Retail for Lease

Westside Plaza

403-447 SW WARD RD | LEE'S SUMMIT, MO

1,570 - 3,003 SF



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LANE4

Placer.ai

Credit: Placer.ai 2026

1M Annual Visitors

#3/8 HyVee in the KC metro in terms of visits

#5/24 HyVee in Missouri in terms of visits

Property Highlights

- **Located across from one of Kansas City's top performing HyVee in terms of visits**
- Immediate access to Hwy 50 with 57,700+ 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	9,540	56,108	99,192
Avg. HH Income	$101,244	$131,202	$142,422
# of Businesses	603	2,524	3,427
# of Employees	8,024	36,018	47,789



Site Plan

STE. 411

3,003 SF *(Available 12/1/2026)*

Former salon space

STE. 443

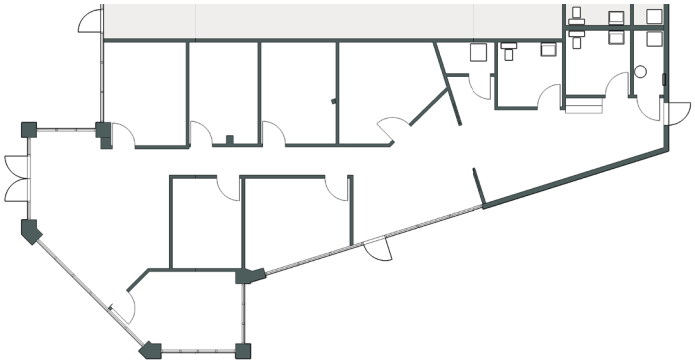
1,570 SF

Former Papa Murphy's

STE. 447

2,378 SF

Former office user








Summit Woods
LOWE'S
Total Wine & MORE
T.J.maxx
Michaels
PETCO
ULTA BEAUTY
RALLY HOUSE
KOHL'S
OLD NAVY
carhartt
BEST BUY
Bath & Body Works
Saint Luke's Health System
B&B Theatres
Summit Fair
jcp
DICK'S SPORTING GOODS
H&M
lululemon
Made in Kansas City
DSW
Buckle
CRAFT PUTT
SEPHORA
WHBM
Summer Moon Coffee
Walmart
HOBBY LOBBY
Lee's Summit North High School
INTERSTATE 470
291
Streets of West Pryor
McKeever's Market Eatery
Rudy's Seasonal Cuisine
CAVA
BIBIBOP
FIRST WATCH
twisted FRESH
SCISSORS & SCOTCH
IHOP
Freddy's Steakburgers
Andy's Frozen Custard
Jason's Deli
at home
HyVee
ACE Hardware
GENESIS HEALTH CLUBS
50
Downtown Lee's Summit
HyVee
SITE
planet fitness
Lee's Summit High School
Oldham Village
Underway: Multifamily, Retail, Grocery & Entertainment
COSTCO WHOLESALE
LEE'S SUMMIT PARKS & RECREATION
Chick-fil-A
Q39
THE HOME DEPOT