

*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](mailto:cglaeser@lane4group.com)

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

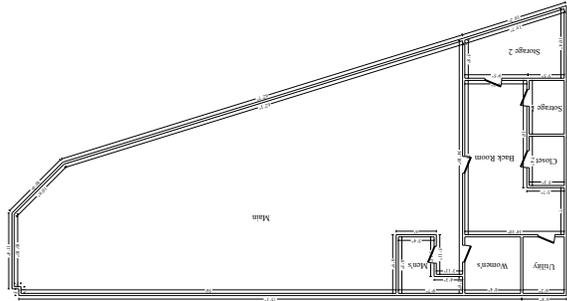
### Property Highlights

- 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**  
2,590 SF



**STE. 447**  
2,378 SF



**Summit Woods**

LOWE'S Total Wine & More  
 TJ-maxx Michaels  
 PETCO ULTA  
 RALLY HOUSE KOHL'S  
 OLD NAVY carhartt  
 M BEST BUY

Saint Luke's Health System



**Summit Fair**

JCP DICK'S SPORTING GOODS  
 H.M lululemon  
 MADE IN Kansas City DSW DESIGNER SHOE WAREHOUSE  
 BUCKLE CRAFT BUT  
 SEPHORA WHBM Summer Moon COFFEE

Lee's Summit North High School



**Streets of West Pryor**

Roots SEASONAL CUISINE CAVA  
 BIBIBOP Starbucks  
 FIRST WATCH twisted FRESH  
 SCISSORS & SCOTCH FB



Downtown Lee's Summit

IHOP Freddy's STEAKBURGERS  
 Andy's BURGERS & BREWERY CUDDEP'S STEAKS  
 GUS'S FISH & CHICKEN Jason's deli



**SITE**



Lee's Summit High School

**Oldham Village**  
 Underway: Multifamily, Retail, Grocery & Entertainment

COSTCO WHOLESALE LEE'S SUMMIT PARKS & RECREATION  
 Starbucks Chick-fil-z Q39

