

NEW LONGVIEW COMMERCIAL

Available for Lease

Retail / Office Space

Third St & View High Dr | Lee's Summit, MO



For Retail Information:

CHAD LASALA, CCIM
+1 913 956 5813
chad@nai-heartland.com

For Office Information:

BRANDON LASALA
+1 913 956 5815
brandon@nai-heartland.com

For Development Information:

RUSSELL PEARSON, CCIM
+1 913 890 2015
russell@nai-heartland.com

NAIHeartland

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
www.nai-heartland.com

RETAIL/OFFICE SPACE FOR LEASE



MARKET OVERVIEW & DEMOGRAPHICS



Available for Lease

Single Story Retail

Lot 44 - 3300 SW Fascination Drive | LSMO

lot 44

0.82 Acres

Retail 2,000 - 7,119 SF

3300 SW Fascination Drive is a corner lot with great visibility and provides the gateway to the New Longview commercial district

Ample parking and glass-lines with convenient access

Can accommodate retail and restaurant users

Lease Rate: \$24/SF NNN

Generous Landlord TI allowances



South/West Elevations



LOT 44 - SINGLE STORY RETAIL

Available for Lease

Retail / Office

Lot 43 - 3290 SW Fascination Drive, LSMO

lot 43

0.29 Acres

Retail/Office 2,400-4,000 SF

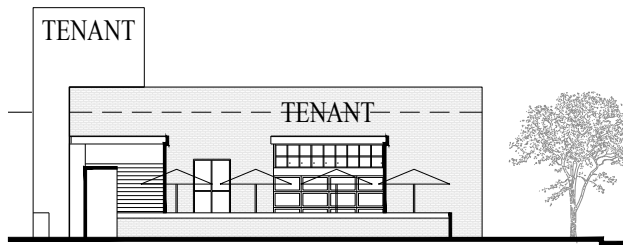
3290 SW Fascination Drive is a boutique site perfect for a small office, bank, restaurant, or medical/office user

Located directly across from the theater and activity plaza with nearby walkable amenities

Can accommodate retail and restaurant users

Lease Rate: \$28/SF NNN

Generous Landlord TI allowances



South Elevation



LOT 43 SITE PLAN



LOT 43 - RETAIL / OFFICE

Available for Lease

Two-Story Retail / Office Space

Lot 54 - 3250 SW Fascination Drive | LSMO

lot 54

0.89 Acres

Retail/Office 1,200 – 15,000 SF

3250 SW Fascination Drive is a two-story mixed-use retail/office building located in the heart of the New Longview commercial district

'Small-town Main Street' type feel with great glass-lines for retail users and protected entry/lobby for office users with windows on all sides and a unique walkable environment

Can accommodate retail, restaurant, medical/office, fitness, and traditional/creative office users seeking a 'loft' vibe

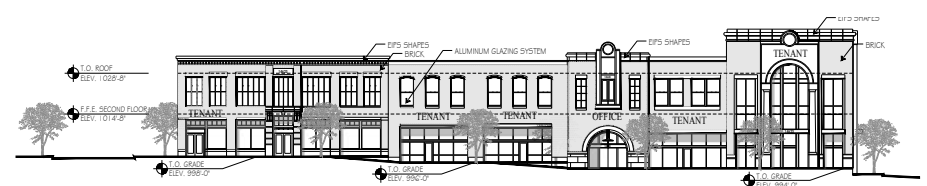
Lease Rate: \$22/SF NNN (Retail)

Lease Rate: \$26/SF Full-Service Gross (Office)

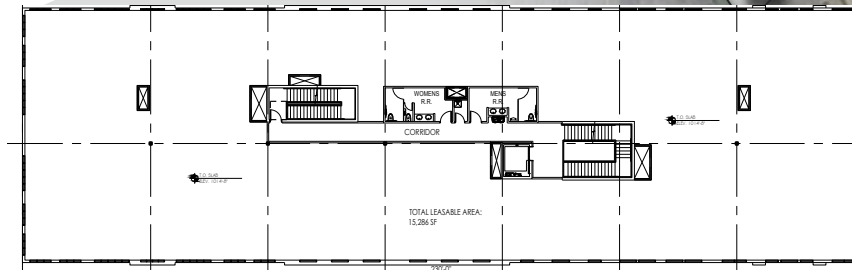
Generous Landlord TI allowances



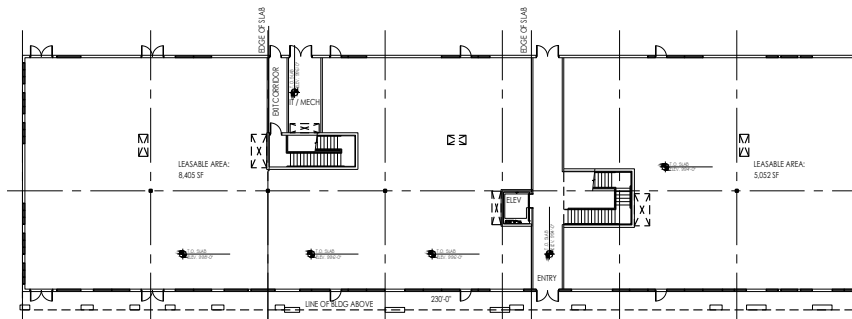
North Elevation



South Elevation



2nd Floor Office



1st Floor Retail

LOT 54 - RETAIL / OFFICE

Available for Lease

Two-Story Retail / Office Space

Lot 53 - 3210 SW Fascination Drive | LSMO

lot 53

0.98 Acres

Retail/Office 1,200 – 17,000 SF

3210 SW Fascination Drive is a two-story mixed-use retail/office building located in the heart of the New Longview commercial district

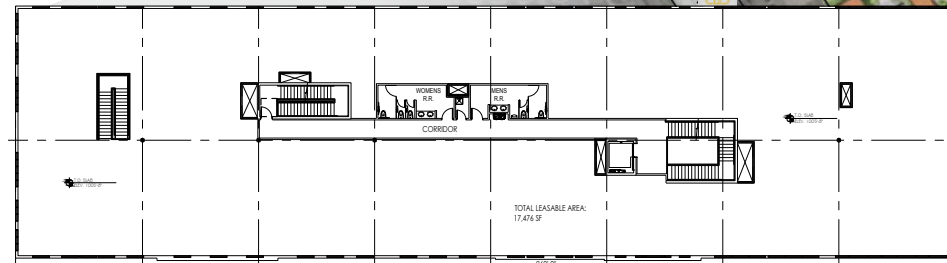
'Small-town Main Street' type feel with great glass-lines for retail users and protected entry/lobby for office users with windows on all sides and a unique walkable environment

Can accommodate retail, restaurant, medical/office, fitness, and traditional/creative office users seeking a 'loft' vibe

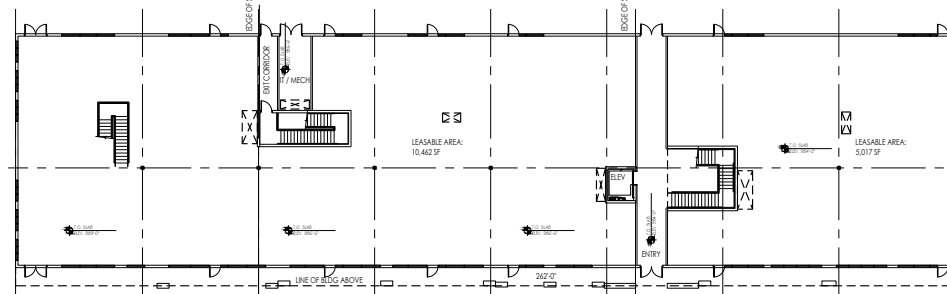
Lease Rate: \$22/SF NNN (Retail)

Lease Rate: \$26/SF Full-Service Gross (Office)

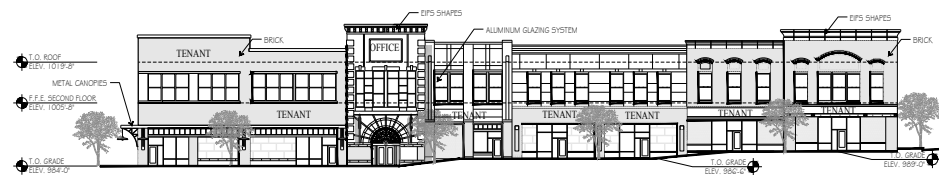
Generous Landlord TI allowances



2nd Floor Office



1st Floor Retail



North Elevation



South Elevation

LOT 53 - RETAIL / OFFICE



upscale theatre

B&B Theatres is bringing Hollywood to New Longview with a boutique 7-screen luxury cinema featuring reserved leather recliners, Marquee Bar, expanded menu options, and wall-to-wall screens. Opened Spring 2018.



activity plaza

Construction is planned in 2020 for a multi-use plaza/event space capable of hosting concerts, festivals, farmer's market, and other events.



residential growth

Several nearby projects underway delivering additional multifamily and single family units throughout the next several years



luxury independent living

172 luxury apartments and townhomes designed for active seniors. Scheduled to open Spring 2018.



historical buildings

Construction is underway on the adaptive re-use of multiple original Longview Farms historic buildings, originally built in 1914, into a mix of destination restaurant and office uses.



office & retail

New Longview is currently home to ±80,000 SF of retail and office users including Gusto Coffee Bistro, CVS, Subway, McDonald's, Hawthorn Bank, Phillips 66, Long-Bell Pizza Co, US Bank, Rejuvenate and many more.



community college

The area is home to the flagship Longview campus for Metropolitan Community College serving over 5,000 students.



luxury apartments

Several luxury apartment projects are nestled into New Longview and boast some of the highest occupancy and rental rates in Lee's Summit.

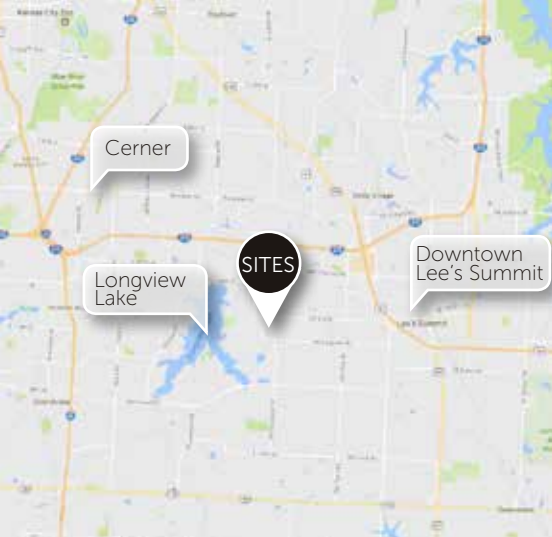


recreation

Longview boasts numerous recreational activities including Fred Arbanas Golf Course, Longview Lake, Frank White Softball Complex, running and biking trails and Jackson County Parks & Recreation Camp Ground.



COMING SOON & EXISTING USES



- New Longview is a new urbanism community with key walkability features, community centric values and a growing college in the heart of the community.
- Located in Lee's Summit, one of the highest growth suburbs in Missouri.
- Median household income of \$123,471 within a 1 mile radius of the development.
- Daytime population totaling 47,834 within a 5 mile radius of the development.

For Retail Information:

CHAD LASALA, CCIM P: +1 913 956 5813 E: chad@nai-heartland.com

For Office Information:

BRANDON LASALA P: +1 913 956 5815 E: brandon@nai-heartland.com

For Development Information:

RUSSELL PEARSON, CCIM P: +1 913 890 2015 E: russell@nai-heartland.com

	3 MILES	5 MILES	10 MILES
population	31,996	107,416	404,599
households	12,433	43,379	166,210
median hh income	\$76,138	\$59,404	\$65,081
median age	39.8	37.0	38.4
daytime population	11,392	47,834	185,394

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



MARKET OVERVIEW & DEMOGRAPHICS