

# OAKVIEW LOT 5B

## 1450 NE DOUGLAS STREET



For Sale or BTS:  $\pm 0.51$  Acre  
Development Ready Site



# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- Utilities on site
- Located within the highly trafficked NE Douglas Street retail corridor
- Excellent exposure and direct access from I-470, with traffic volumes exceeding 76,000 vehicles per day
- Strategically located adjacent to recently delivered national and regional retailers including Whataburger, Smoothie King, 7-Brew Coffee, and Panera
- Positioned next to Saint Luke's East Hospital, Lee's Summit's major healthcare campus, offering more than 240 patient rooms and employing approximately 800 staff members on site.
- Adjacent to the 268-acre Discovery Park development, a \$900M mixed-use project just north of I-470 featuring 3.9 million SF of retail, office, hospitality, and luxury residential
- Sale Price: \$495,000 (\$22.00 PSF)





# AERIAL





# MAP

