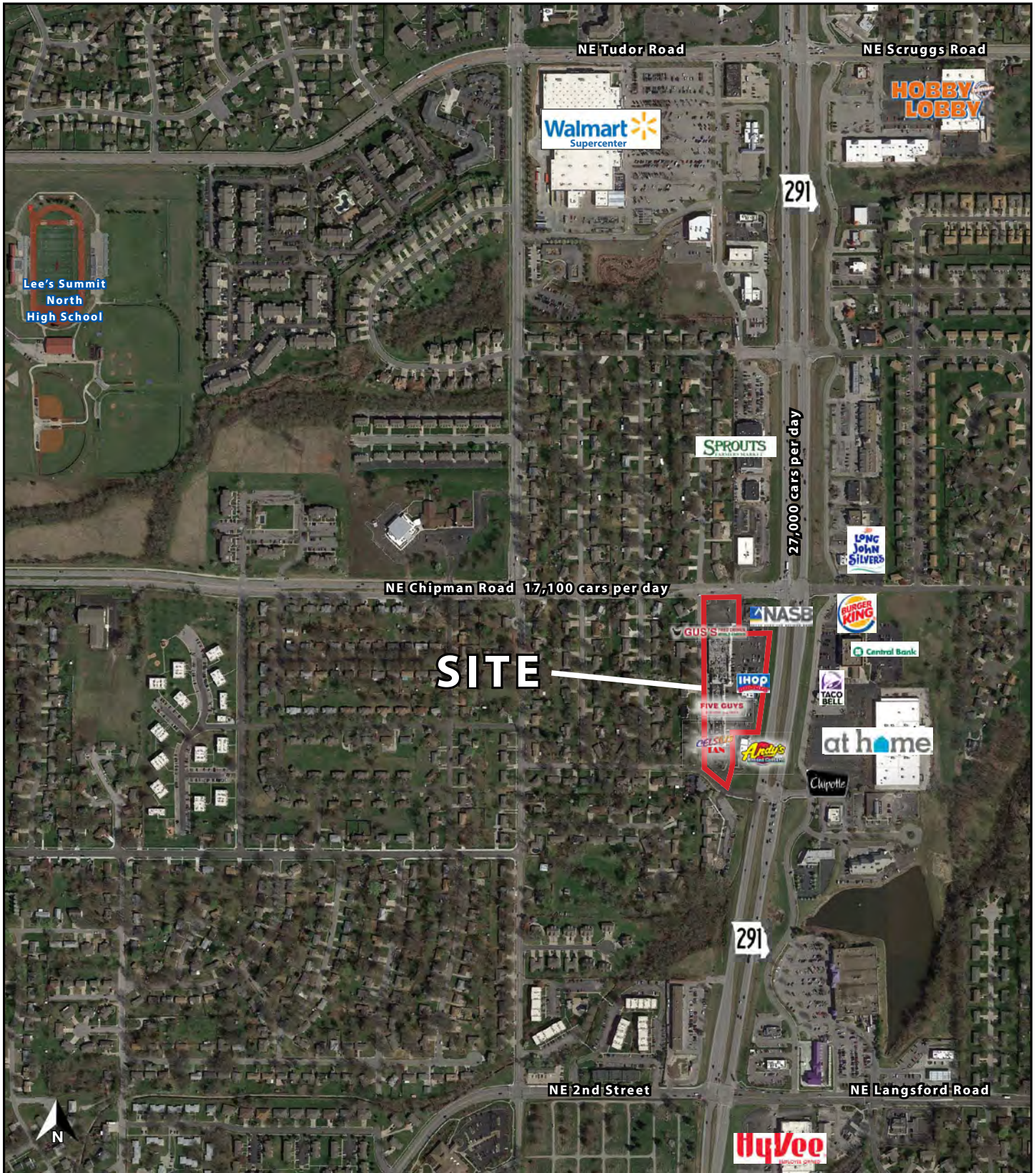


## SITE PLAN





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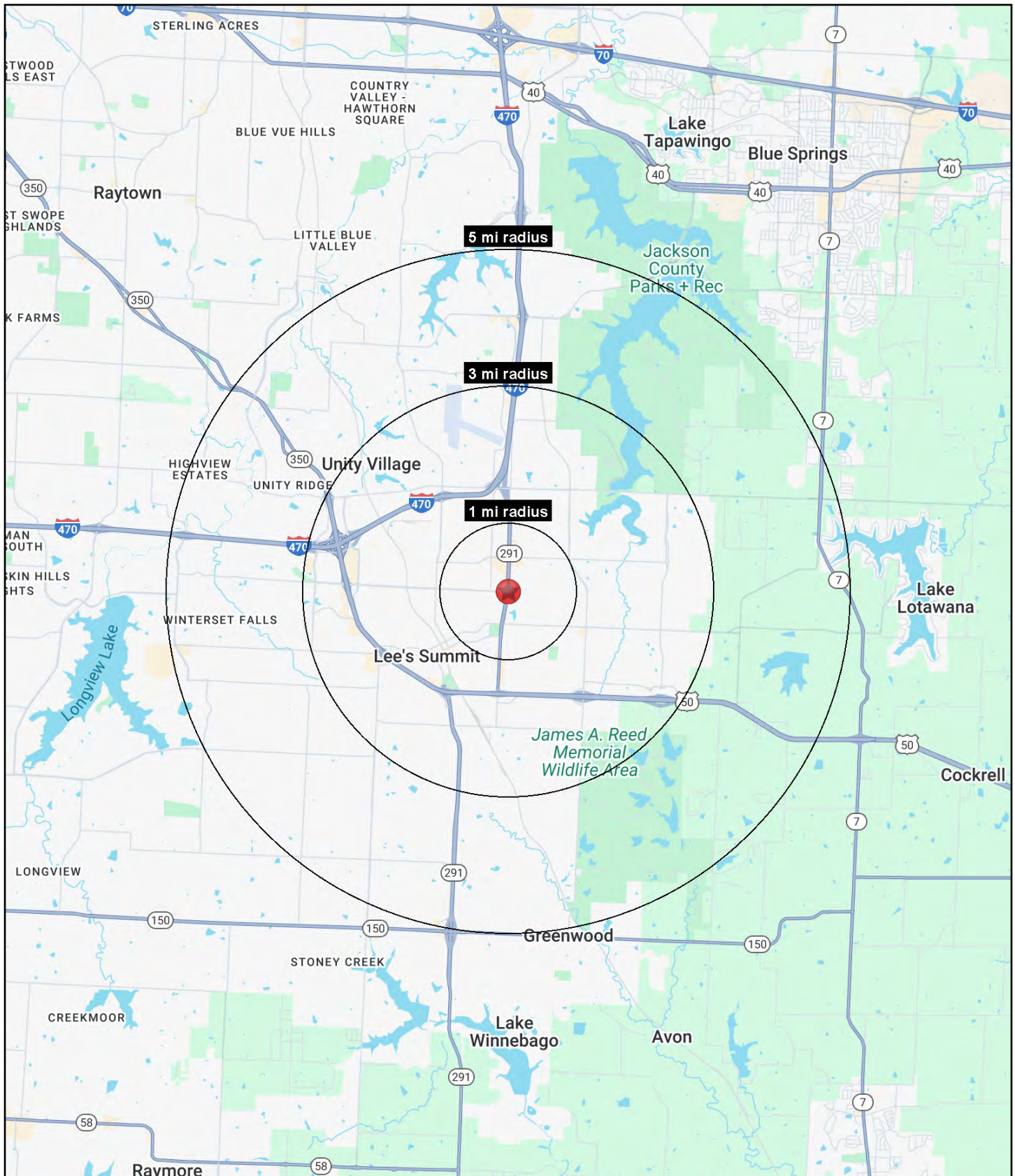






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| 291 Highway & Chipman Road<br>Lee's Summit, MO        | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2024 Estimated Population                             | 12,927         | 51,950         | 88,623         |
| 2029 Projected Population                             | 13,025         | 51,952         | 91,666         |
| 2020 Census Population                                | 13,736         | 53,438         | 87,567         |
| 2010 Census Population                                | 13,403         | 51,228         | 79,343         |
| Projected Annual Growth 2024 to 2029                  | 0.2%           | -              | 0.7%           |
| Historical Annual Growth 2010 to 2024                 | -0.3%          | 0.1%           | 0.8%           |
| 2024 Median Age                                       | 35.8           | 38.8           | 40.0           |
| <b>Households</b>                                     |                |                |                |
| 2024 Estimated Households                             | 5,623          | 21,536         | 35,215         |
| 2029 Projected Households                             | 5,687          | 21,660         | 36,639         |
| 2020 Census Households                                | 5,762          | 21,456         | 33,628         |
| 2010 Census Households                                | 5,492          | 20,253         | 30,139         |
| Projected Annual Growth 2024 to 2029                  | 0.2%           | 0.1%           | 0.8%           |
| Historical Annual Growth 2010 to 2024                 | 0.2%           | 0.5%           | 1.2%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2024 Estimated White                                  | 74.6%          | 79.5%          | 79.2%          |
| 2024 Estimated Black or African American              | 13.2%          | 10.3%          | 11.3%          |
| 2024 Estimated Asian or Pacific Islander              | 2.4%           | 2.1%           | 2.3%           |
| 2024 Estimated American Indian or Native Alaskan      | 0.3%           | 0.3%           | 0.2%           |
| 2024 Estimated Other Races                            | 9.4%           | 7.8%           | 7.0%           |
| 2024 Estimated Hispanic                               | 8.4%           | 6.9%           | 6.1%           |
| <b>Income</b>                                         |                |                |                |
| 2024 Estimated Average Household Income               | \$95,527       | \$116,158      | \$131,252      |
| 2024 Estimated Median Household Income                | \$76,236       | \$92,207       | \$102,113      |
| 2024 Estimated Per Capita Income                      | \$41,572       | \$48,182       | \$52,209       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2024 Estimated Elementary (Grade Level 0 to 8)        | 1.8%           | 1.2%           | 1.2%           |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 2.5%           | 2.8%           | 2.2%           |
| 2024 Estimated High School Graduate                   | 21.6%          | 21.1%          | 19.9%          |
| 2024 Estimated Some College                           | 21.7%          | 22.7%          | 21.2%          |
| 2024 Estimated Associates Degree Only                 | 13.4%          | 10.8%          | 9.1%           |
| 2024 Estimated Bachelors Degree Only                  | 25.2%          | 26.0%          | 27.7%          |
| 2024 Estimated Graduate Degree                        | 13.7%          | 15.4%          | 18.5%          |
| <b>Business</b>                                       |                |                |                |
| 2024 Estimated Total Businesses                       | 443            | 2,720          | 3,827          |
| 2024 Estimated Total Employees                        | 4,535          | 29,847         | 37,664         |
| 2024 Estimated Employee Population per Business       | 10.2           | 11.0           | 9.8            |
| 2024 Estimated Residential Population per Business    | 29.2           | 19.1           | 23.2           |

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