

Pad Site for Ground Lease

Cedar Tree Shopping Center

NWC HWY 58 & I-49 | BELTON, MO

1.0-
2.0 AC



Property Highlights

- Rare outparcel opportunity with high visibility in front of established Cedar Tree Shopping Center
- Prime location in the heart of the Belton/ Raymore trade area's most active retail nodes
- Northbound expansion of Powell Parkway recently completed
- Excellent access and exposure with prominent frontage, multiple points of ingress/egress, and convenient connectivity
- Ideal for retail, restaurant, service, medical, or financial users seeking a highly recognizable location in a proven commercial corridor

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
# of Employees	9,377	38,596	60,222

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Site Plan

STE	Tenant	SF
100-112	Savers	
124	Planet Fitness	
130	AVAILABLE	7,654
132 - 140	The Peanut	
144 - 150	Plato's Closet	
152	The Smoothie Shop	
154	Jenny's Alterations	
156	Cass County MMA	
158	State Farm	
160	Miracle Ear	
164	Boot Barn	
170	All In Physical Therapy	
172	Five Guys	



Visitor Stats



- 783,000 visits to Cedar Tree Shopping Center per year
- 168,700 unique visits to Cedar Tree Shopping Center per year
- 4.66 visitor frequency to Cedar Tree Shopping Center per year
- 47 minutes average dwell time at Cedar Tree Shopping Center

Concept 2



Market Aerial

