

# DON CHUY'S RESTAURANT | LEE'S SUMMIT, MO



## OFFERING MEMORANDUM



7.2%  
CAP RATE

LONG-TERM  
LEASE

VISIBLE TO  
25K+ VPD



**CROSSROADS**  
REAL ESTATE GROUP



# SALE OFFERING

710 SE Melody Ln | Lee's Summit, MO

## AERIAL OVERVIEW

GREATER TOPEKA RETAIL TRADE AREA



# SALE OFFERING

710 SE Melody Ln | Lee's Summit, MO

## DEMOGRAPHIC PROFILE

GREATER LEE'S SUMMIT ECONOMIC PARTNERSHIP



1.0%

Population Growth  
Annual Forecast



\$104,000

Median Income



25%

5 year  
Job Growth Forecast



45%

Intellectual Capital  
Residents with Bachelor's

### LEE'S SUMMIT OFFERS WHAT PEOPLE WANT

Lee's Summit's central location within the Kansas City metropolitan area provides convenient access to major regional employment and retail centers while maintaining a high-quality suburban environment. Residents benefit from a strong local economy, top-rated schools, and an exceptional quality of life supported by healthcare, cultural, and recreational amenities. Located in Jackson County and supported by continued population and income growth, Lee's Summit has emerged as one of the most desirable and fastest-growing suburban communities in the Kansas City region, underscoring the long-term strength and stability of the market.



**Over 75%  
Homeownership  
Rate**



**Top-Rated Public School  
District in Missouri**



**Consistently ranked  
top suburb in  
Kansas City**



**Strategic Highway Access**  
Direct connectivity to I-470, US-50, and Highway 291 providing metro-wide accessibility



**Strong Retail &  
Employment Base**



**High Quality of Life**  
– Extensive parks, trails, recreation, and a vibrant downtown core





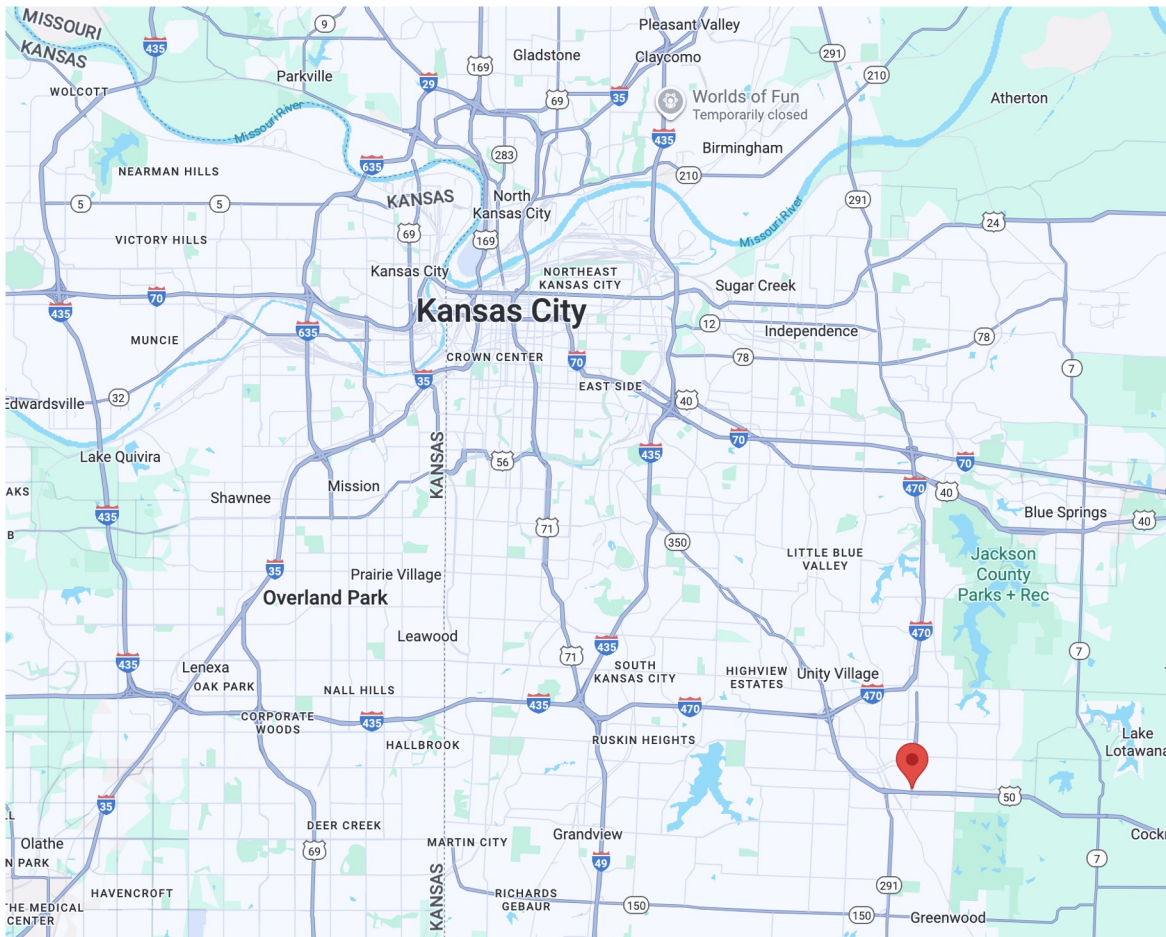
# SALE OFFERING

710 SE Melody Ln | Lee's Summit, MO

# KEY DEMOGRAPHICS

LEE'S SUMMIT, MO

Strategically positioned within the Lee's Summit trade area, the property benefits from strong surrounding demographics, high household incomes, and proximity to major arterial roadways that provide excellent visibility and accessibility. Located in one of Kansas City's most desirable suburban markets, the site is supported by continued population growth, a strong employment base, and a pro-business environment, making it an attractive long-term investment in a high-performing suburban corridor.



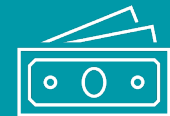
**50,046**

POPULATION  
Total 3 Miles



**20,258**

HOUSEHOLDS



**\$88,182**

MEDIAN INCOME





# PROPERTY PHOTOS



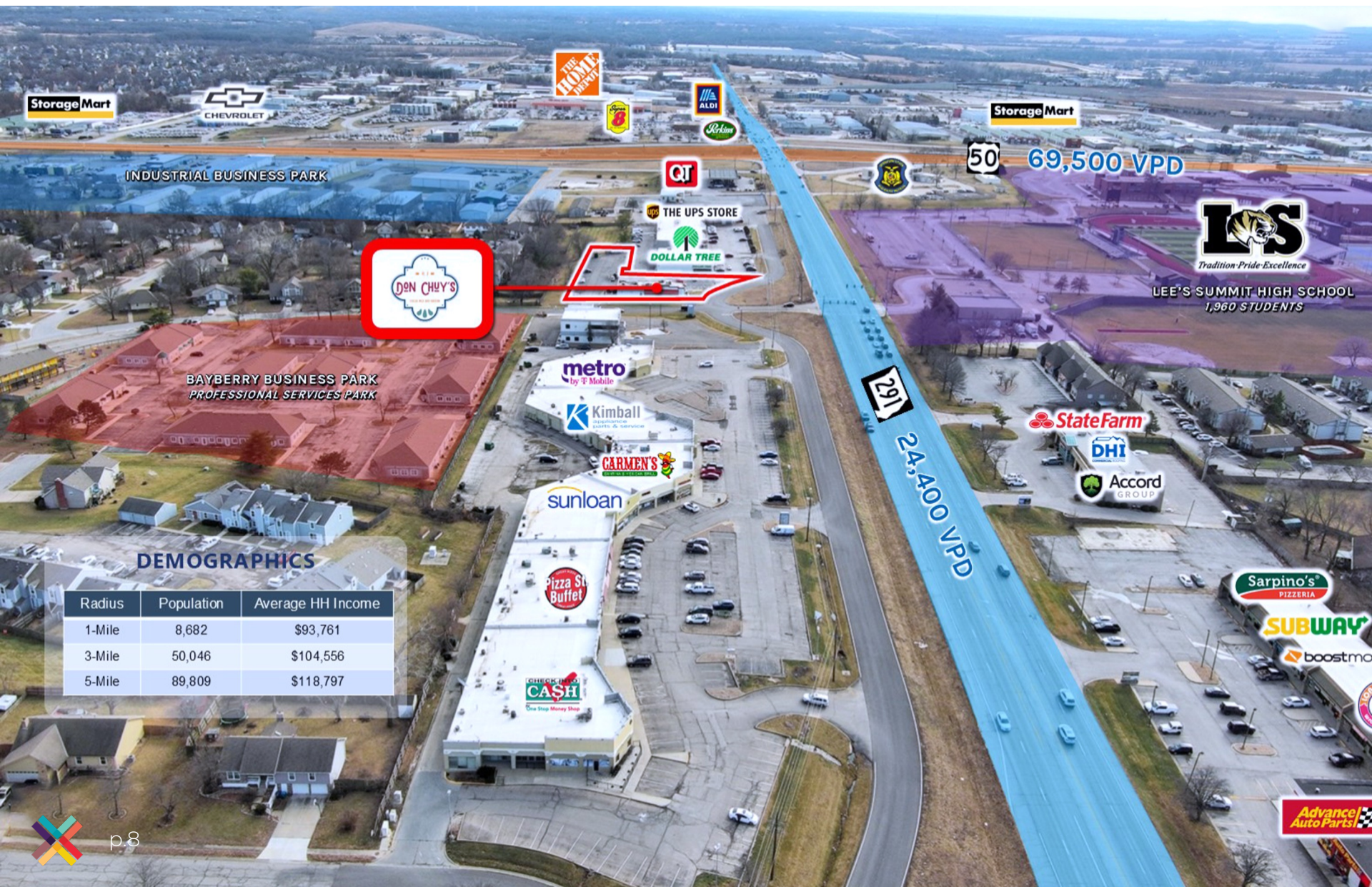


# SALE OFFERING

710 SE Melody Ln | Lee's Summit, MO

## RETAIL AERIAL

LEE'S SUMMIT RETAIL TRADE AREA





# SALE OFFERING

710 SE Melody Ln | Lee's Summit, MO

## RETAIL AERIAL

LEE'S SUMMIT RETAIL TRADE AREA



DOWNTOWN  
KANSAS CITY

zoetis

Walmart



LEE'S SUMMIT HIGH SCHOOL  
1,960 STUDENTS

291

24,400 VPD

DOLLAR TREE

THE UPS STORE

SAHARA  
MEDITERRANEAN FOOD

LaMar's



### DEMOGRAPHICS

Radius	Population	Average HH Income
1-Mile	8,682	\$93,761
3-Mile	50,046	\$104,556
5-Mile	89,809	\$118,797





# SALE OFFERING

710 SE Melody Ln | Lee's Summit, MO

## KANSAS CITY HIGHLIGHTS

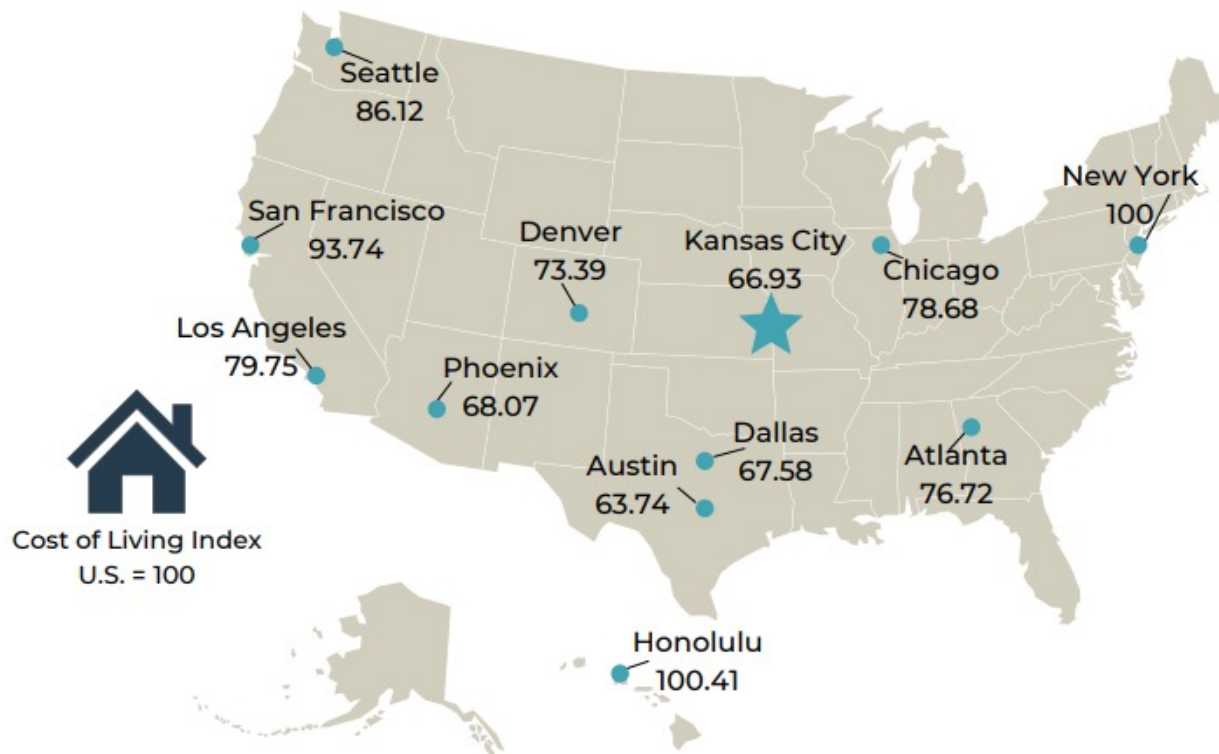
POISED TO CONTINUE THE POSITIVE MOMENTUM

### SOLID POPULATION GROWTH



Kansas City has been nicknamed "The Silicon Prairie" due to the rapid growth of high-tech employment, recording the 6th largest growth rate in the U.S. for tech talent employment of the past 5 years.

### LOW COST OF LIVING



An exceptional transportation network featuring 30% more per capita than any other city in the nation provides ease of access for distributors.



New \$1.5 Billion single-terminal international airport under construction, with expected completion in 2023



Kansas City handles more rail traffic (in terms of tonnage) than any other city in the U.S.



Kansas City has grown to be a national strategic market for transportation due to its central location with 85% of the continental U.S. accessible from Kansas City within 2 days by truck.

Kansas City is noted in the top five cities with the **shortest work trip travel time.**



# SALE OFFERING

710 SE Melody Ln | Lee's Summit, MO

## KANSAS CITY METRO ATTRACTIONS

SUBHEADER OR TAGLINE



Power & Light District – Located in the heart of Downtown Kansas City, the mixed-use development comprises nine city blocks and the district's more than one-half million sq. ft. includes over 50 unique shops, restaurants, bars, and entertainment venues.



The Crown Center shops contain approximately 50 retailers and restaurants. Entertainment options include Sea Life Aquarium, Legoland, Crown Center Ice Terrace, Coterie Theatre, and Union Station (Science City, Planetarium, City Stage Theatre, Regnier Extreme Screen Theatre, Special Event Spaces, Fine Restaurants)



Arrowhead Stadium – One of the most iconic stadiums in the country, Arrowhead is home to the World Champion Kansas City Chiefs. The stadium has a seating capacity of 76,416 (6th largest in the NFL). Current talks are underway regarding the future of Arrowhead and a renovation that would extend the life of the icon another 25 years. The stadium is one of the hosts of the 2026 FIFA World Cup.



Kauffman Stadium – “The K” is standing tall next to Arrowhead, east of the downtown property. The K has played host to the World Series twice in the past decade. Current seating capacity is 37,840, with additional standing room to exceed 40,000.

T-Mobile Center - One of the busiest arenas in the nation, the \$276-Million, state-of the-art entertainment venue and arena seats 19,000 people and has hosted more than 12 million guests since its opening in 2007. It has played a key role in anchoring over \$9 billion of reinvestment in downtown Kansas City.



Starlight Theatre – One-of-a-kind historic outdoor theatre with Broadway musicals, Off Broadway shows, and concerts.



Childrens Mercy Park – Home to renowned Sporting Kansas City (Major League Soccer), the stadium's capacity exceeds 18,500 for soccer and 25,000 for concerts.





# DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from sellers and, buyers and should not be made available to any other person or entity without the written consent of owner/affiliates. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The seller and broker have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property and improvements, the presence or absence of contaminating substance, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements, or the financial condition or business prospects of any tenant, or tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, the seller and broker have not verified, and will not verify, any of the information contained herein, nor has seller and broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

**ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN.**

Any projections, opinions, assumptions, or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation to determine to your satisfaction the suitability of the property for your needs.

CROSSROADS REAL ESTATE GROUP

**Gordon Smith | VP**

C: (913) 636-7109

Gsmith@crossroads-kc.com



**CROSSROADS**  
REAL ESTATE GROUP