

# 3540 NE Ralph Powell Road Lee's Summit, Missouri 64064



Click below to Register and Execute a CA

<https://marketplace.reainsight.com/auction/property/145>



**Auction Start Date: November 6, 2017**

**Auction End Date: November 8, 2017**

## PROPERTY SUMMARY

Developed in 2006 on a 1.38 acre site and zoned CP-2 (Planned Community Commercial), 3540 NE Ralph Powell Road is a one-story, 12,723± rentable square foot office building located in the east Kansas City office submarket. The Property is situated within a small concentration of office buildings along the Ralph Powell Road office corridor adjacent and east of I-470, between the Woods Chapel Road/Strother Road interchanges.

As of August 1, 2017, the Property is 39% occupied by one tenant occupying 4,995 rentable square feet. A well-appointed, 7,728 rentable square foot suite, which could be subdivided, is currently vacant and available for lease. 3540 NE Ralph Powell Road offers an excellent opportunity for an owner/user or an investor looking for a secure growing income stream once fully stabilized.



## INVESTMENT HIGHLIGHTS

- High Traffic Location and Identity - Rare opportunity to purchase an office building fronting I-470.
- Strong Demographics - Investment in an exceptional metropolitan area. Lee's Summit continues to lure the most affluent people and businesses in the entire Kansas City Metro providing top-notch schools and services.
- Value Add - Vacancy is perfect for owner/occupant or an investor desiring to add value through lease-up in a rent-growth market.





# INVESTMENT SUMMARY

3540 NE RALPH POWELL ROAD | LEE'S SUMMIT, MISSOURI 64064



NE Ralph Powell Rd

- Location:** 3540 NE Ralph Powell Road  
Lee's Summit, Missouri
- Site Area:** 1.38± acres
- Size:** 12,723± rentable square feet
- Occupancy:** 39%
- Class:** B+
- Zoning:** CP-2 (Planned Community Commercial)
- Parking:** 58 total surface spaces; 4.56/1,000 SF
- Anchor Tenant:** PrimeLending occupies 4,995± rentable square feet.

3450 NE Ralph Powell Road is located within a seven-minute drive (four miles) from the Lee's Summit Municipal Airport. This airport is experiencing major growth as a new, 5,500-foot long runway extension comes to life in September 2017. Flight usage at this airport is mainly busines related with about 50,000 takeoffs and landings every year.

**Click below to Register and Execute a CA**

<https://marketplace.realinsight.com/auction/property/145>

Greg Swetnam  
Principal | Director of Office Brokerage  
816.842.2690  
gswetnam@kessingerhunter.com

Kevin Curtin  
Principal | Investment Sales  
816.842.2690  
kcurtin@kessingerhunter.com

**TOUR DATES:** Please contact Kessinger/Hunter & Company directly to schedule a tour of the Property.

