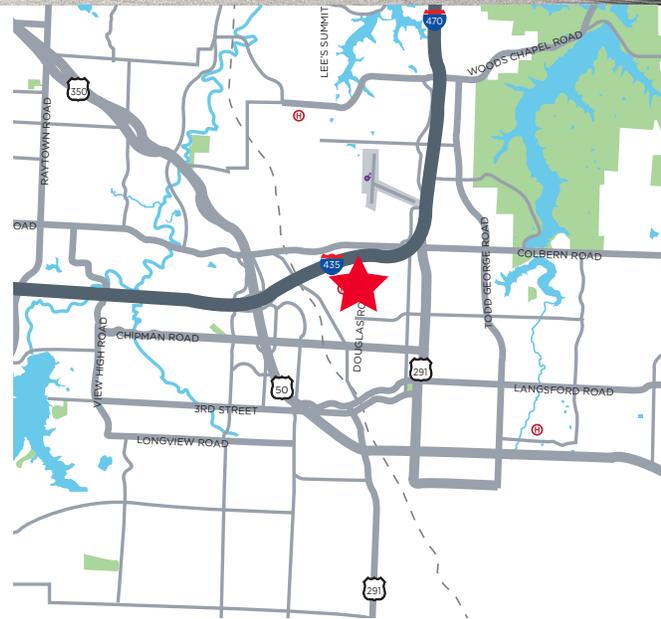


16,907 SF MEDICAL/OFFICE BUILDING



## Property Highlights

- 16,907 SF Medical/Office Building for sale
- Excellent owner-user opportunity with over 9,200 SF of medical office space for lease
- Building façade signs available with exposure to I-470
- Adjacent to Saint Lukes East and a 5 minute drive to University Health Lakewood Medical Center
- Great access to Interstate 470 with over 67,000 cars per day
- Lee's Summit has been named the #5 "Most Livable Small Cities in the U.S." by SmartAsset (2020)
- Lease Rate: \$25.00 PSF Net of Janitorial
- Sale Price: \$4,000,000

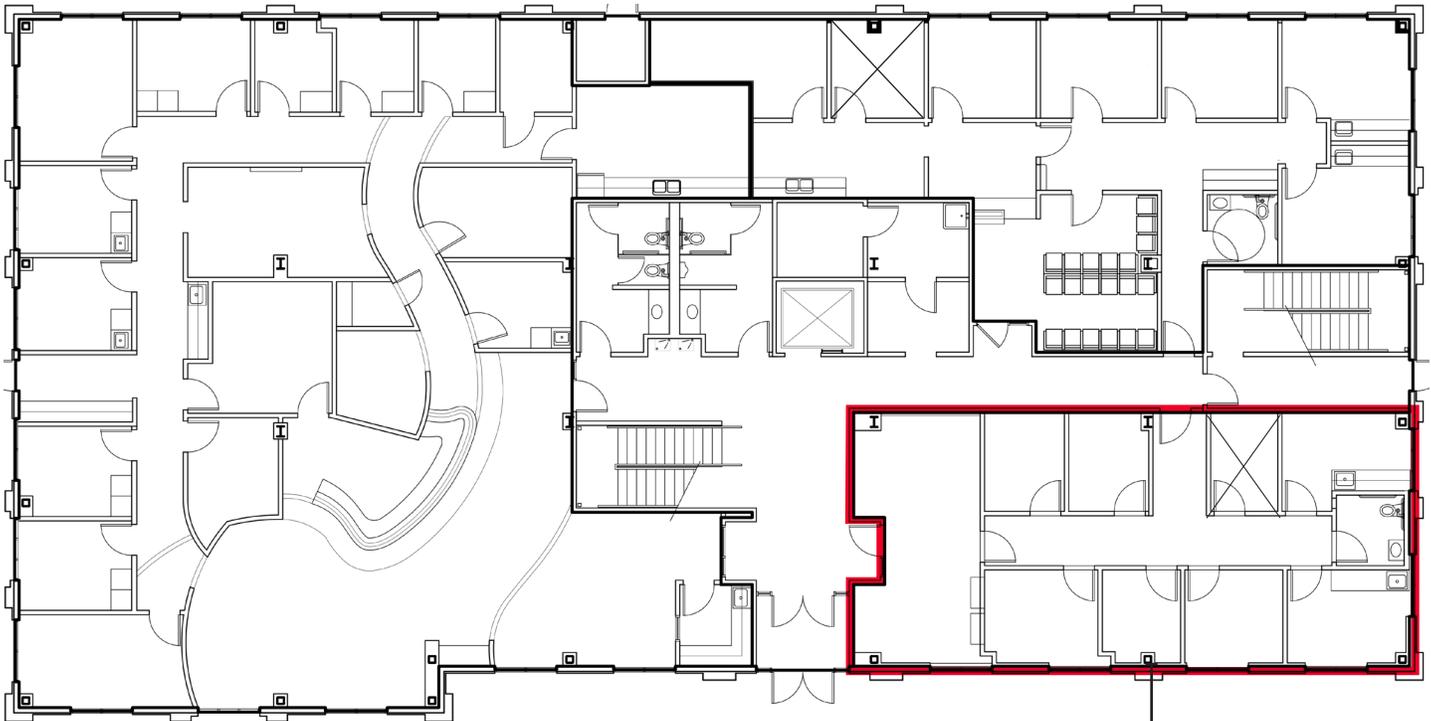


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## First Floor Plan



**SUITE 101**  
**1,569 SF**  
**AVAILABLE**

### SUITE 101

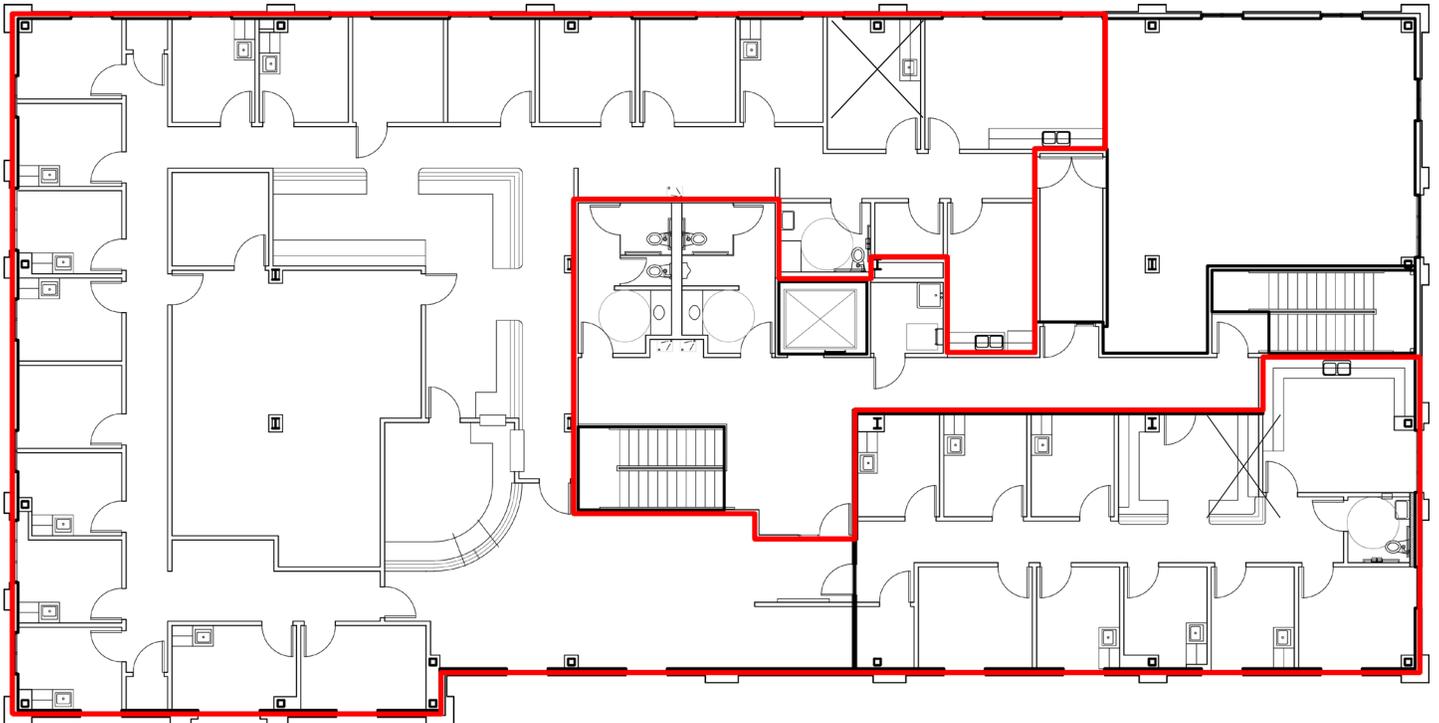
- Reception
- Enclosed front desk with pass-through to reception
- 4 offices/exam rooms
- 2 exam rooms with water (could be used as a breakroom)
- Private restroom

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**Second Floor Plan**



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**Exterior Photos**

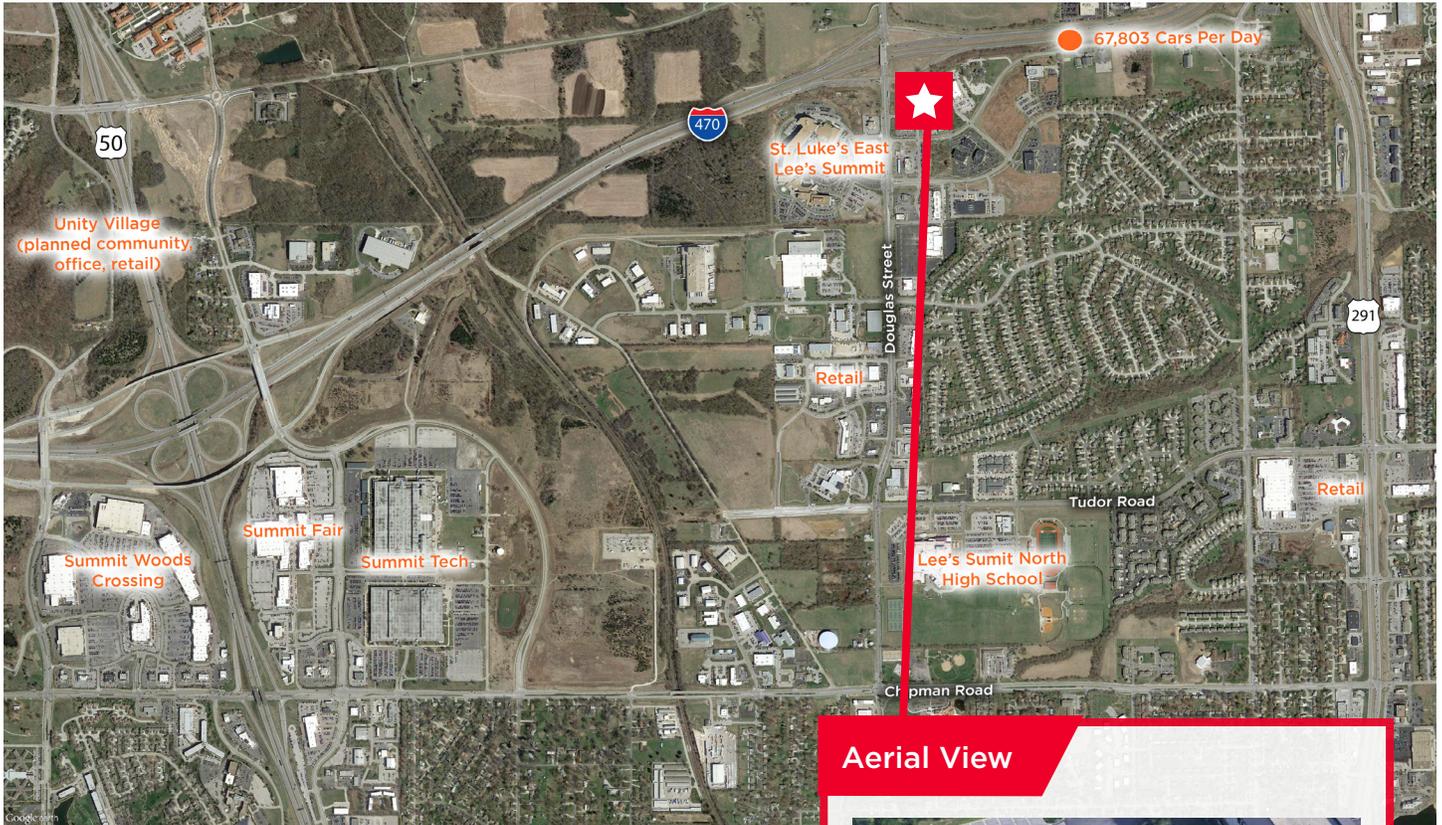


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## Aerial



### Aerial View



## Demographics

	1 Mile	3 Miles	5 Miles
Population	3,566	45,267	85,439
Households	1,341	18,828	33,556
Average HH Income	\$89,693	\$77,744	\$91,811
Daytime Population	3,209	35,306	47,138
# Businesses	307	2,635	3,671

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