

Douglas Station

1160-1198 NE DOUGLAS STREET & 20-56 NE SYCAMORE STREET, LEE'S SUMMIT, MISSOURI

Property Highlights

- 1,588 sf available
- Highly desirable location on Douglas Street
- High-traffic location with over 24,000 cars-per-day
- Located in one of the fastest growing submarkets in the Kansas City metro
- Excellent daytime population and demographics
- Large employers within walking distance include the police department and municipal court, St. Luke's East Hospital and Lee's Summit North High School
- For lease at \$16.00/sf NNN



For Lease

1,588 (±) sf Retail or Office Space

NEWMARK
ZIMMER

David J. Zimmer, SIOR, FRICS

Vice Chairman, Principal

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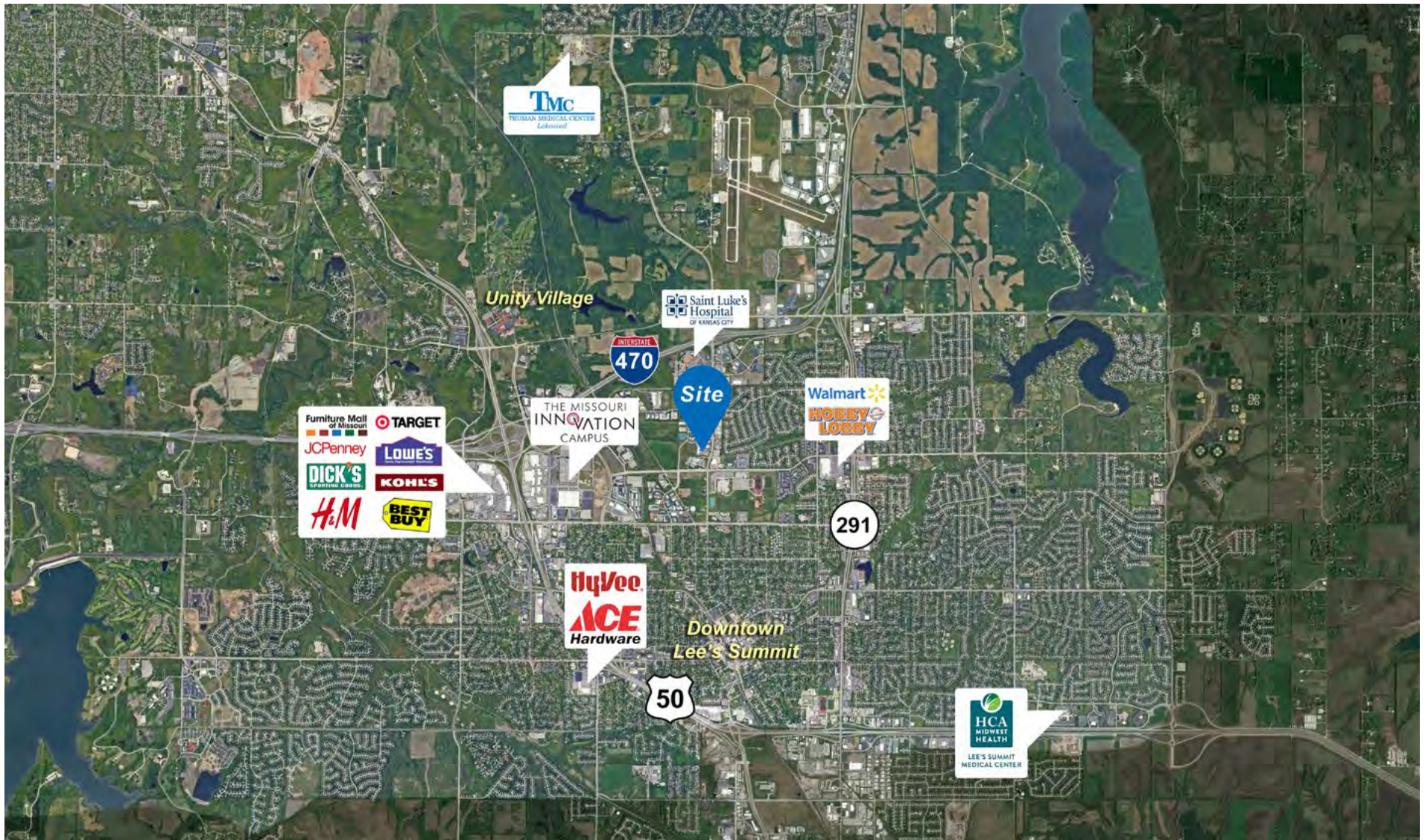
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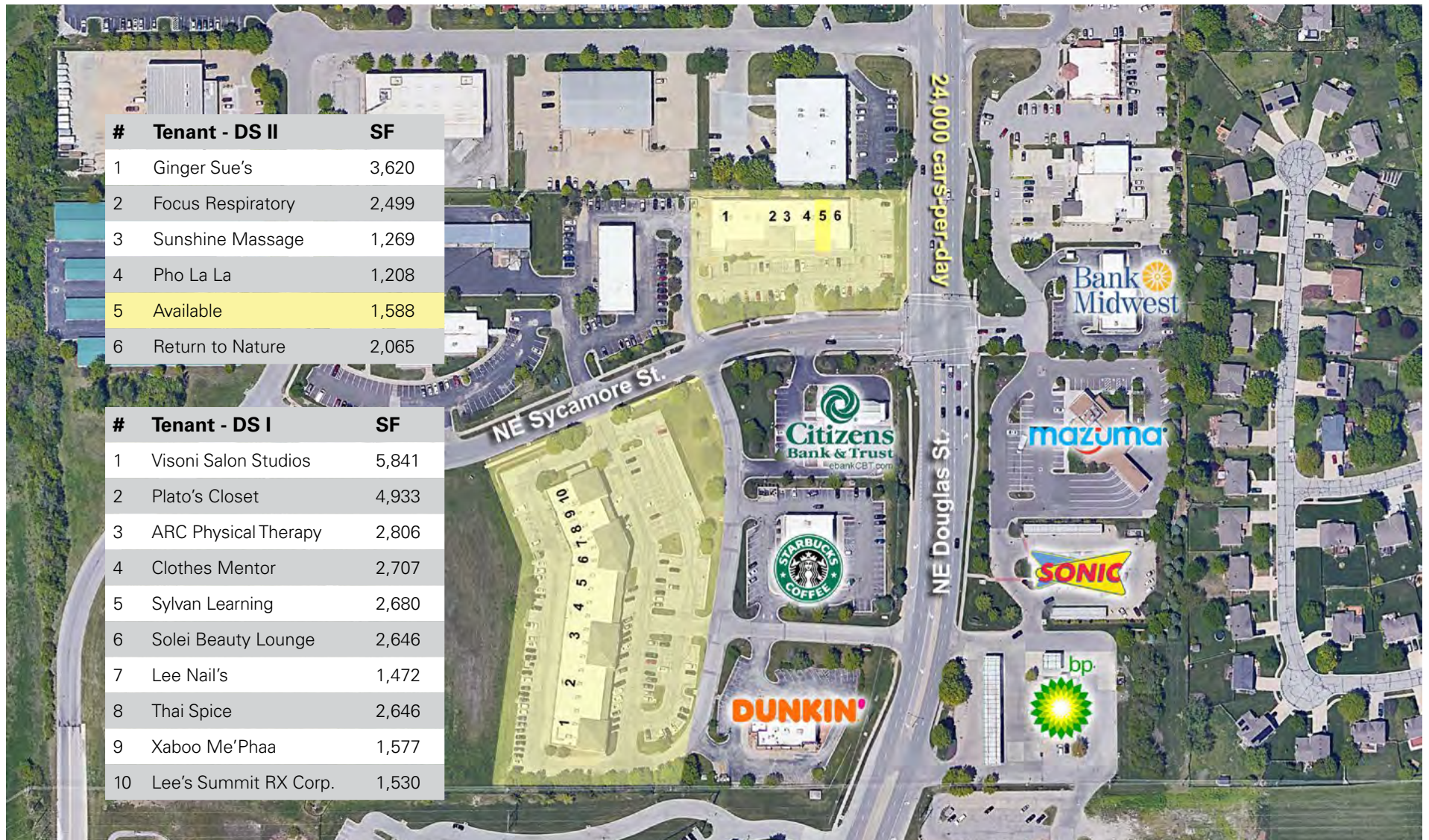
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1220 Washington Street, Suite 300
Kansas City, MO 64105

Location Map



Property Aerial



DOUGLAS STATION, LEE'S SUMMIT, MISSOURI

City Overview

Lee's Summit is 16 miles southeast of downtown Kansas City, and is one of the fastest growing communities in the state with a current population of over 102,904. Median Household Income is \$80,395. At 65 square miles – the fifth largest in the state – the city has room to grow with recently annexed properties in strategic highway served locations. Served by two interstates (I-470 and I-70) and two federal highways (U.S. 50 and U. S. 71) Lee's Summit is accessible to regional and national markets.



However, Lee's Summit is not just a spot on a map. It has a genuine appreciation and respect for all people and things that are real and true. It's not only Lee's Summit residents who know they live in a great community. In 2010, Money magazine cited, "Lee's Summit is among the Best Places to Live." Lee Summit is also renowned for their state and national award winning-schools and community college, as well as comprehensive parks, lakes and recreation amenities, diverse housing choices, attention to and preservation of their history and pedestrian-friendly downtown.

Demographics

	ONE-MILE	THREE-MILE	FIVE-MILE
2000 Population	5,246	46,079	70,662
2010 Population	5,987	48,075	83,668
2021 Population	6,791	50,242	91,183
2026 Population	7,119	52,050	95,372
2021 Median Age	36.4	39.1	39.5
2000 Households	2,099	18,093	26,583
2010 Households	2,543	19,342	31,844
2021 Total Households	3,022	20,402	34,784
2026 Total Households	3,200	21,150	36,317
2021 Average Household Size	2.23	2.32	2.59
2021 Median Household Income	\$61,145	\$77,365	\$88,270
2026 Median Household Income	\$66,766	\$82,932	\$96,745
2021 Average Household Income	\$71,591	\$91,529	\$108,255
2026 Average Household Income	\$78,773	\$102,602	\$121,393
2021 Per Capita Income	\$32,038	\$37,033	\$41,361
2026 Per Capita Income	\$35,587	\$41,544	\$46,293
2000 Total Housing Units	2,160	18,730	27,485
2010 Total Housing Units	2,709	20,896	34,091
2021 Total Housing Units	3,331	22,172	37,344
2026 Total Housing Units	3,533	22,956	38,908

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Property Images



Property Images/Office Space

