

## FACADE RENOVATION BEFORE & AFTER



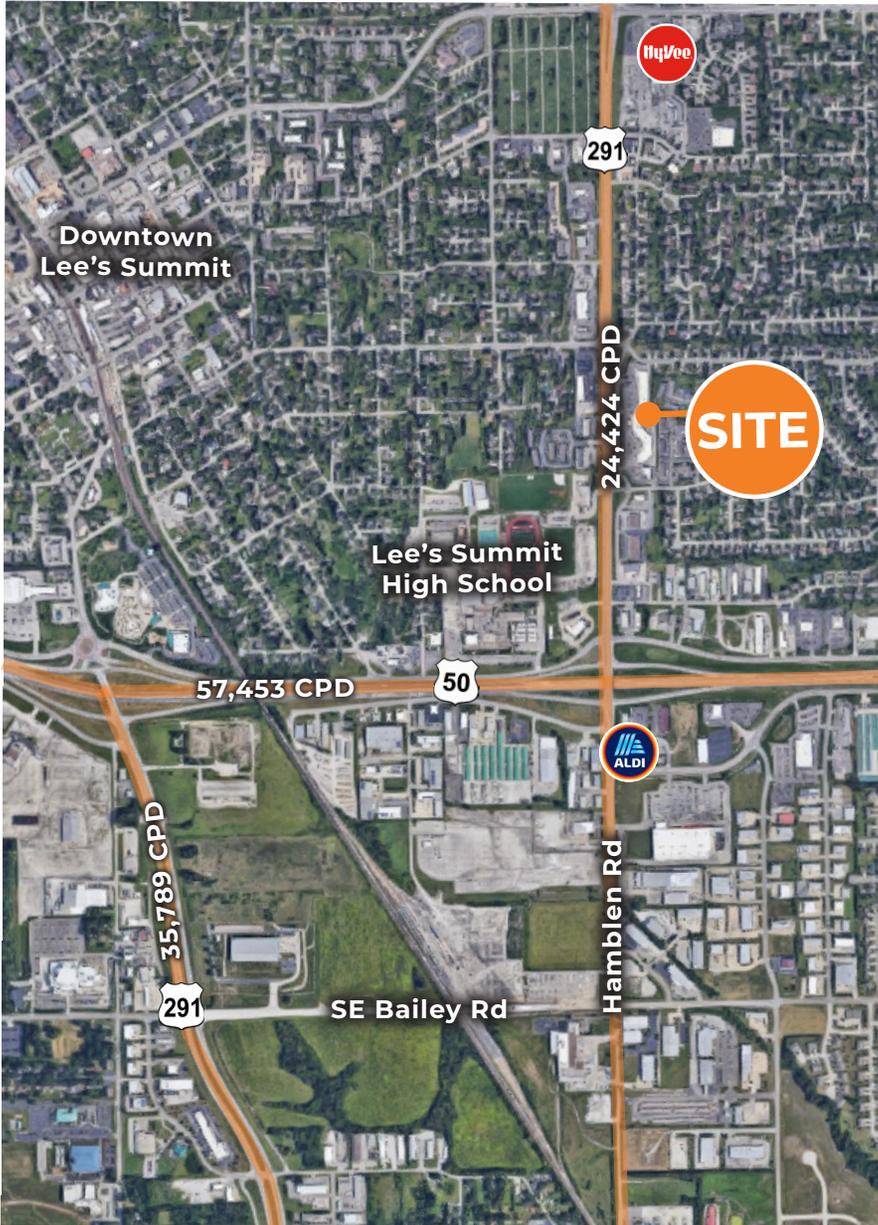
**953 - 11,632 SF**  
**AVAILABLE**

# BAYBERRY CROSSING RETAIL SPACE FOR LEASE

559 MELODY LN • RETAIL CENTER • LEE'S SUMMIT, MO

**CHASE GLAESER**  
816.268.9110 / [cglaeser@lane4group.com](mailto:cglaeser@lane4group.com)

**ANDREW SANDBURG**  
816.268.9111 / [asandburg@lane4group.com](mailto:asandburg@lane4group.com)



## PROPERTY HIGHLIGHTS

- 953 - 11,632 SF available for lease
- Ample parking for retail and restaurant users: 5.12/1,000 SF
- Great visibility to Hwy 291 with 24,000+ CPD; easy access to Hwy 50 with 57,000+ CPD
- Located in one of the fastest growing Kansas City suburbs; 11.4% population growth since 2014

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	9,495	53,416	95,131
Avg. HH Income	\$90,794	\$102,034	\$120,121
# of Businesses	779	2,323	3,106
# of Employees	10,198	37,028	47,708

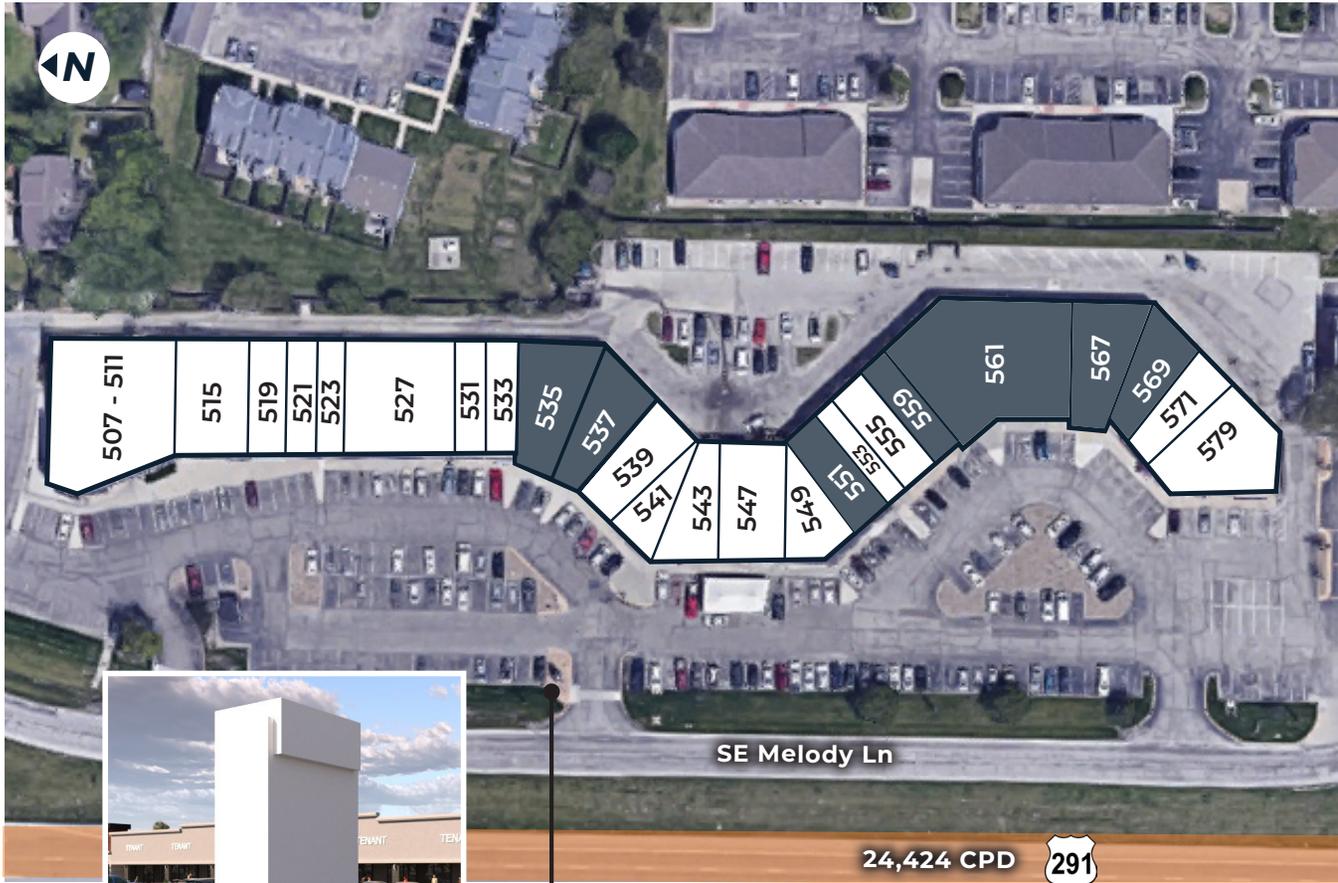


## CENTER REDEVELOPMENT

Phase 1 complete; Phase 2 underway  
(anticipated completion 12/31)

- Parking Lot – full mill/overlay & striping
- Façade – complete renovation
- Lighting – upgraded LED lighting
- Landscaping – addition of trees & vegetation; complete overhaul

CLICK ON VACANCY FOR VIRTUAL WALKTHROUGH



MONUMENT SIGNAGE AVAILABLE

STE	TENANT	SF
507 - 511	Bella's Italian Restaurant	
515	New Tenant Coming Soon	
519-523	Zedz & Vapetime	
527	Pizza Street	
531 - 533	Tacos el Meracdito	
535	AVAILABLE	2,633 SF
537	AVAILABLE	2,633 SF
539	Club Nails	
541	China 88	
543	Cricket	
547-549	El Rachero	
551	AVAILABLE	1,735 SF
553	Catrines Barbershop	
555	Select Physical Therapy	
559	AVAILABLE *	953 SF
561	AVAILABLE *	6,000 SF
567	AVAILABLE *	1,427 SF
569	AVAILABLE *	3,252 SF
571	SC Fuel	
579	Mali Thai Bistro	

\*Contiguous to 11,632 SF

# REDEVELOPMENT STATUS

## FACADE RENOVATION

PHASE 1 COMPLETE



PHASE 2 UNDERWAY  
ANTICIPATED COMPLETION 12/31



