

# CEDAR TREE SHOPPING CENTER

NWC HWY 58 & I-49 • BELTON, MO

900 - 31,945 SF  
FOR LEASE

*For leasing information:*

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## CEDAR TREE SHOPPING CENTER

- 900 - 31,945 SF available in recently renovated 90,000 SF shopping center
- 20,000 - 31,945 SF Big Box Space available 10/1/2025
- Prime Location along I-49 & Hwy 58
- High volume traffic counts and visibility:  
54,417 CPD on Hwy 58 and 73,385 CPD on I-49
- Signage opportunities facing I-49 and Hwy 58
- Located in rapidly growing market: Belton has seen 14.3% population growth since 2000



## VISITOR STATS

Source: Placer.ai 2024

- 858,000 visits YTD 2024
- 182,000 unique visits YTD 2024
- 4.72 visitor frequency
- 49 minutes avg. dwell time



STE	Tenant	SF
100	AVAILABLE	11,945
112	AVAILABLE (10/1/2025)	20,000
124	Planet Fitness	
130	AVAILABLE	7,654
132-140	Restaurant User	
144-150	Plato's Closet	
152	The Smoothie Shop	
154	Jenny's Alterations	
156	AVAILABLE	900
158	State Farm	
160	Miracle Ear	
164	AVAILABLE	12,445
170	All In Physical Therapy	
172	Five Guys	

Combine to 31,945 SF





DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	6,821	46,595	67,102
Avg. HH Income	\$90,064	\$102,012	\$101,565
# of Businesses	391	1,055	1,461
Daytime Population	9,377	38,596	60,222

**CEDAR TREE**

FIVE GUYS  
BURGERS and FRIES

PLATOS CLOSET

planet fitness

SUBWAY

Bank of America.

Satefarm

**MENARDS**

five BELOW

pop shelf

Party City

ROSS  
DRESS FOR LESS

petco

**KOHL'S**



THE HOME DEPOT

Famous Footwear

GNC

Vintage Stock

Walgreens

Chipotle

Freddy's  
STEAKBURGERS

GameStop



PET SMART

JOANN

DUTCH BROS

Furniture Deals!

HARBOR FREIGHT

SALLY BEAUTY

Big B Beauty

MOD

SUPER CUTS

SHERWIN-WILLIAMS

Office DEPOT

OfficeMax

Walmart

LOWE'S



## I-49 Singage Opportunities Visible to 73,385 CPD

