



# Retail Space for Lease

**3365 SW FASCINATION DRIVE  
LEE'S SUMMIT, MISSOURI**

## Property Highlights

- 3,001 rsf space available
- Highly visible location within a growing retail corridor of Lee's Summit
- Positioned near the intersection of SW Fascination Drive and SW Pryor Road
- Strong surrounding demographics with dense residential growth and high household incomes
- Easy access to US-50 Highway and I-470, providing strong connectivity across the metro
- Lease rate \$24.00/sf, modified gross

*For information, please contact:*

### **Justin Beal, CRRP**

*Executive Managing Director, Principal*  
t 816-268-4241  
jbeal@nzimmer.com

### **Michael L. VanBuskirk, SIOR, CCIM, CRE**

*Vice Chairman, Principal*  
t 816-512-1010  
mvanbuskirk@nzimmer.com

1220 Washington Street, Suite 300  
Kansas City, MO 64105

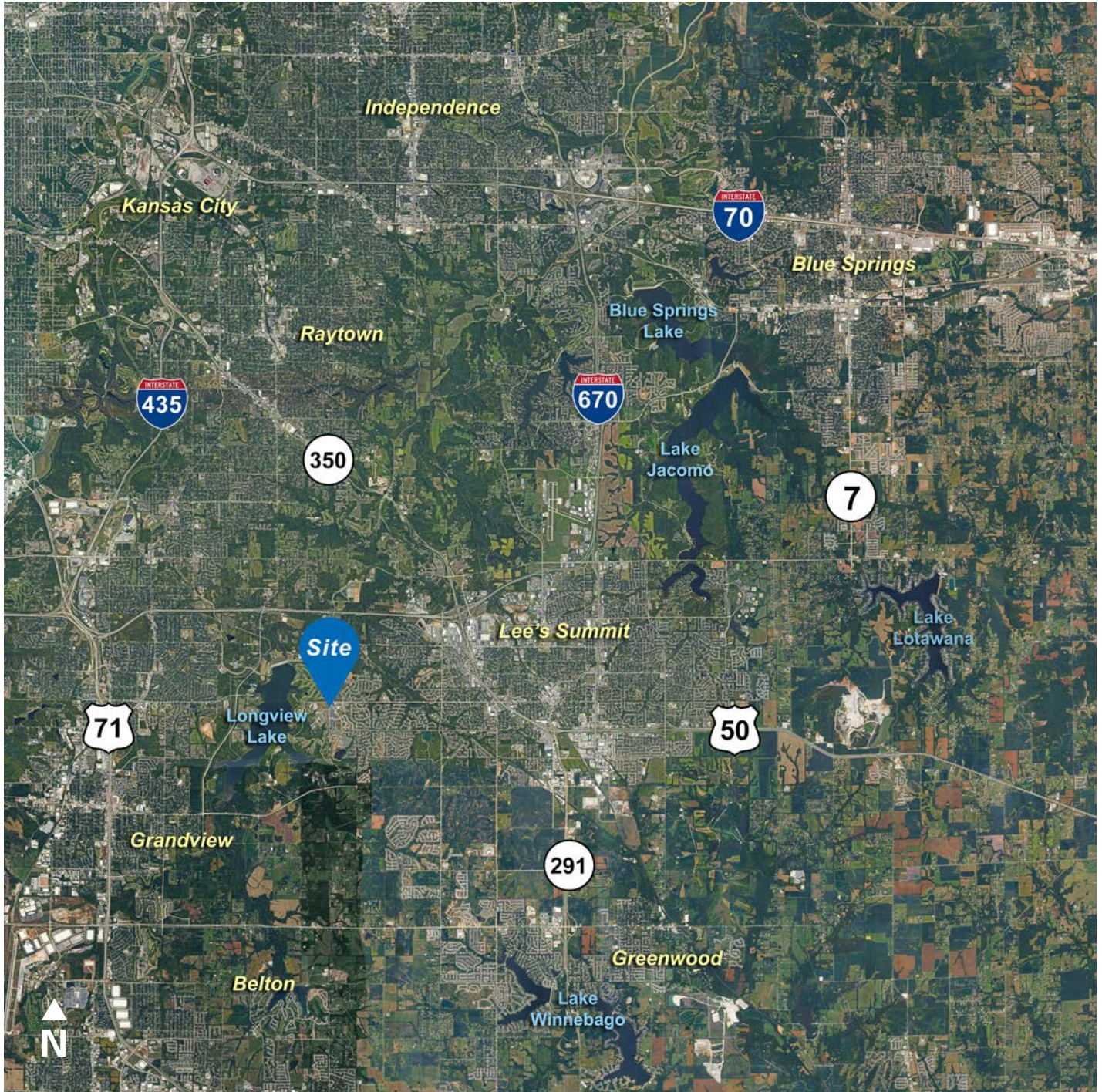
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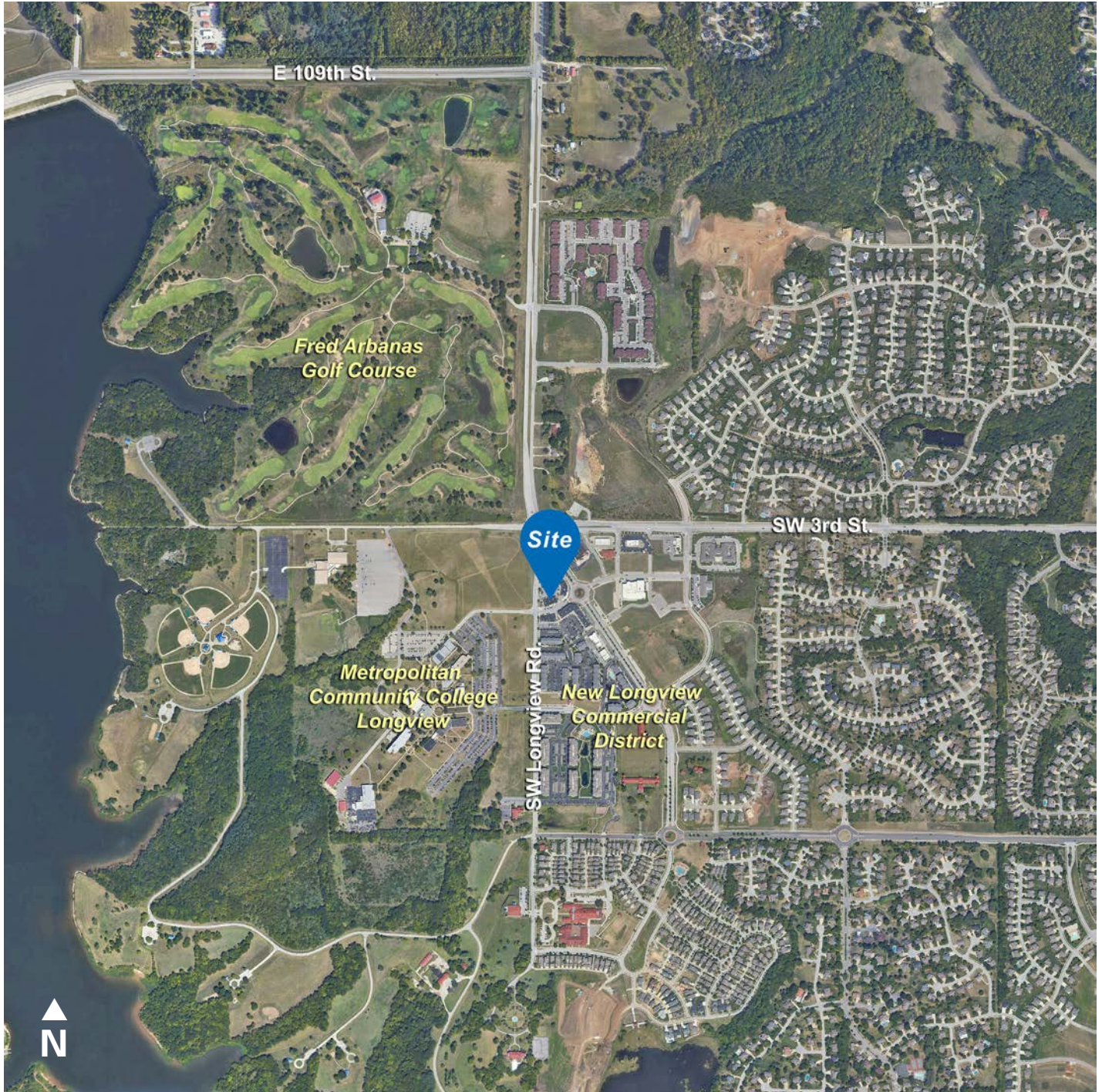
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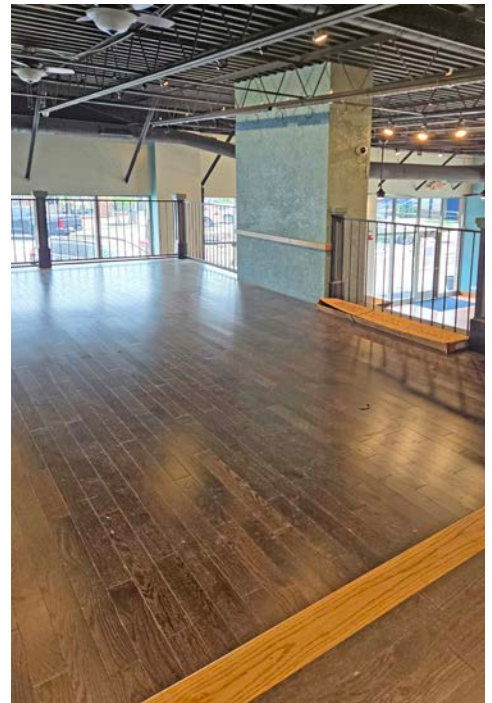
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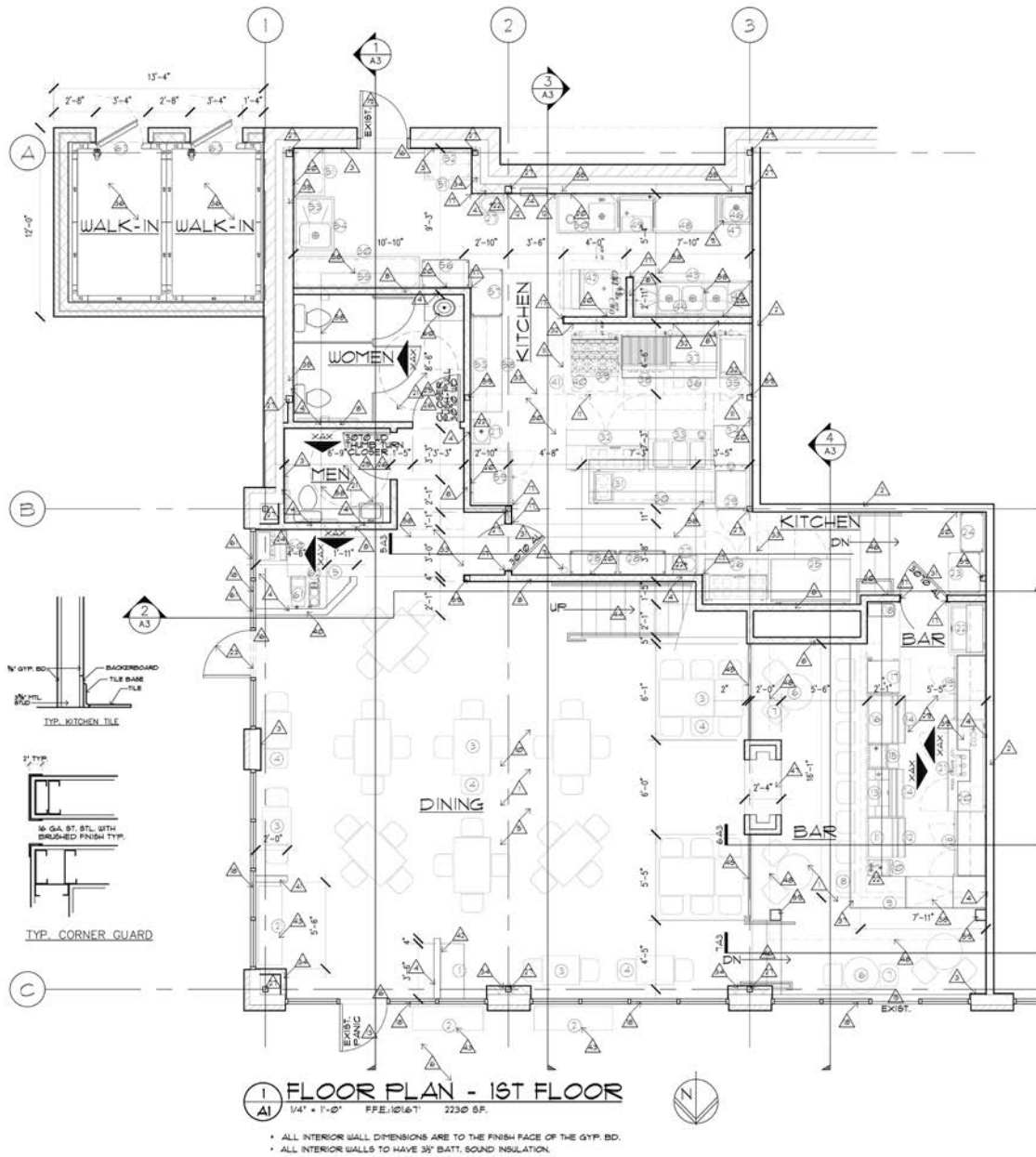
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Floor Plan / 1st Floor



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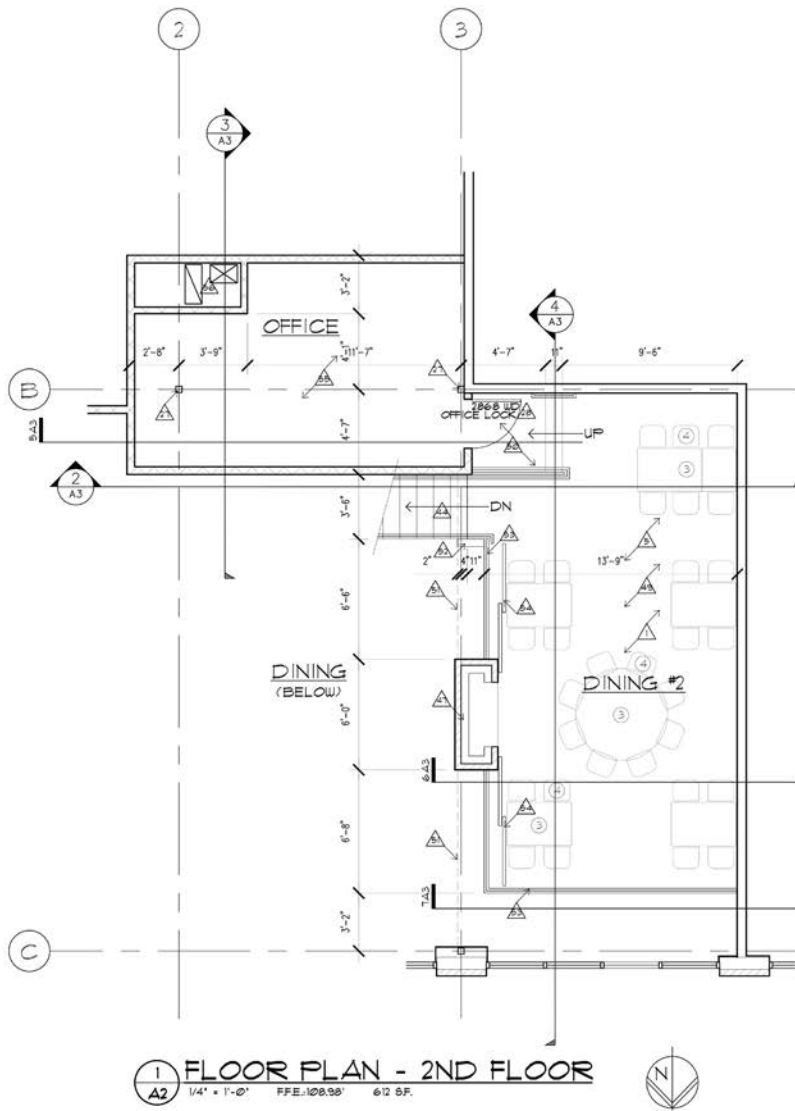
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Floor Plan / 2nd Floor



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## 3365 SW FASCINATION DRIVE, LEE'S SUMMIT, MISSOURI

### Demographics

Population	1 mile	3 miles	5 miles
2010 Population	3,377	30,234	105,804
2020 Population	4,656	33,050	112,035
2025 Population	5,643	35,544	115,832
2030 Population	5,685	35,893	117,544
2010-2020 Annual Rate	3.26%	0.89%	0.57%
2020-2025 Annual Rate	3.73%	1.40%	0.64%
2025-2030 Annual Rate	0.15%	0.20%	0.29%

Age			
2025 Median Age	39.0	40.6	38.5
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	77.1%	64.9%	53.5%
Black Alone	9.6%	22.2%	30.8%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	4.4%	2.3%	2.3%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	1.6%	2.6%	3.9%
Two or More Races	7.0%	7.5%	8.8%
Hispanic Origin	4.2%	6.1%	8.6%
Diversity Index	43.9	57.7	67.0

Households			
2010 Total Households	1,135	11,347	41,641
2020 Total Households	1,712	12,531	44,811
2025 Total Households	2,046	13,769	47,132
2030 Total Households	2,082	14,054	48,327
2010-2020 Annual Rate	4.20%	1.00%	0.74%
2020-2025 Annual Rate	3.45%	1.81%	0.97%
2025-2030 Annual Rate	0.35%	0.41%	0.50%
2025 Average Household Size	2.76	2.56	2.44
Wealth Index	134	109	74

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## Demographics

Median Household Income			
2025 Median Household Income	\$115,183	\$93,382	\$72,055
2030 Median Household Income	\$143,305	\$107,778	\$82,223
2025-2030 Annual Rate	4.47%	2.91%	2.68%
Average Household Income			
2025 Average Household Income	\$154,062	\$123,188	\$95,752
2030 Average Household Income	\$176,644	\$139,118	\$108,339
Per Capita Income			
2025 Per Capita Income	\$56,568	\$47,875	\$39,151
2030 Per Capita Income	\$65,525	\$54,638	\$44,747
2025-2030 Annual Rate	2.98%	2.68%	2.71%
Income Equality			
2025 Gini Index	43.4	43.7	43.3
Socioeconomic Status			
2025 Socioeconomic Status Index	64.8	56.1	50.8
Housing Unit Summary			
Housing Affordability Index	94	98	100
2010 Total Housing Units	1,176	12,559	45,866
2010 Owner Occupied Hus (%)	81.6%	70.8%	63.8%
2010 Renter Occupied Hus (%)	18.4%	29.2%	36.3%
2010 Vacant Housing Units (%)	3.5%	9.7%	9.2%
2020 Housing Units	1,869	13,691	48,303
2020 Owner Occupied HUs (%)	70.0%	65.8%	57.2%
2020 Renter Occupied HUs (%)	30.0%	34.2%	42.8%
Vacant Housing Units	8.9%	8.5%	7.1%
2025 Housing Units	2,236	15,015	50,711
Owner Occupied Housing Units	61.2%	64.3%	57.8%
Renter Occupied Housing Units	38.8%	35.7%	42.2%
Vacant Housing Units	8.5%	8.3%	7.1%
2030 Total Housing Units	2,266	15,321	52,013
2030 Owner Occupied Housing Units	1,308	9,240	28,271
2030 Renter Occupied Housing Units	774	4,814	20,056
2030 Vacant Housing Units	184	1,267	3,686

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