

Retail Space for Lease

Bayberry Crossing

559 Melody Lane | Lee's Summit, Missouri

953 - 11,632 SF

Facade Renovation Underway - *Before & After*



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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

Renovation Status

Phase 3 | Anticipated completion April 2026

PHASE 1 COMPLETE



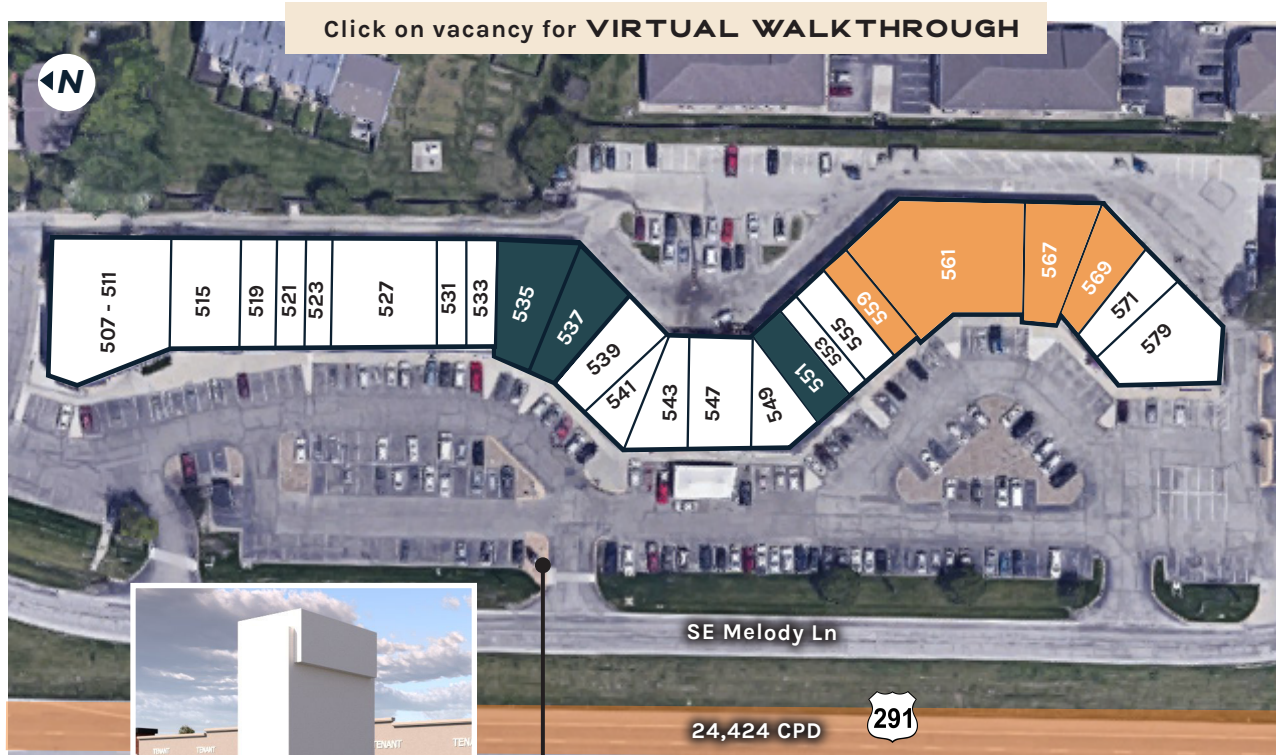
PHASE 2 UNDERWAY



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



Site Plan & Vacancies



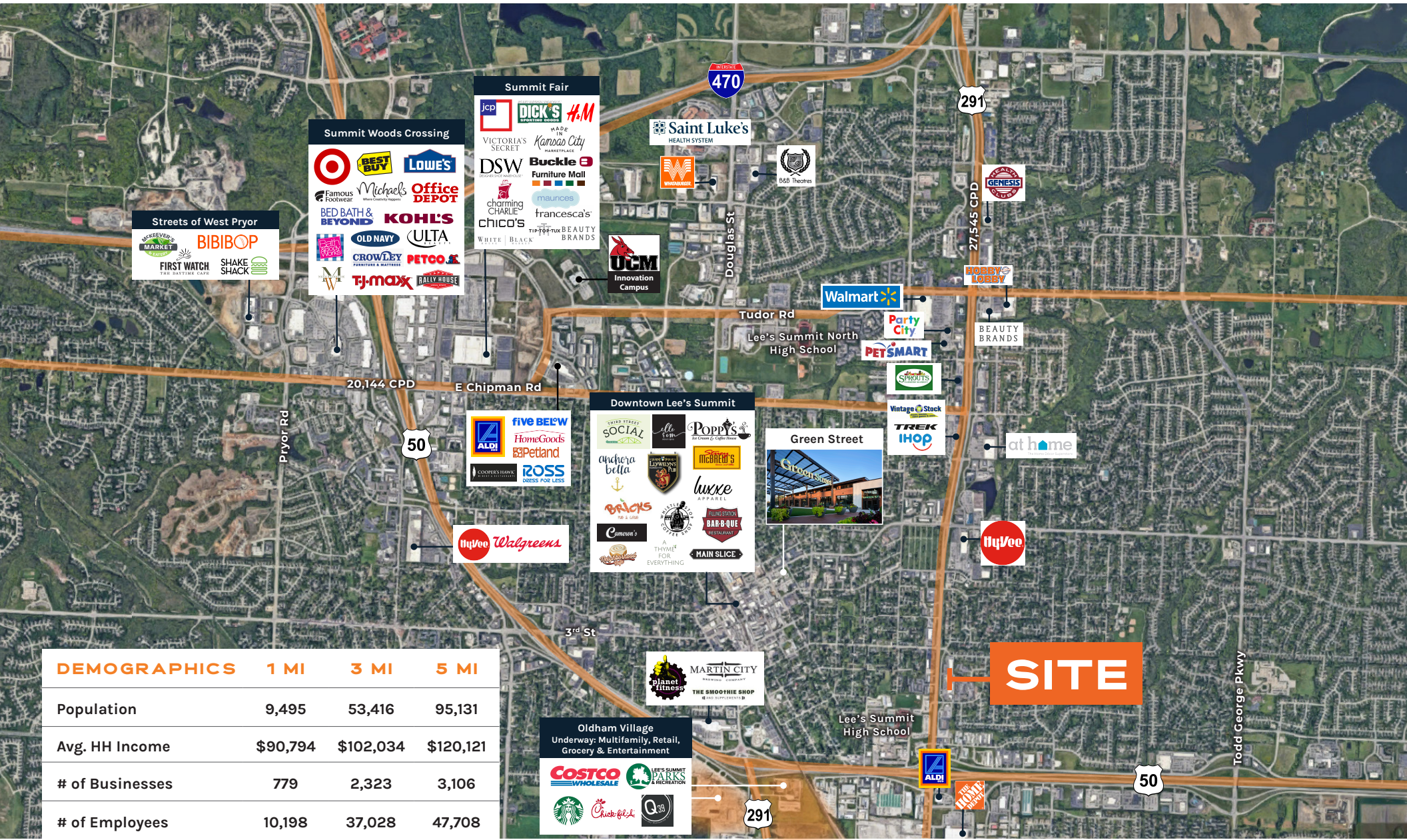
**MONUMENT SIGNAGE
AVAILABLE**

STE	TENANT	SF
507 - 511	Bella's Italian Restaurant	
515	Check Into Cash	
519-523	Vapertime	
527	Pizza Street	
531 - 533	Tacos el Meracdito	
535	AVAILABLE	2,633 SF
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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



Market Aerial



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

