

Retail for Lease

Westside Plaza

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

1,570 SF

2,378 SF | 2,590 SF



CHASE GLAESER

816.268.9110 | cglaeser@lane4group.com

ANDREW SANDBURG

816.268.9111 | asandburg@lane4group.com

LANE4



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

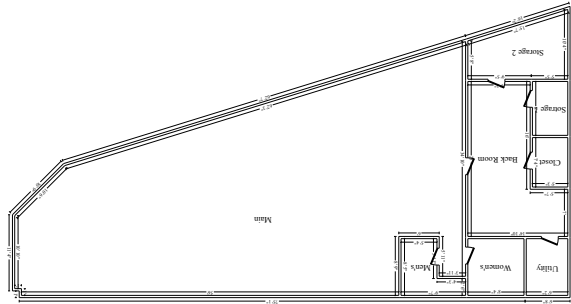
- Located across from one of Kansas City's top performing HyVee in terms of visits
- Immediate access to Hwy 50 with 57,700+ CPD
- Located in one of the fastest growing Kansas City suburbs; 11.4% population growth since 2014

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



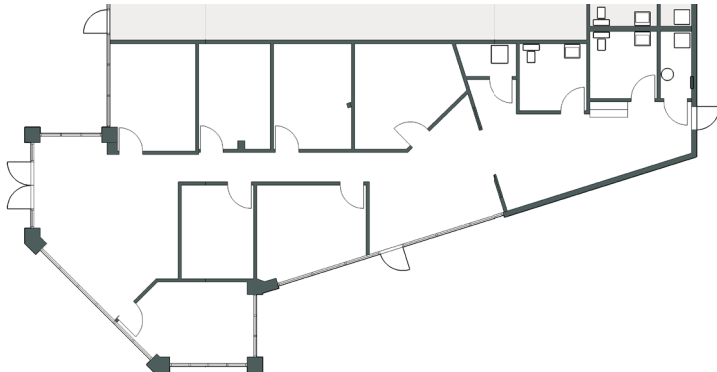
STE. 443

1,570 SF



STE. 403

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STE. 447

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Summit Woods

Saint Luke's Health System

B&B Theatres

Summit Fair

Lee's Summit North High School

Walmart

HOBBY LOBBY

291

at home

HugVee

ACE Hardware

Streets of West Pryor

McKEEVER'S MARKET

HEALTHY GENESIS

50

Downtown Lee's Summit

HugVee

SITE

planet fitness

Lee's Summit High School

Oldham Village
Underway: Multifamily, Retail, Grocery & Entertainment

THE HOME DEPOT