

# SUMMIT RIDGE WEST CENTER

905 E LANGSFORD ROAD  
LEE'S SUMMIT, MISSOURI 64063



**KESSINGER HUNTER**  
commercial real estate

RETAIL & OFFICE FOR LEASE | 1,549± SF AVAILABLE



|            |                 |
|------------|-----------------|
| ZONING     | Retail/Office   |
| SIZE       | 1,549± SF       |
| LEASE RATE | \$17.50 PSF NNN |

## BUILDING FEATURES

- Over 25,000± cars per day at M-291/Langsford Road/Ridgeview Drive
- Conveniently located between 50 Highway & I-470
- 54,110± shoppers live within a 3-mile radius
- \$88,760± average household income within a 3-mile radius

## DEMOGRAPHICS

|                  | 1 Mile   | 3 Mile   | 5 Mile    |
|------------------|----------|----------|-----------|
| Population       | 13,628   | 54,110   | 87,729    |
| Household Income | \$76,235 | \$88,760 | \$102,912 |

FOR MORE INFORMATION, PLEASE CONTACT:

**JOHN EVANS**

Retail Brokerage  
816.350.3004

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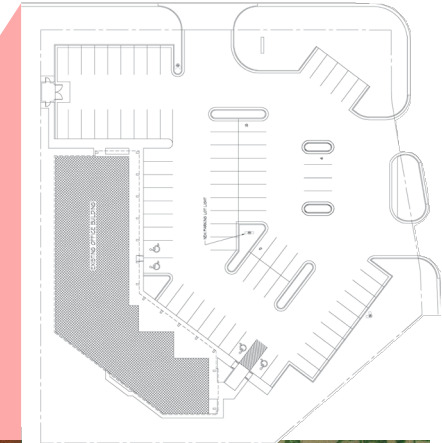
**KESSINGER HUNTER & COMPANY, LC**  
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## Retail and Office for Lease

|         |                            |          |
|---------|----------------------------|----------|
| Suite A | Hertz Corp.                | 1,250 SF |
| Suite B | Accounting & Tax Solutions | 1,250 SF |
| Suite C | Spray Tan Studio           | 1,250 SF |
| Suite D | The Hair Society           | 1,250 SF |

|         |                     |          |
|---------|---------------------|----------|
| Suite E | Core Balance Yoga   | 1,745 SF |
| Suite F | The Insurance Group | 1,239 SF |
| Suite G | AVAILABLE           | 1,549 SF |



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