

B&B Theater Outparcel Ground Lease

1451 NE Douglas Street

Lee's Summit, MO 64086



GROUND LEASE/BTS

Property Highlights

- Rare outparcel carve out in the B&B Theater parking lot available for ground lease or build-to-suit
- Located in parking lot of the #1 of 88 B&B Theatres in Missouri
- 160' + of frontage on NE Douglas St.
- St. Luke's East Hospital, ranked one of the top hospitals in the state
- Whataburger, Panera, 7 Brew and Smoothie King all recently opened directly across the street



ACRES
+/-1.25



TRAFFIC
20,697 VPD



ACCESS
4 Access Points

Demographics

3 mile

5 mile

7 mile

	3 mile	5 mile	7 mile
Population	50,722	93,938	197,538
Households	21,061	36,538	76,668
Daytime Pop	54,880	90,179	172,618
Med HH Income	\$83,791	\$95,693	\$86,672

In Cooperation With:



Joe Strauss, CCIM jstrauss@retailspecialists.com 205.393.3215

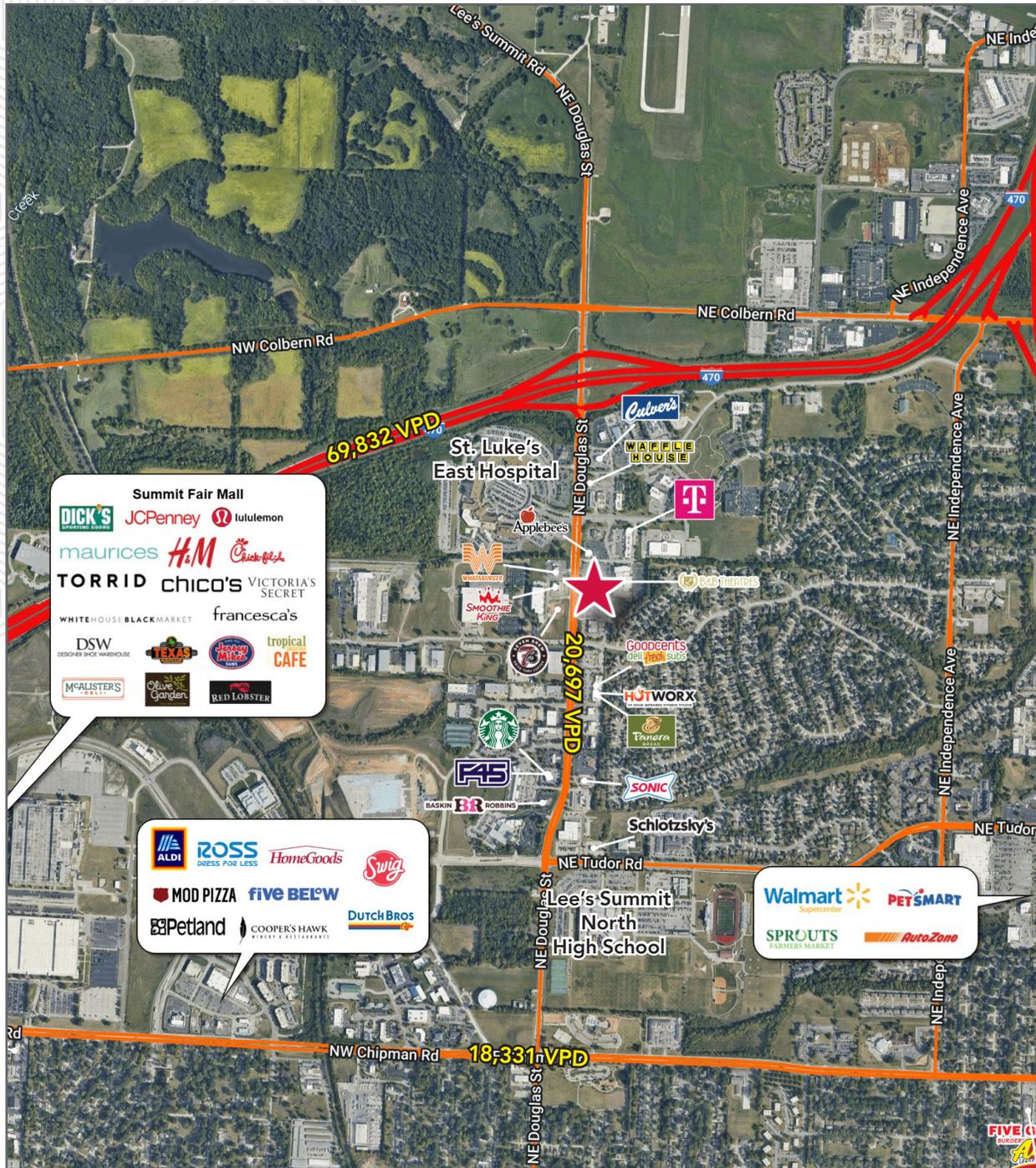
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Market Aerial



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