



**SUMMIT
FAIR**



SUMMIT FAIR Lee's Summit, MO

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PROPERTY & IMMEDIATE AREA OVERVIEW



Various land development opportunities offered by Townsend Capital zoned Commercial/Planned Mixed Use with the following planned or under construction: (2)

- 1 Woodspring Suites Hotel (122 Rooms)
- 2 Multi-Family (323 luxury units) | Trilogy Apartments is a Phase III multifamily community which follows the record-breaking lease-ups of Phase I: Summit Square Apartments and Phase II: The Donovan Apartments. Delivery of the first units and clubhouse planned for late 2024 with project completion slated for late 2025. (3)
- 3 Popeye's
- 4 Andy's Frozen Custard

Demo Source: ©2024 & Sites USA, Chandler, AZ; Applied Geographic Solutions 4/2023, TIGER Geography - RFULL9 | (1) Additional Source: [LSTourism 2024 Visitors Guide](#) (2) Townsend Summit (3) Neighbors Construction Company Inc. (4) [CityofLS.com](#)

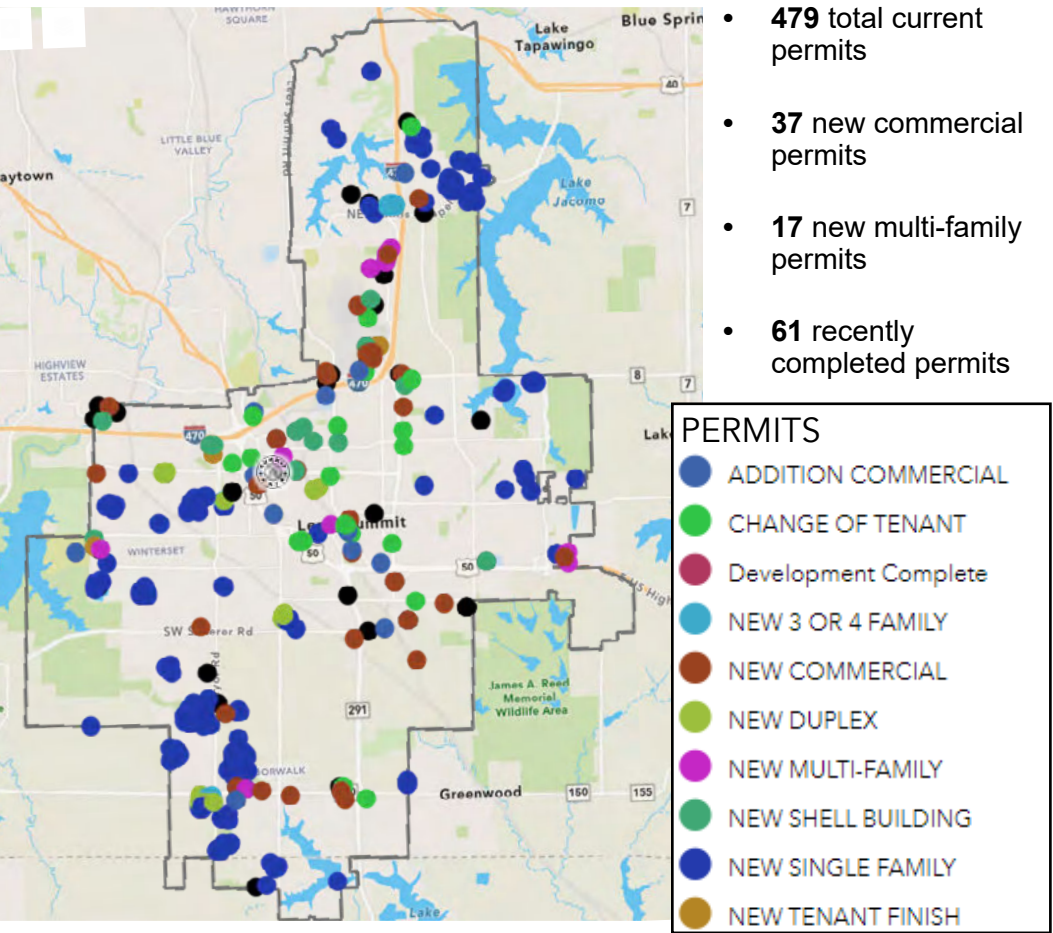
COMMUNITY SUMMARY

“Lee’s Summit, Missouri is a thriving, progressive community located 16 miles southeast of downtown Kansas City. With a population of more than 106,000, residents and visitors can enjoy the many attributes of a significant suburb within a major metropolitan area while still experiencing that small town feel. Complemented by a growing business community and superior quality of life amenities, Lee’s Summit is one of the largest cities in Missouri and consistently ranked as one of the best places to live in America.” (1)

DEMOGRAPHICS

MILEAGE	1 Mile	3 Mile	5 Mile	10 Mile
Estimated Population (2023)	3,228	43,593	99,817	403,749
Projected Population (2028)	3,254	44,970	103,018	413,540
Median Age	55.5	40.3	39.3	38.7
Estimated Average Income	\$82,031	\$116,242	\$126,086	\$105,580
Estimated Total Households	2,045	18,888	40,492	164,602
Owner-Occupied Median Home Value	\$221,929	\$249,026	\$243,946	\$218,302
Total Annual Consumer Expenditure	\$122.9 M	\$1.47 B	\$3.35 B	\$11.97 B
Total Annual Retail Expenditure	\$57.65 M	\$691.94 M	\$1.58 B	\$5.64 B

AREA DEVELOPMENTS (4)



SITE PLAN

Summit Fair | ±887.7K Total SF | ±3M Annual Property Visits | An open-air lifestyle center anchored by JCPenney, includes home furnishings, men’s and women’s fashion, fast-casual eateries, sit-down restaurants and specialty retailers. Conveniently located off of Interstate 470 & Highway 50, the shopping center is just east of SummitWoods Crossing. The synergy of shops and restaurants, combined with SummitWoods Crossing’s stores, SuperTarget, Best Buy, Kohl’s and Old Navy, makes this the shopping destination for southeast Jackson County.



FEATURING:





AVAILABLE:

- | | | | |
|----------|----------|---------|----------|
| • B-101 | 5,030 SF | • N-103 | 2,467 SF |
| • C-103A | 3,373 SF | • O-105 | 4,023 SF |
| • E-105 | 3,040 SF | • Pad 8 | 4,500 SF |

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LEE'S SUMMIT OVERVIEW

101,397
Estimated population (2023)

65.9 sq. mi.
Trade area size

40,304
Estimated households (2023)

37.8
Median age

60%
of the population is under the age of 44

\$141,975
Estimated average household income (2023)

\$146,638
Estimated average household income (2028)

112
Company Headquartered Businesses

77.8%
of the population has attended “some college” or higher

48.8%
of the population has earned a Bachelor Degree or higher

\$528.9M
Annual Food & Beverage Expenditure

\$1.71 B
Annual Retail Expenditure

Within 30-min. drive or less of Summit Fair:

Arrowhead Stadium
Home of NFL's Kansas City Chiefs | 74,416 seats | ±73K avg. annual attendees

Cable Dahmer Arena
Multi-purpose Arena | 5,800 seats | Hosts ECHL's Kansas City Mavericks & MASL's Kansas City Comets

Faulkner's Ranch
Family-operated ±25-AC petting farm, playground and event venue

Kansas City Zoo & Aquarium
±200-AC zoo with over 1,700 animals and hosts nearly 1M visitors annually

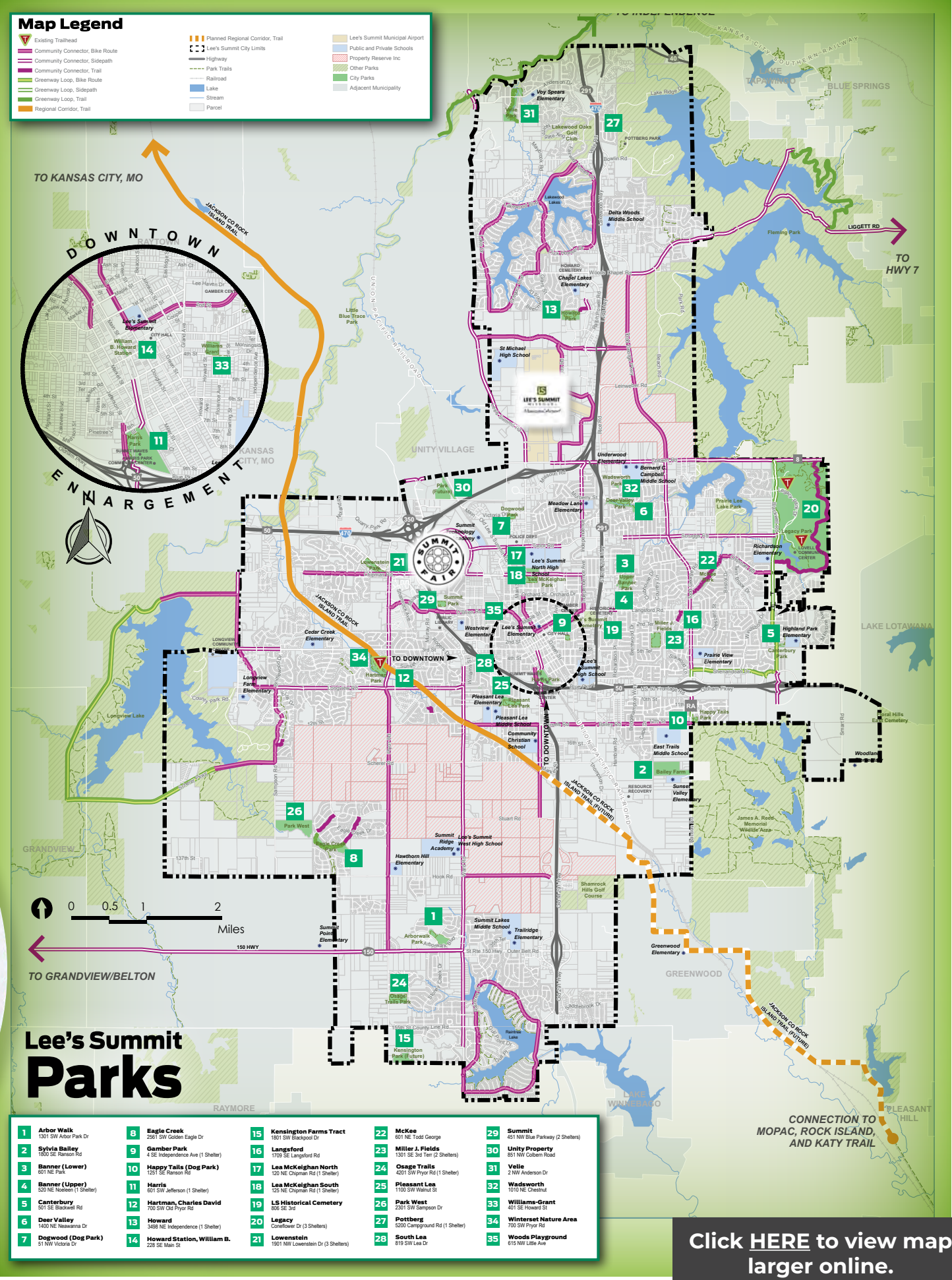
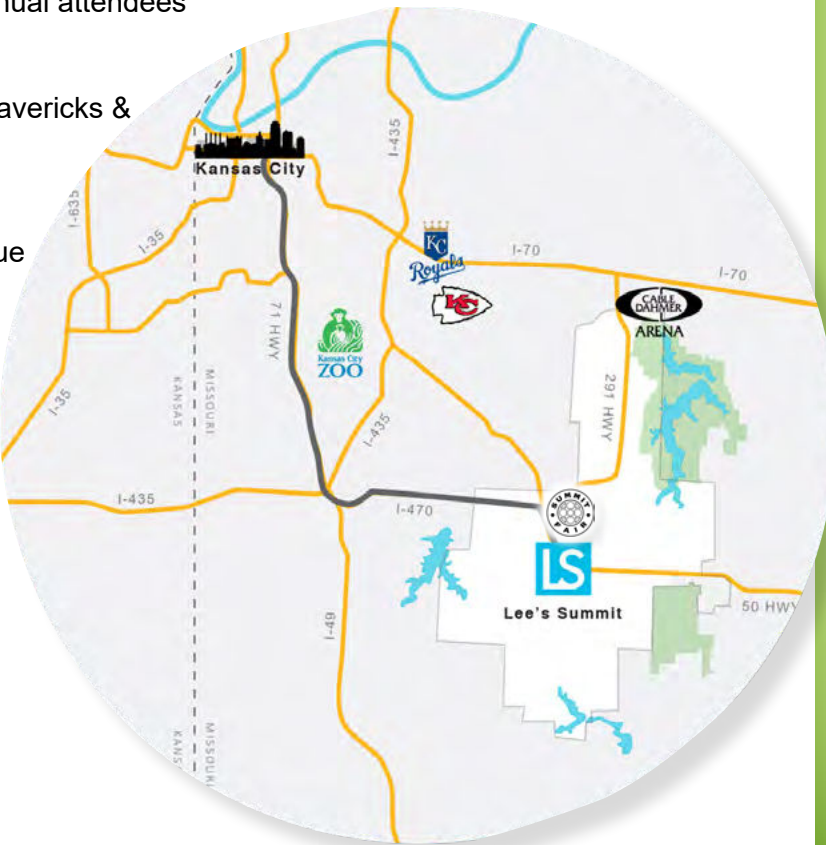
Kauffman Stadium
Home of MLB's Kansas City Royals | 37,903 seats | ±38,351 attendees on Opening Day 2023 (highest recorded attendance)

Main Event
National chain ±50K-SF amusement center

Powell Gardens, Kansas City's Botanical Garden
±970-AC botanical garden

Starlight Theatre
±7,739-seat outdoor theatre hosting concerts and Broadway show

Sources: LSTourism.com | SitesUSA 2024 | CityofLS.com







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