

2321 NE INDEPENDENCE AVENUE
LEE'S SUMMIT, MISSOURI 64064

SHOWROOM / FLEX / RETAIL SPACE FOR **LEASE** | 3,220± SF AVAILABLE

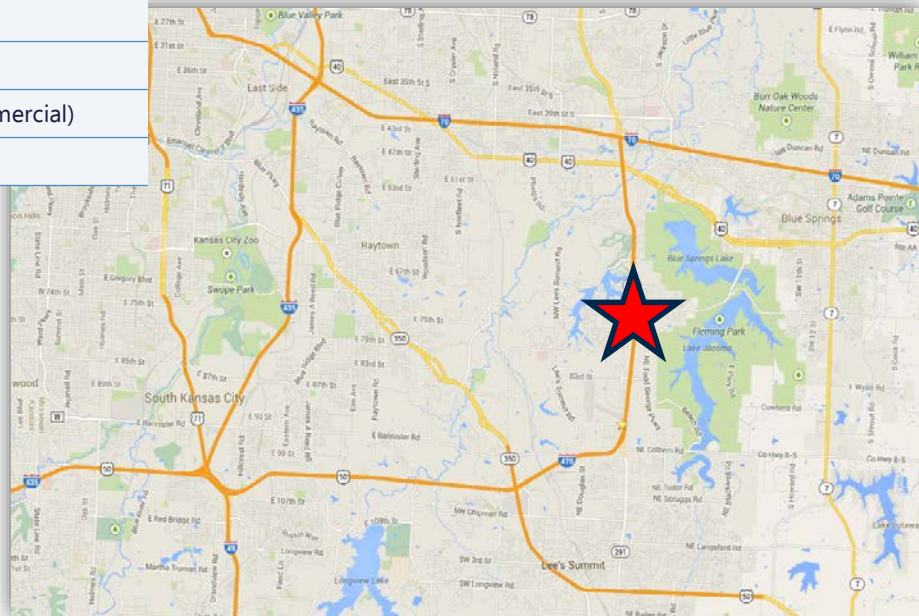


SPACE FEATURES

TOTAL SIZE	3,220± SF
LEASE RATE	\$9.50 PSF (\$2,549.17 per month)
ZONING	CP-2 (Planned Community Commercial)
TRIPLE NET EXPENSES	\$3.15 PSF (\$845.25 per month)

PROPERTY FEATURES

- Great Lee's Summit location in Lakewood Business Park
- Convenient access to I-470 at Strother Road
- Over 55,000 cars per day along I-470
- Dock-high loading
- 16' – 18' clear height
- Steel frame – hard board construction
- Wet sprinkler system
- 400-amp | 3-phase power
- Zoned CP-2 (Planned Community Commercial)
- Excellent visibility and signage on I-470 / 291 Highway
- Join Kid's Creations and Spas & Billiards



For more information, please contact:

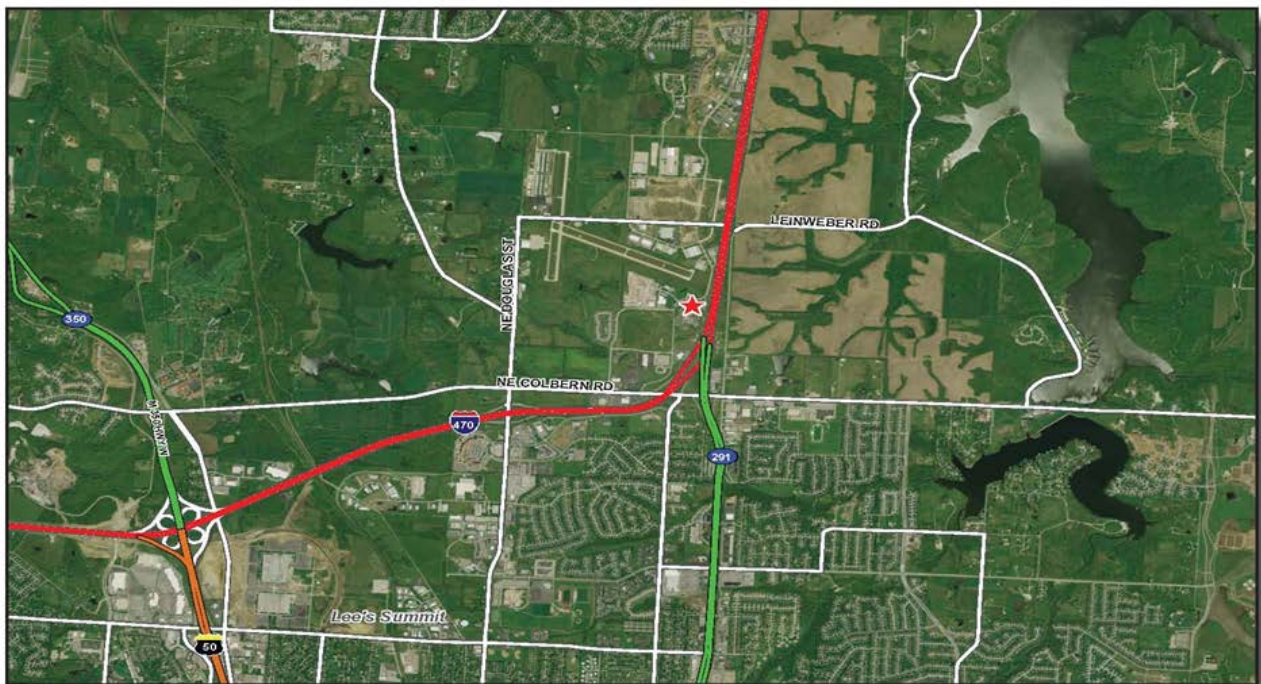
HOLLY LARRISON MILLS
Brokerage & Advisory Services
(816) 808 2540
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Retail Brokerage
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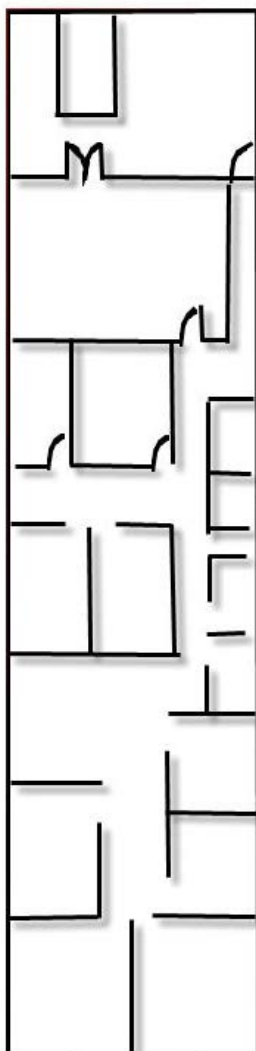
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2321 NE INDEPENDENCE - SUITE C



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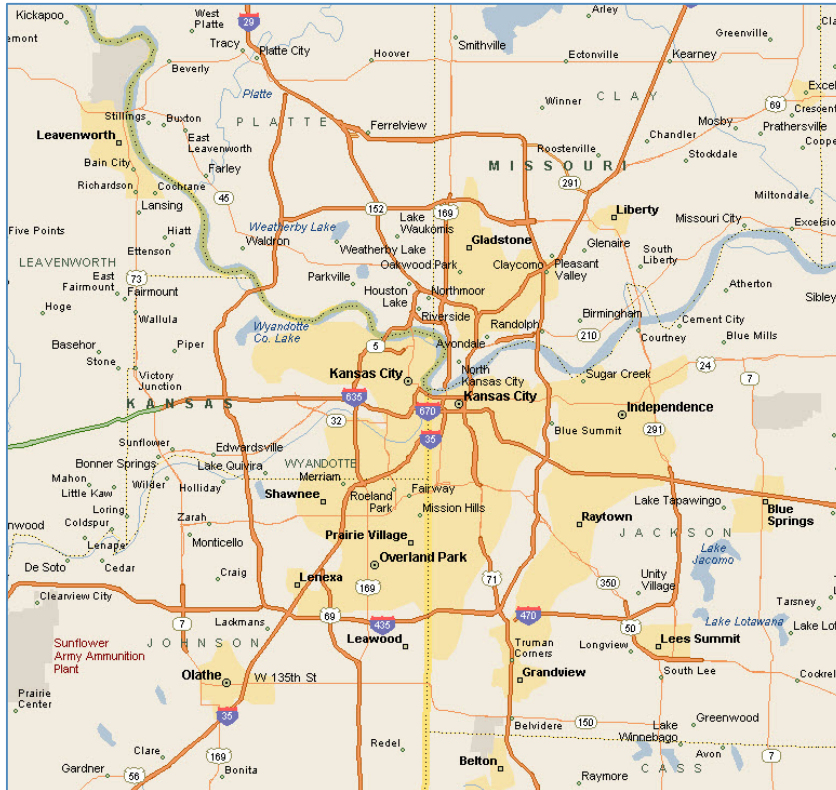
KESSINGER/HUNTER OFFERS ASSISTANCE WITH A FULL RANGE OF INTEGRATED SERVICES

Landlord/Seller Representation

- Leasing Services
- Disposition
- Lease Analysis

Tenant/Buyer Representation

- Site Search
- Build to Suit
- Lease/Own Analysis
- Acquisition
- Lease Audits



Consulting Services

- Feasibility Analysis
- Appraisal & Valuation
- Market Analysis
- Financial Analysis
- Negotiations
- Litigation Support

Management Services

- Property Management
- Asset/Portfolio Management
- Lease Administration
- Facilities Management

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