



WALMART SUPERCENTER PAD BUILDING

End Cap Space For Lease | 291 Hwy & Tudor Rd (SWC)
1041 Sam Walton Lane, Lee's Summit, MO



LEASE RATE: \$35/SF NNN | 2,514 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,041	50,167	86,229
Avg. Household Income	\$106,969	\$114,571	\$129,635

- 2,514 SF End Cap Retail Space in Lee's Summit
- Available for lease January 2027
- Highly sought-after community known for its strong quality of life and commercial growth
- Anchored by Walmart Supercenter with an estimated 120,000 monthly visits
- Excellent signage visibility to 291 Highway and Tudor Road boasting over 35,000 VPD
- Join the national tenant mix of Wing Stop Petsmart, Sports Clips, From the Earth, and Walmart



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

WILL SANDERS | 816.412.7311 | wsanders@blockandco.com

Exclusive Agent



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BUILDING PHOTO

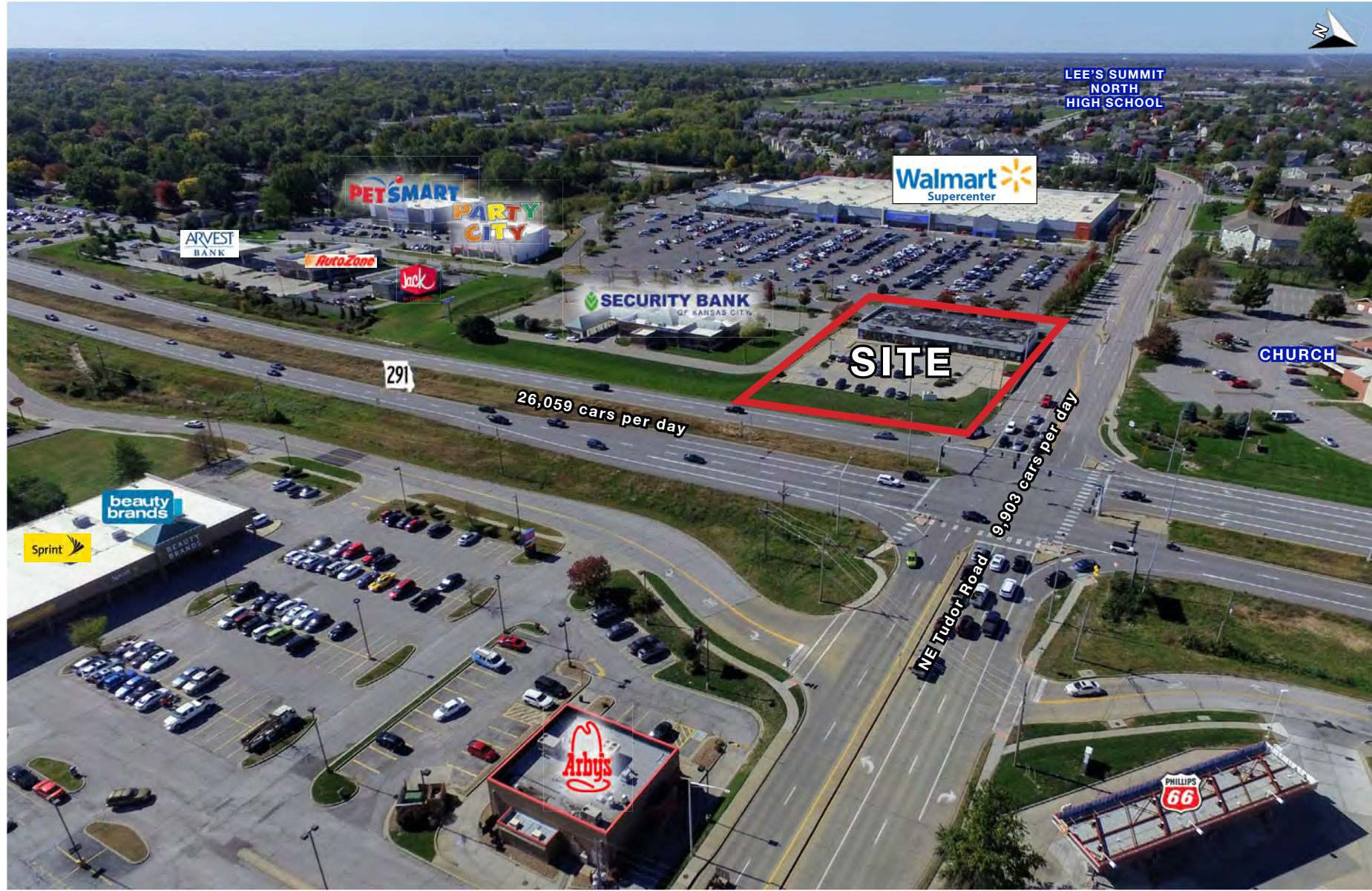




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AERIAL DRONE PHOTO



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AERIAL

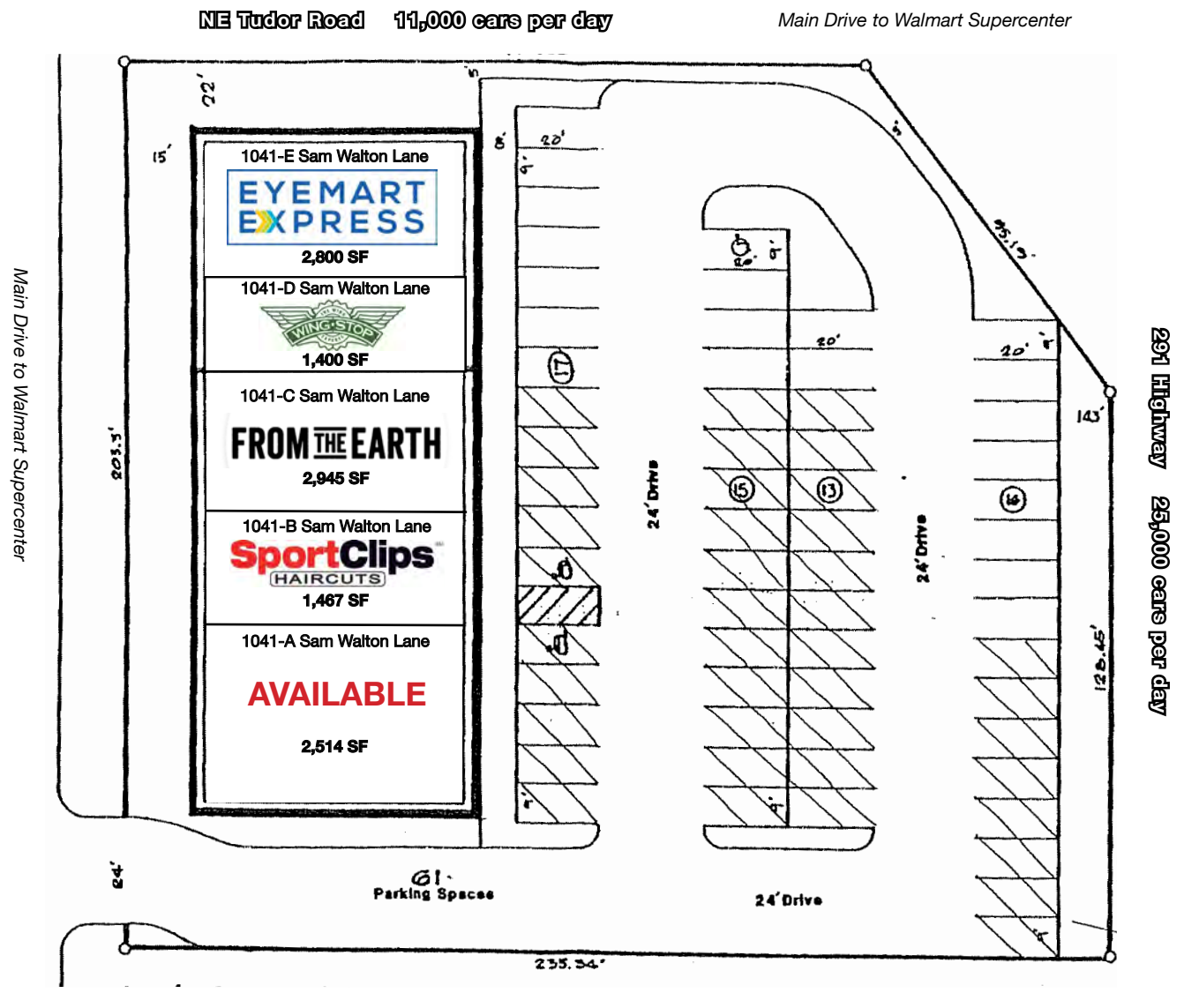




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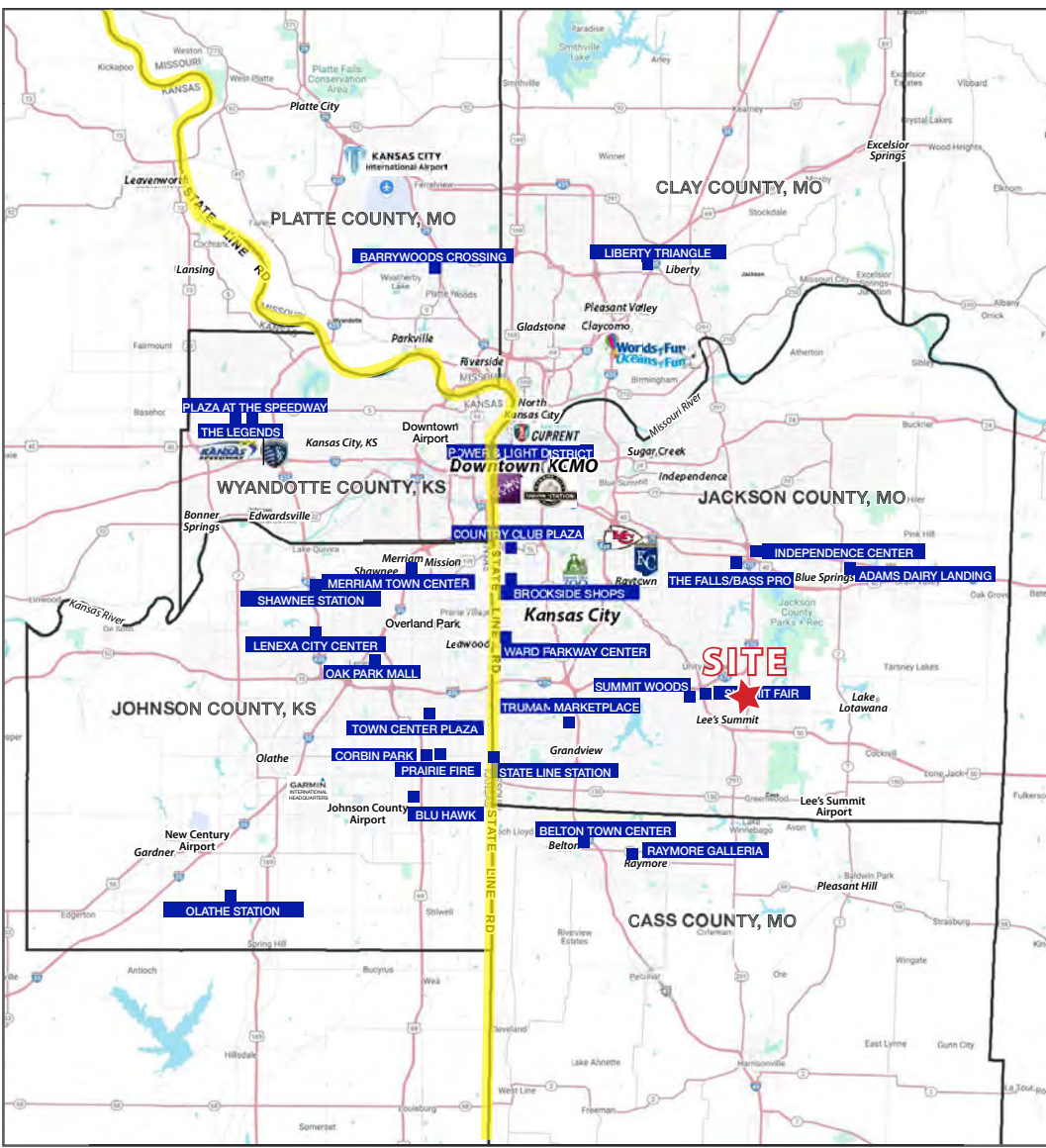
SITE PLAN





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1041 NE Sam Walton Lane Lee's Summit, MO 64086	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	12,041	50,167	86,229
2030 Projected Population	12,249	50,792	89,598
2020 Census Population	12,801	50,733	84,583
2010 Census Population	12,453	48,644	77,047
Projected Annual Growth 2025 to 2030	0.3%	0.2%	0.8%
Historical Annual Growth 2010 to 2025	-0.2%	0.2%	0.8%
2025 Median Age	35.9	38.7	40.2
Households			
2025 Estimated Households	5,064	20,805	34,146
2030 Projected Households	5,209	21,283	35,789
2020 Census Households	5,197	20,451	32,632
2010 Census Households	4,955	19,301	29,427
Projected Annual Growth 2025 to 2030	0.6%	0.5%	1.0%
Historical Annual Growth 2010 to 2025	0.1%	0.5%	1.1%
Race and Ethnicity			
2025 Estimated White	74.0%	79.3%	79.1%
2025 Estimated Black or African American	13.5%	10.5%	11.3%
2025 Estimated Asian or Pacific Islander	3.0%	2.1%	2.3%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%
2025 Estimated Other Races	9.2%	7.9%	7.0%
2025 Estimated Hispanic	8.4%	7.0%	6.1%
Income			
2025 Estimated Average Household Income	\$106,969	\$114,571	\$129,635
2025 Estimated Median Household Income	\$85,893	\$89,267	\$102,519
2025 Estimated Per Capita Income	\$45,009	\$47,559	\$51,412
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.4%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.6%	2.0%
2025 Estimated High School Graduate	22.2%	21.2%	19.8%
2025 Estimated Some College	16.8%	22.6%	21.5%
2025 Estimated Associates Degree Only	12.3%	11.2%	9.3%
2025 Estimated Bachelors Degree Only	28.2%	25.2%	27.3%
2025 Estimated Graduate Degree	17.4%	15.8%	18.7%
Business			
2025 Estimated Total Businesses	448	2,830	3,991
2025 Estimated Total Employees	5,068	29,794	38,498
2025 Estimated Employee Population per Business	11.3	10.5	9.6
2025 Estimated Residential Population per Business	26.9	17.7	21.6

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