

CEDAR TREE SHOPPING CENTER

NWC HWY 58 & I-49 • BELTON, MO

**900 - 12,445 SF
FOR LEASE**

For leasing information:

BRANDON BUCKLEY

816.268.9112 / bbuckley@lane4group.com

ANDREW SANDBURG

816.268.9111 / asandburg@lane4group.com





CEDAR TREE SHOPPING CENTER

- 900 - 12,445 SF available
- 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



- 783,000 visits per year
- 168,700 unique visits per year
- 4.66 visitor frequency
- 47 minutes avg. dwell time

Source: Placer.ai 2025



STE	Tenant	SF
100	Lease Pending	11,945
112	Lease Pending	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	





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

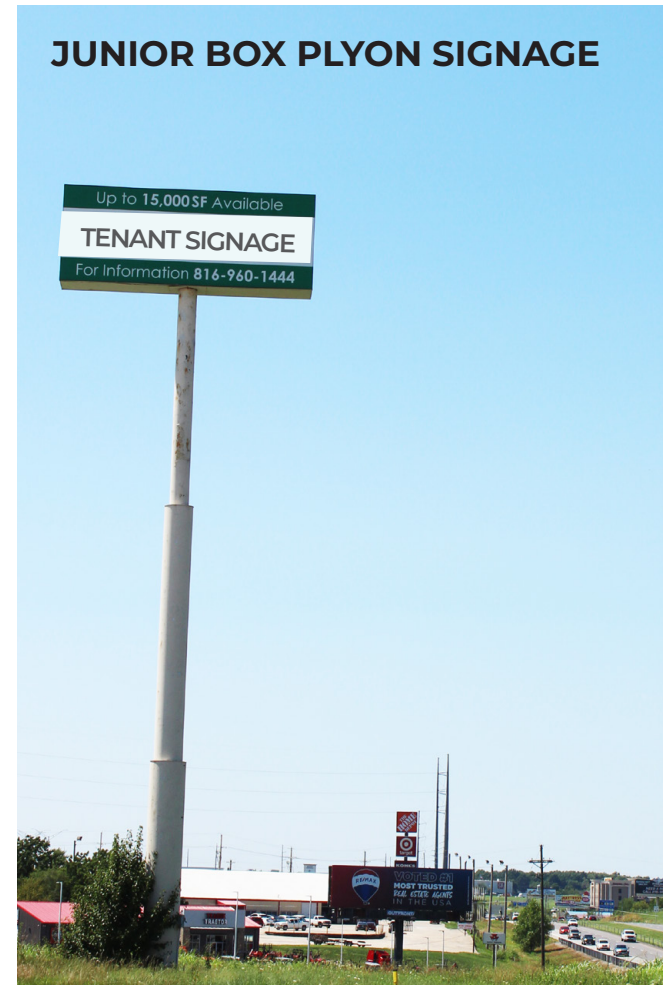
I-49 Singage Opportunities Visible to 73,385 CPD

12,445 SF JUNIOR BOX



JUNIOR BOX PLYON SIGNAGE

Up to 15,000 SF Available
TENANT SIGNAGE
For Information 816-960-1444



JUNIOR BOX PLYON SIGNAGE

