

For Lease | 842 SW Blue Pkwy., Lee's Summit, MO



- 4,894+/- SF Available
- Great Visibility to MO 50 Hwy.
- Convenient Access to 3rd Street and MO 291 via Blue Parkway
- New Ownership with Aggressive Rates

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SOUTH SIDE

-SHOPPING CENTER-

806 SW BLUE PKWY.
LEE'S SUMMIT, MISSOURI

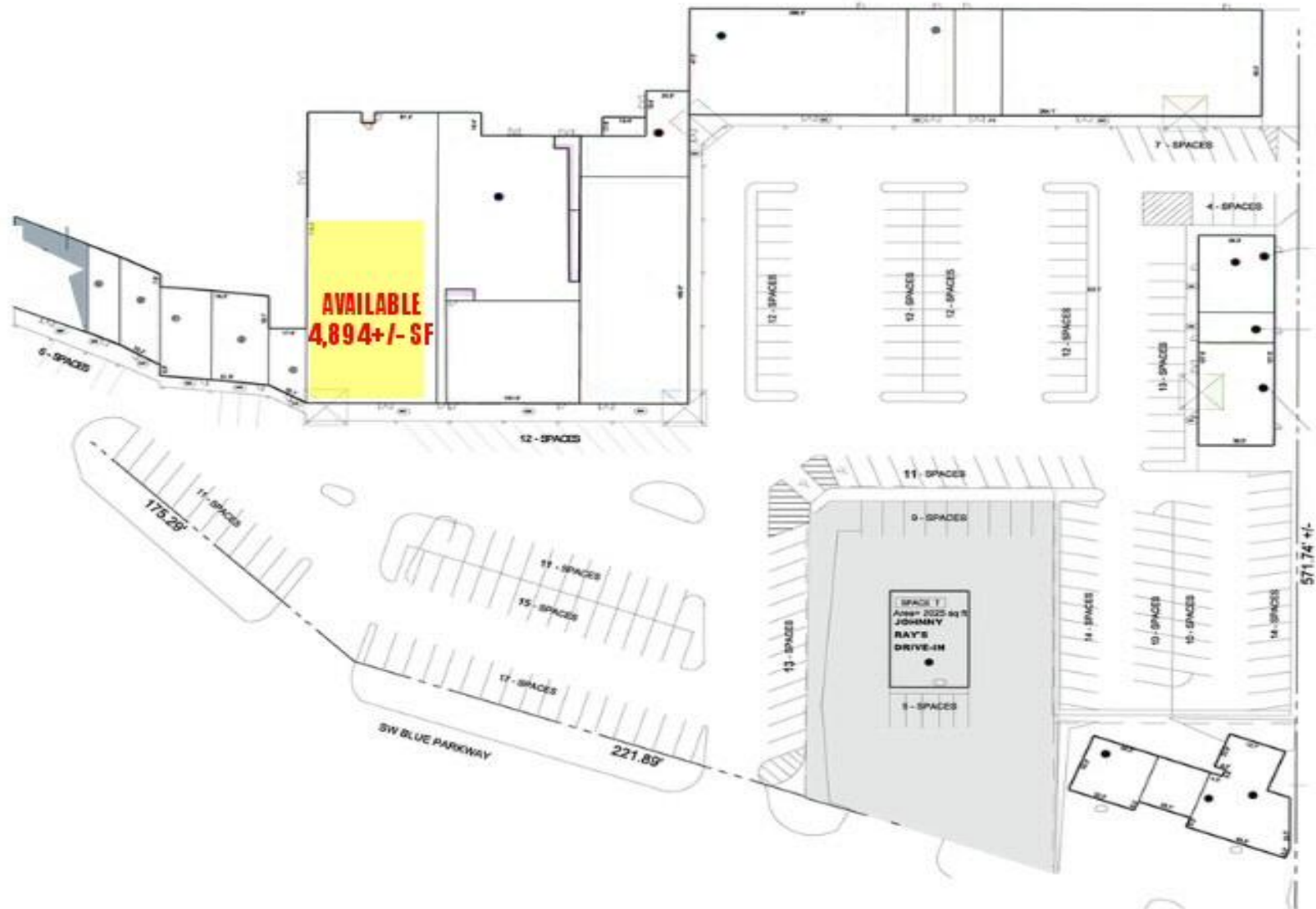
HyVee **ACE**
Hardware
PET SUPPLIES PLUS
Walgreens

MO 50 HWY
70,000+
CARS PER DAY



SOUTH SIDE
SHOPPING CENTER
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LEE'S SUMMIT, MISSOURI







Demographic Summary (Esri 2026)

Ocean Atm, Inc.
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.90985
Longitude: -94.38982

	1 mile	3 miles	5 miles
Population			
2010 Population	8,511	50,021	85,893
2020 Population	8,660	52,328	93,877
2026 Population	8,954	56,407	100,777
2031 Population	9,058	58,937	105,539
2010-2020 Annual Rate	0.17%	0.45%	0.89%
2020-2026 Annual Rate	0.54%	1.21%	1.14%
2026-2031 Annual Rate	0.23%	0.88%	0.93%
2026 Male Population	47.5%	48.3%	48.5%
2026 Female Population	52.5%	51.7%	51.5%
2026 Median Age	41.0	40.2	39.5
Average Household Income			
2026 Average Household Income	\$93,279	\$123,392	\$135,662
2031 Average Household Income	\$110,312	\$142,965	\$157,484
2026-2031 Annual Rate	3.41%	2.99%	3.03%
Housing			
2026 Housing Affordability Index	103	124	121
2010 Total Housing Units	4,029	21,342	34,547
2010 Owner Occupied Housing Units	2,269	13,627	23,898
2010 Renter Occupied Housing Units	1,450	6,214	8,407
2010 Vacant Housing Units	310	1,501	2,242
2020 Total Housing Units	4,054	22,403	37,650
2020 Owner Occupied Housing Units	2,223	13,836	25,413
2020 Renter Occupied Housing Units	1,630	7,338	10,373
2020 Vacant Housing Units	228	1,259	1,860
2026 Total Housing Units	4,291	24,889	41,593
2026 Owner Occupied Housing Units	2,305	14,684	27,103
2026 Renter Occupied Housing Units	1,753	8,559	12,096
2026 Vacant Housing Units	233	1,646	2,394
2031 Total Housing Units	4,393	26,118	43,805
2031 Owner Occupied Housing Units	2,364	15,140	28,010
2031 Renter Occupied Housing Units	1,771	9,451	13,429
2031 Vacant Housing Units	258	1,527	2,367

Currently, 65.2% of the 41,593 housing units in the area are owner occupied; 29.1%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 57.6% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 10.0% are vacant. In 2020, there were 37,650 housing units in the area and 4.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.61%. Median home value in the area is \$326,598, compared to a median home value of \$376,272 for the U.S. In five years, median value is projected to change by 3.37% annually to \$385,421.

Race and Ethnicity			
2026 White Alone	79.5%	76.9%	75.8%
2026 Black Alone	6.0%	8.9%	10.4%
2026 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2026 Asian Alone	1.2%	2.3%	2.4%
2026 Pacific Islander Alone	0.4%	0.2%	0.1%
2026 Other Race	3.5%	2.4%	2.1%
2026 Two or More Races	9.1%	9.0%	8.8%
2026 Hispanic Origin (Any Race)	7.5%	6.6%	6.1%

Median Age

The median age in this area is 39.5, compared to U.S. median age of 39.6.

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	770	2,546	3,452
Total Employees:	9,276	38,409	49,530
Total Population:	8,954	56,407	100,777
Employee/Population Ratio (per 100 Residents)	103.6	68.1	49.1

Source: U.S. Census, Esri, Esri-Data Axle

August 10, 2026