

CALL FOR DETAILS - 816-787-1999

Chris Williams, CCIM

Bill Hull



Highlands
REAL ESTATE

FOR SALE

710 SE 7th Terrace, Lee's Summit, MO 64063

60,209 SF PAD SITE

\$782,717.00

**Great visibility
located along
50 Hwy**

**Located between Lee's
Summit High School
and new Price Chopper
development**

**Over 25,000
Cars Per
Day**



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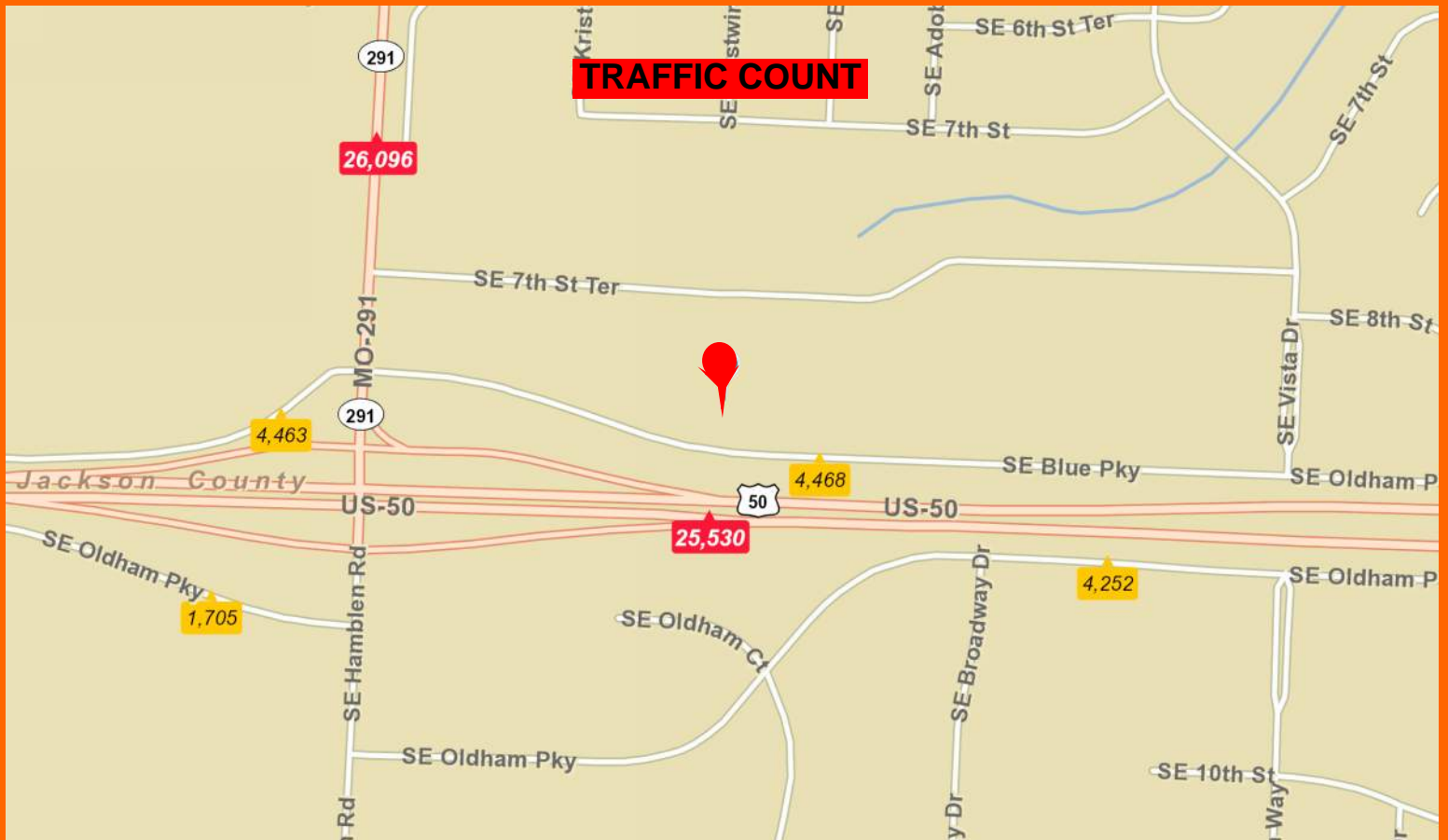
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Demographic and Income Profile

710 SE Blue Pky, Lee's Summit, Missouri, 64063
 Ring: 1 mile radius



Summary	Census 2010	2014	2019
Population	8,541	8,691	8,919
Households	3,315	3,383	3,471
Families	2,375	2,407	2,457
Average Household Size	2.57	2.57	2.57
Owner Occupied Housing Units	2,485	2,517	2,588
Renter Occupied Housing Units	830	867	882
Median Age	36.0	36.9	37.7
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.52%	0.39%	0.73%
Households	0.51%	0.43%	0.75%
Families	0.41%	0.30%	0.66%
Owner HHs	0.56%	0.42%	0.69%
Median Household Income	3.19%	2.81%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	330	9.8%	312	9.0%
\$15,000 - \$24,999	246	7.3%	176	5.1%
\$25,000 - \$34,999	230	6.8%	186	5.4%
\$35,000 - \$49,999	484	14.3%	469	13.5%
\$50,000 - \$74,999	754	22.3%	671	19.3%
\$75,000 - \$99,999	631	18.7%	752	21.7%
\$100,000 - \$149,999	505	14.9%	557	16.0%
\$150,000 - \$199,999	160	4.7%	269	7.7%
\$200,000+	44	1.3%	80	2.3%
Median Household Income	\$60,681		\$70,997	
Average Household Income	\$72,025		\$81,524	
Per Capita Income	\$28,136		\$31,827	

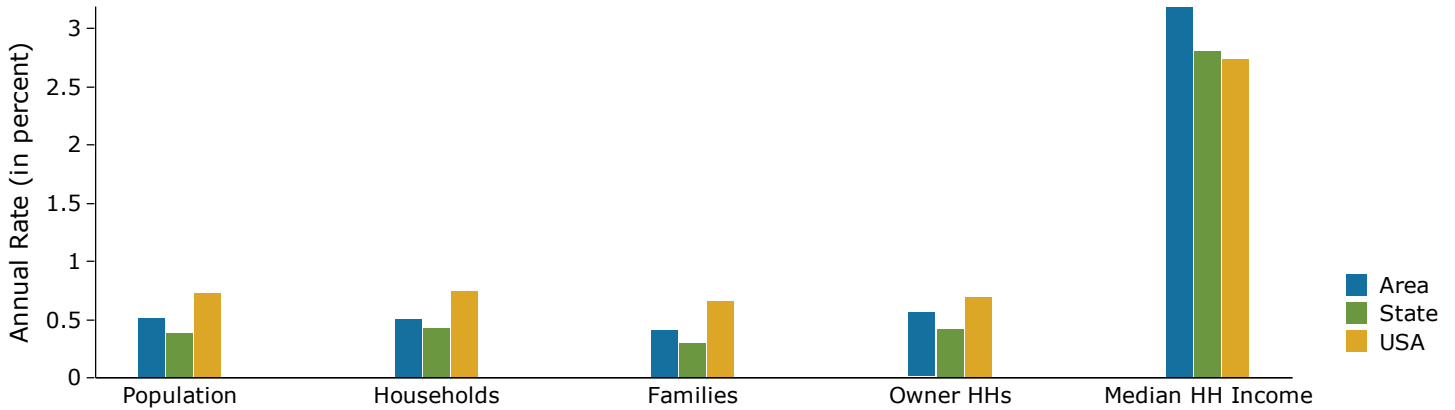
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	576	6.7%	562	6.5%	591	6.6%
5 - 9	656	7.7%	596	6.9%	588	6.6%
10 - 14	712	8.3%	670	7.7%	634	7.1%
15 - 19	622	7.3%	624	7.2%	615	6.9%
20 - 24	442	5.2%	546	6.3%	536	6.0%
25 - 34	1,136	13.3%	1,130	13.0%	1,165	13.1%
35 - 44	1,210	14.2%	1,177	13.5%	1,188	13.3%
45 - 54	1,348	15.8%	1,234	14.2%	1,169	13.1%
55 - 64	963	11.3%	1,127	13.0%	1,208	13.5%
65 - 74	506	5.9%	614	7.1%	761	8.5%
75 - 84	287	3.4%	314	3.6%	344	3.9%
85+	81	0.9%	98	1.1%	120	1.3%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,486	87.6%	7,591	87.3%	7,733	86.7%
Black Alone	589	6.9%	586	6.7%	593	6.6%
American Indian Alone	36	0.4%	35	0.4%	35	0.4%
Asian Alone	88	1.0%	98	1.1%	114	1.3%
Pacific Islander Alone	13	0.2%	13	0.1%	15	0.2%
Some Other Race Alone	101	1.2%	112	1.3%	132	1.5%
Two or More Races	228	2.7%	256	2.9%	298	3.3%
Hispanic Origin (Any Race)	403	4.7%	446	5.1%	526	5.9%

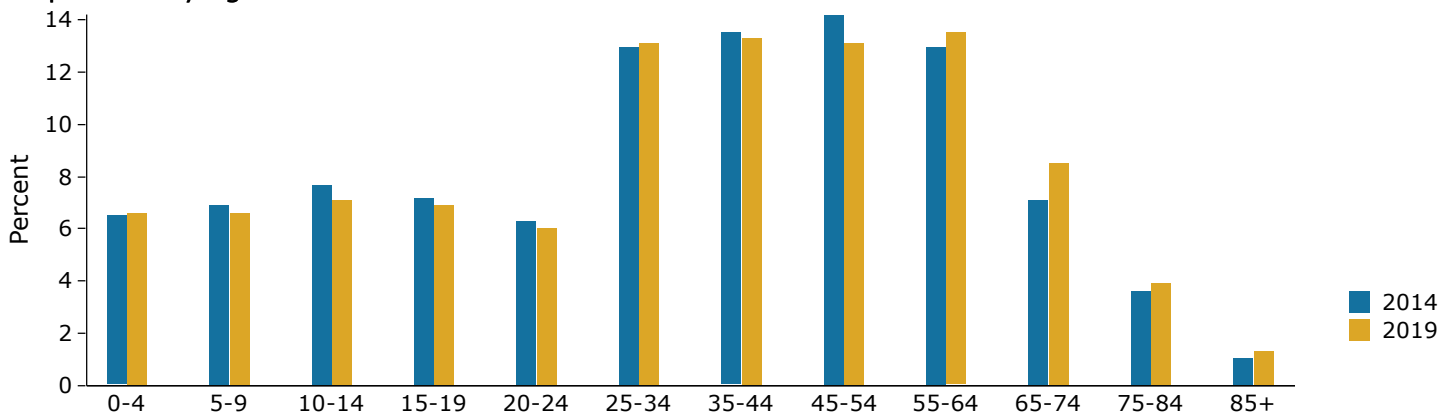
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

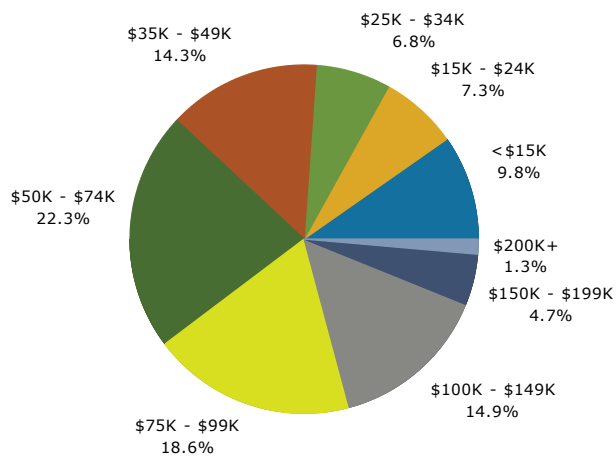
Trends 2014-2019



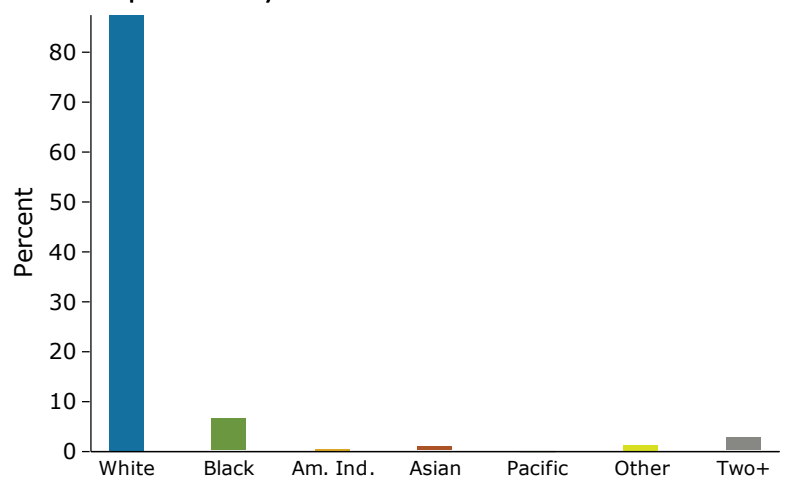
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 5.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Profile

710 SE Blue Pky, Lee's Summit, Missouri, 64063
Ring: 3 mile radius



Summary	Census 2010	2014	2019
Population	50,526	50,768	51,555
Households	19,788	19,879	20,162
Families	13,578	13,567	13,699
Average Household Size	2.54	2.54	2.55
Owner Occupied Housing Units	13,836	13,877	14,125
Renter Occupied Housing Units	5,952	6,002	6,037
Median Age	35.8	36.6	37.5
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.31%	0.39%	0.73%
Households	0.28%	0.43%	0.75%
Families	0.19%	0.30%	0.66%
Owner HHs	0.35%	0.42%	0.69%
Median Household Income	3.89%	2.81%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	1,848	9.3%	1,645	8.2%
\$15,000 - \$24,999	1,679	8.4%	1,185	5.9%
\$25,000 - \$34,999	1,714	8.6%	1,391	6.9%
\$35,000 - \$49,999	2,342	11.8%	2,233	11.1%
\$50,000 - \$74,999	3,743	18.8%	3,275	16.2%
\$75,000 - \$99,999	3,033	15.3%	3,651	18.1%
\$100,000 - \$149,999	3,685	18.5%	4,173	20.7%
\$150,000 - \$199,999	1,251	6.3%	1,769	8.8%
\$200,000+	583	2.9%	840	4.2%
Median Household Income	\$63,410		\$76,739	
Average Household Income	\$79,070		\$90,066	
Per Capita Income	\$31,049		\$35,327	

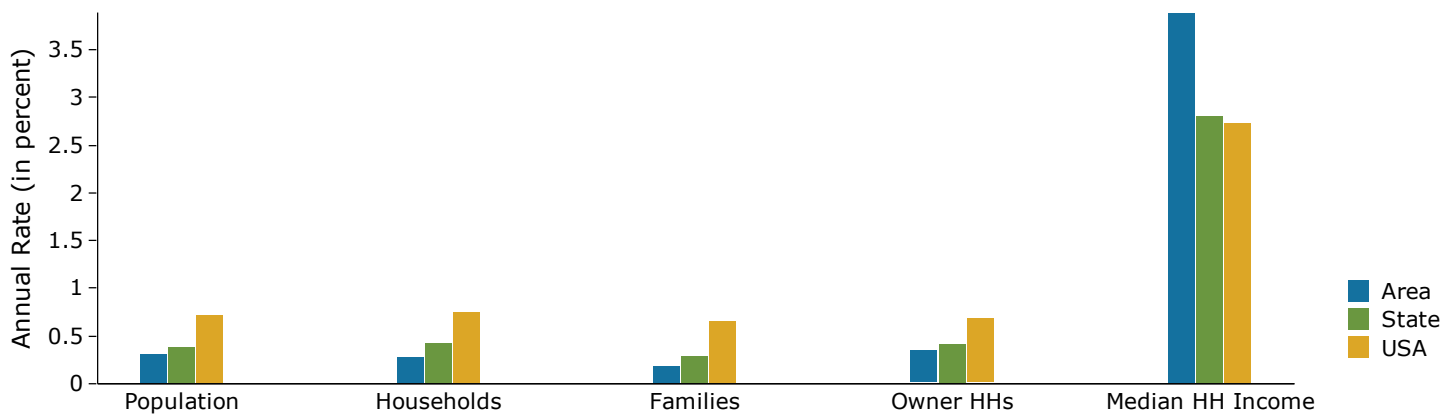
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,543	7.0%	3,391	6.7%	3,497	6.8%
5 - 9	3,765	7.5%	3,526	6.9%	3,480	6.7%
10 - 14	4,063	8.0%	3,744	7.4%	3,716	7.2%
15 - 19	3,655	7.2%	3,503	6.9%	3,316	6.4%
20 - 24	2,788	5.5%	3,204	6.3%	2,957	5.7%
25 - 34	6,870	13.6%	6,964	13.7%	6,899	13.4%
35 - 44	7,122	14.1%	6,782	13.4%	7,249	14.1%
45 - 54	7,898	15.6%	7,299	14.4%	6,597	12.8%
55 - 64	5,127	10.1%	6,049	11.9%	6,559	12.7%
65 - 74	2,729	5.4%	3,293	6.5%	4,005	7.8%
75 - 84	1,951	3.9%	1,906	3.8%	2,107	4.1%
85+	1,015	2.0%	1,108	2.2%	1,174	2.3%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	44,038	87.2%	44,098	86.9%	44,454	86.2%
Black Alone	3,571	7.1%	3,485	6.9%	3,467	6.7%
American Indian Alone	192	0.4%	181	0.4%	176	0.3%
Asian Alone	665	1.3%	747	1.5%	863	1.7%
Pacific Islander Alone	60	0.1%	60	0.1%	66	0.1%
Some Other Race Alone	688	1.4%	746	1.5%	862	1.7%
Two or More Races	1,312	2.6%	1,452	2.9%	1,667	3.2%
Hispanic Origin (Any Race)	2,294	4.5%	2,516	5.0%	2,934	5.7%

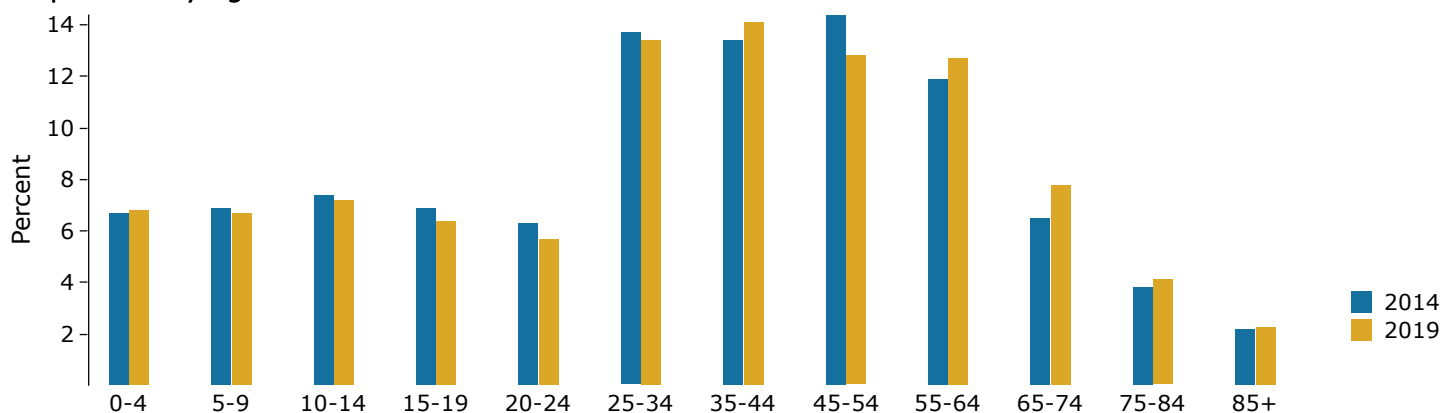
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

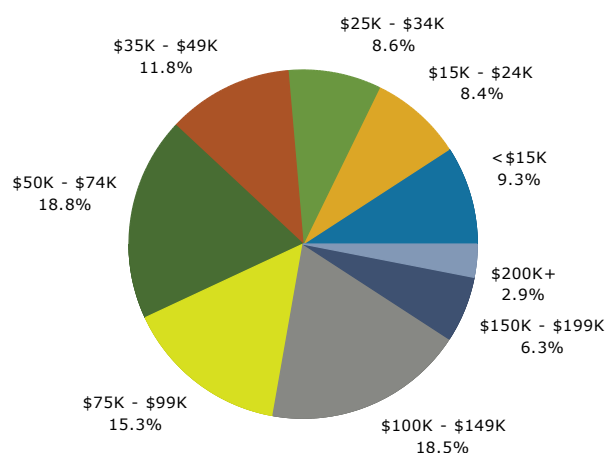
Trends 2014-2019



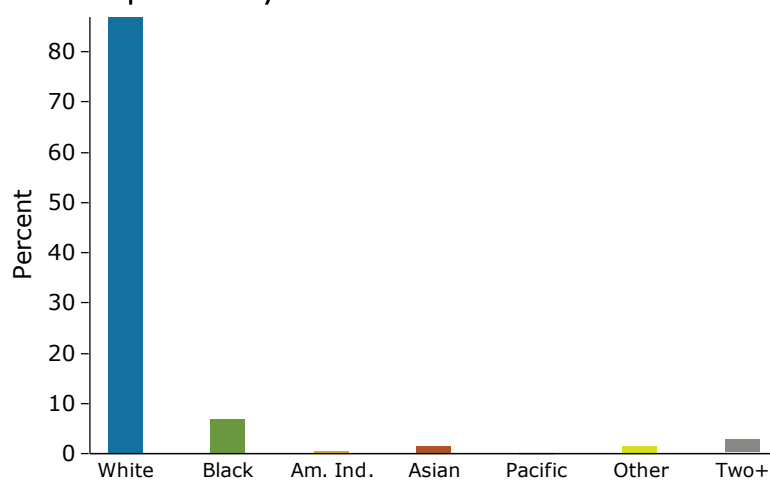
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 5.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Profile

710 SE Blue Pky, Lee's Summit, Missouri, 64063
 Ring: 5 mile radius



Summary	Census 2010	2014	2019
Population	84,198	85,218	86,918
Households	31,495	31,816	32,380
Families	22,979	23,109	23,430
Average Household Size	2.65	2.66	2.66
Owner Occupied Housing Units	23,873	24,095	24,605
Renter Occupied Housing Units	7,622	7,720	7,775
Median Age	36.5	37.4	38.0
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.40%	0.39%	0.73%
Households	0.35%	0.43%	0.75%
Families	0.28%	0.30%	0.66%
Owner HHs	0.42%	0.42%	0.69%
Median Household Income	2.90%	2.81%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	2,253	7.1%	1,973	6.1%
\$15,000 - \$24,999	2,204	6.9%	1,525	4.7%
\$25,000 - \$34,999	2,379	7.5%	1,889	5.8%
\$35,000 - \$49,999	3,337	10.5%	3,079	9.5%
\$50,000 - \$74,999	5,915	18.6%	5,004	15.5%
\$75,000 - \$99,999	4,785	15.0%	5,559	17.2%
\$100,000 - \$149,999	6,624	20.8%	7,131	22.0%
\$150,000 - \$199,999	2,713	8.5%	3,858	11.9%
\$200,000+	1,601	5.0%	2,358	7.3%
Median Household Income	\$73,909		\$85,262	
Average Household Income	\$91,671		\$106,078	
Per Capita Income	\$34,333		\$39,651	

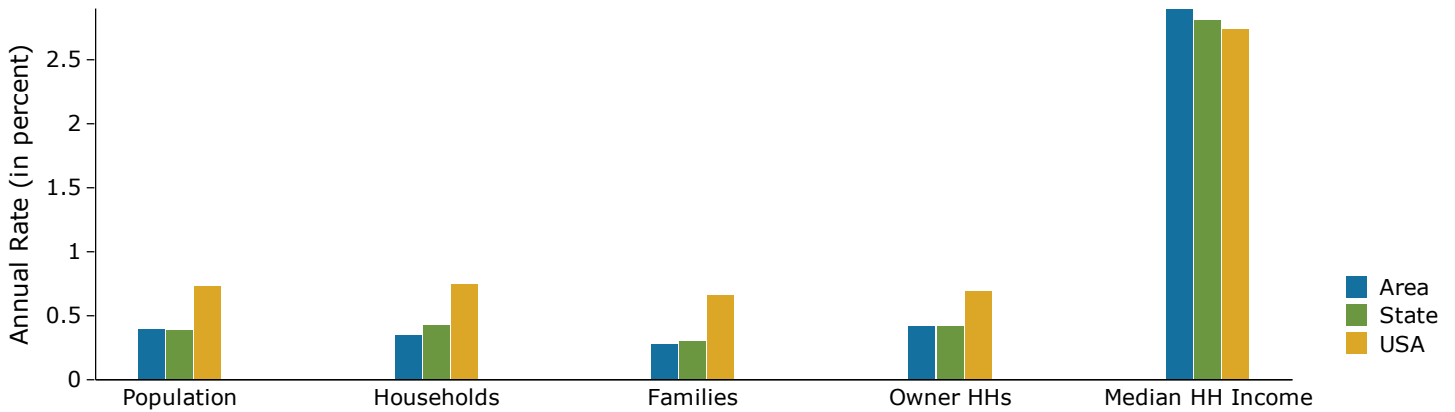
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,865	7.0%	5,632	6.6%	5,847	6.7%
5 - 9	6,733	8.0%	6,163	7.2%	6,141	7.1%
10 - 14	7,074	8.4%	6,876	8.1%	6,766	7.8%
15 - 19	6,131	7.3%	6,028	7.1%	5,882	6.8%
20 - 24	4,035	4.8%	4,955	5.8%	4,621	5.3%
25 - 34	10,375	12.3%	10,307	12.1%	10,543	12.1%
35 - 44	12,693	15.1%	11,863	13.9%	12,211	14.0%
45 - 54	13,279	15.8%	12,903	15.1%	12,000	13.8%
55 - 64	8,713	10.3%	10,025	11.8%	10,996	12.7%
65 - 74	4,785	5.7%	5,754	6.8%	6,754	7.8%
75 - 84	2,968	3.5%	3,032	3.6%	3,364	3.9%
85+	1,544	1.8%	1,680	2.0%	1,794	2.1%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	73,177	86.9%	73,819	86.6%	74,762	86.0%
Black Alone	6,507	7.7%	6,423	7.5%	6,446	7.4%
American Indian Alone	287	0.3%	274	0.3%	266	0.3%
Asian Alone	1,229	1.5%	1,386	1.6%	1,605	1.8%
Pacific Islander Alone	91	0.1%	93	0.1%	103	0.1%
Some Other Race Alone	931	1.1%	1,017	1.2%	1,182	1.4%
Two or More Races	1,977	2.3%	2,207	2.6%	2,553	2.9%
Hispanic Origin (Any Race)	3,353	4.0%	3,713	4.4%	4,356	5.0%

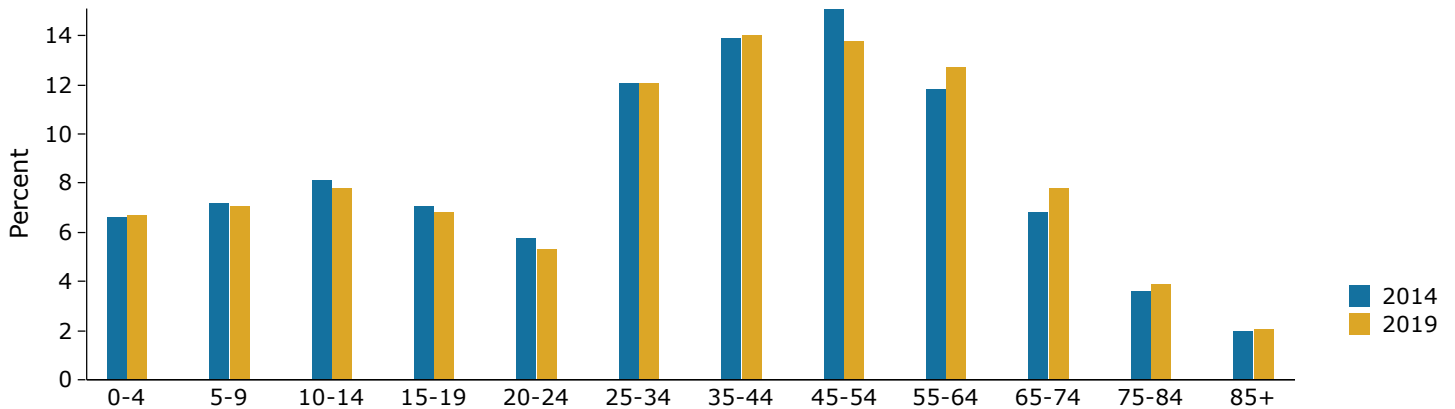
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

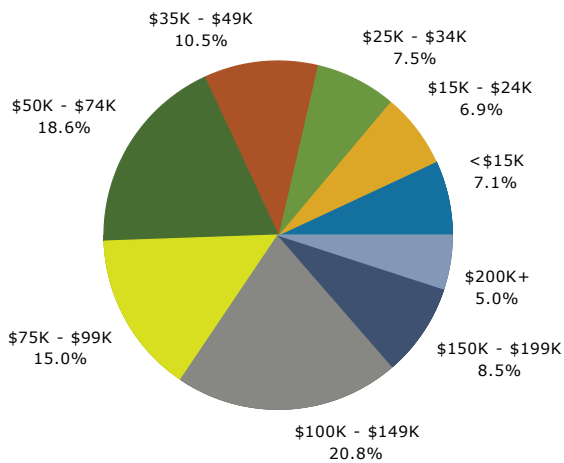
Trends 2014-2019



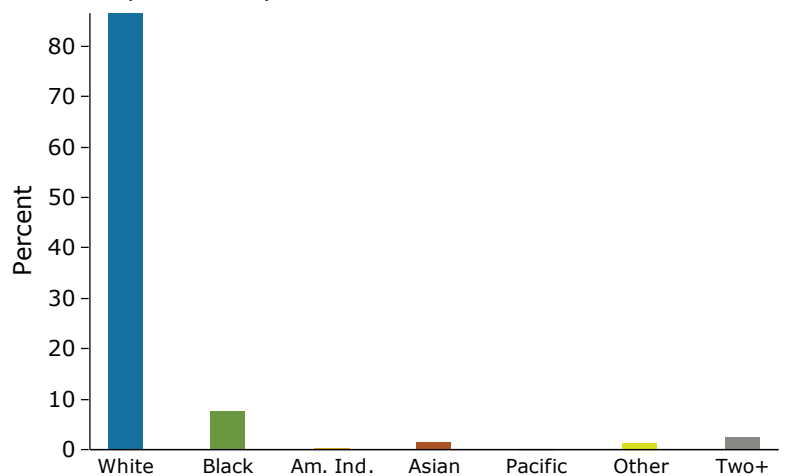
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 4.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.