

*the*  
**VILLAGE**  
at discovery park



LEASING:

**NEWMARK**  
ZIMMER

DEVELOPER:

**Intrinsic**  
DEVELOPMENT





Discovery Park, Lee's Summit is a mixed-use development designed to live, work, and play. Consisting of three distinct phases of development, the project will have a ±268-acre footprint that is comprised of 2,791 residential units as well as retail, restaurant, offices and two hotels.

# 660,500 SF

RETAIL, OFFICE, MEDICAL OFFICE, ENTERTAINMENT AND HOSPITALITY



**3**  
**PHASES**  
(2023-2031)

**LIVE  
WORK  
PLAY**

**THE PROMENADE AT  
DISCOVERY PARK**

**THE VILLAGE  
AT DISCOVERY  
PARK**

**DISCOVERY  
CROSSING**

# the VILLAGE

at discovery park



# FOR LEASE

## A VILLAGE CENTER

### Ground Level

- ◆ 12,252 SF Office/Retail

### 2nd Level

- ◆ 12,252 SF - Office

**Total Available: 24,504 SF**

**B** 7,000 SF - Office/Retail

2,987 SF - Office/Retail

**C** 8,600 SF - Office/Retail/Restaurant

**D** 8,600 SF - Office/Retail/Restaurant

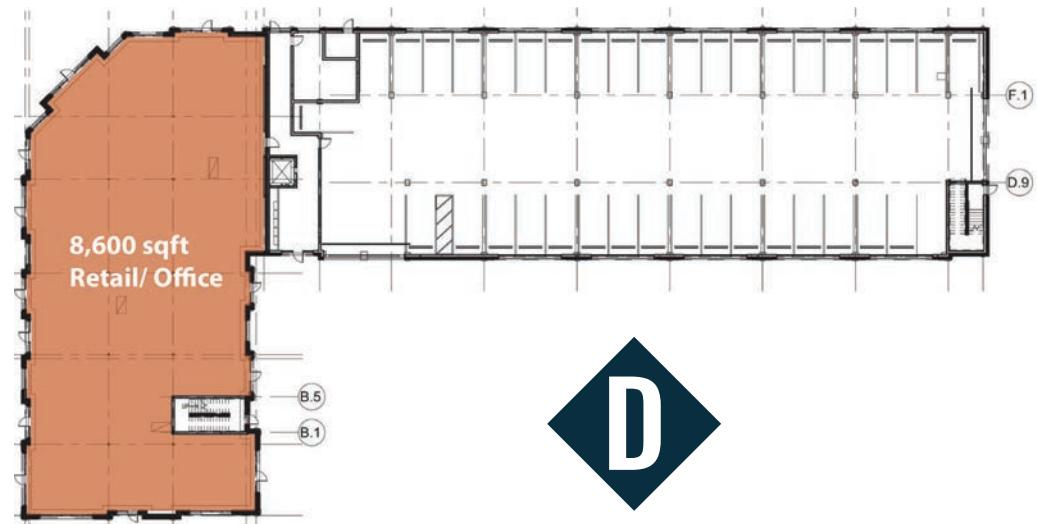
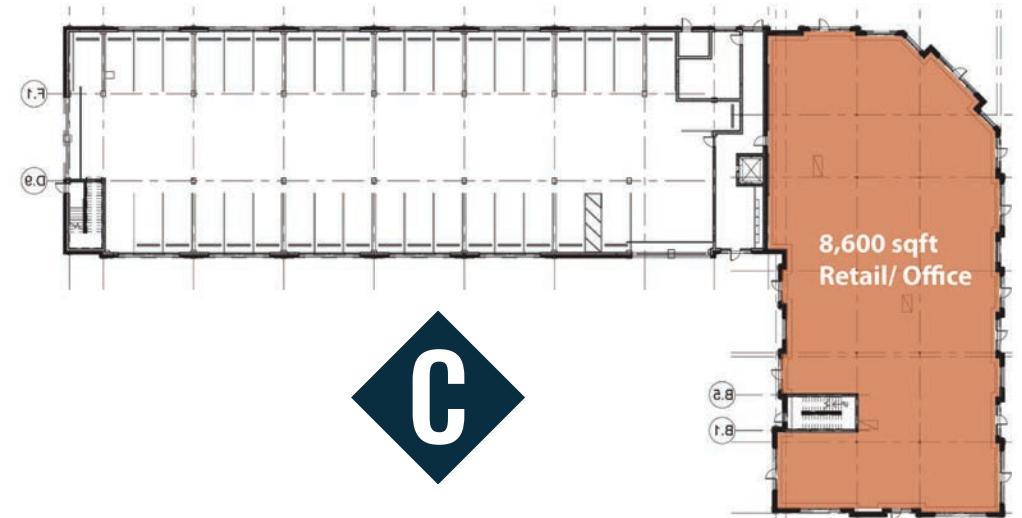
**E** 10,180 SF - Dog Spa & Daycare



1,100+ LUXURY  
MULTI-FAMILY  
UNITS



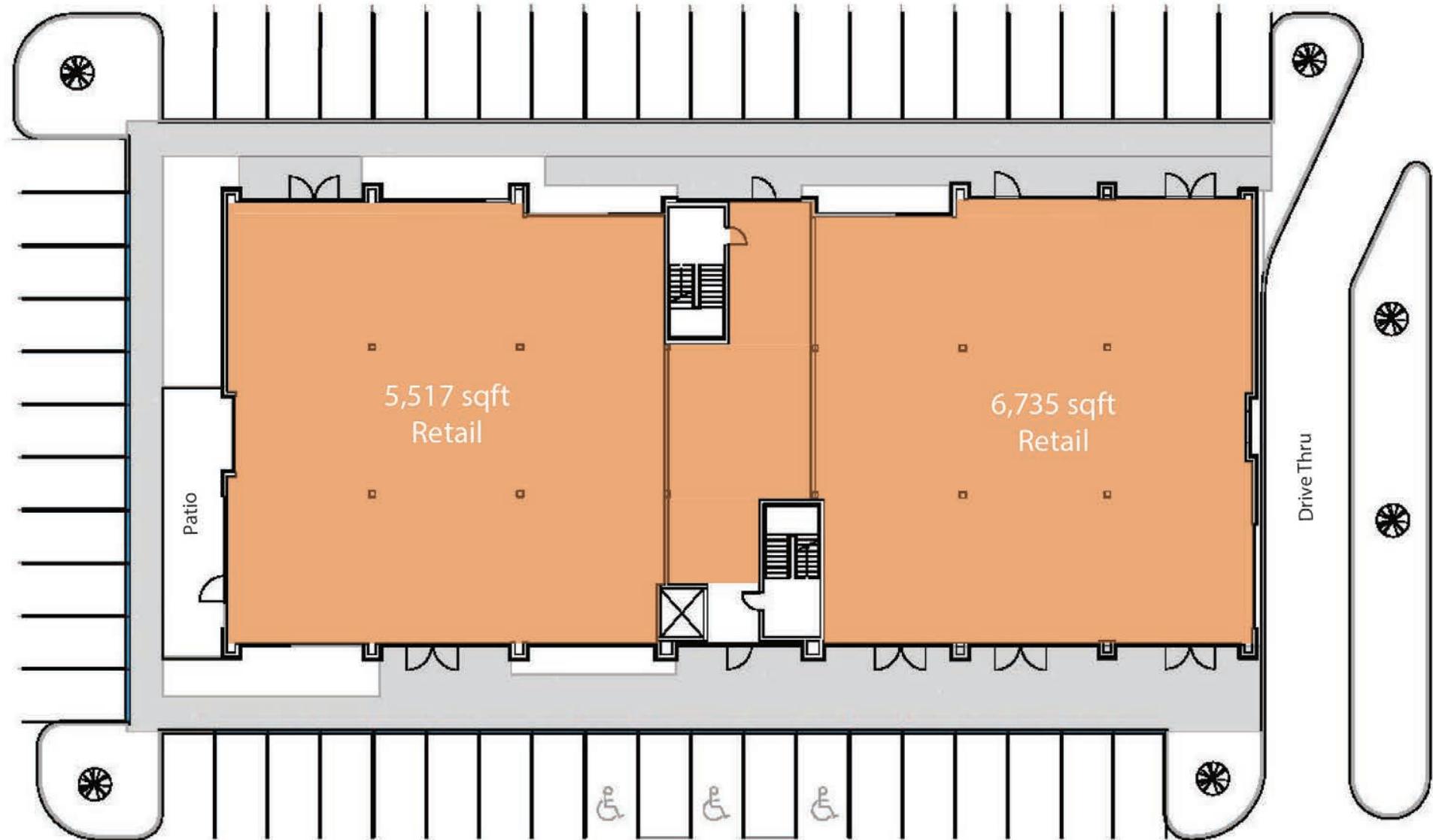
# OFFICE/RETAIL/RESTAURANT FLOOR PLANS



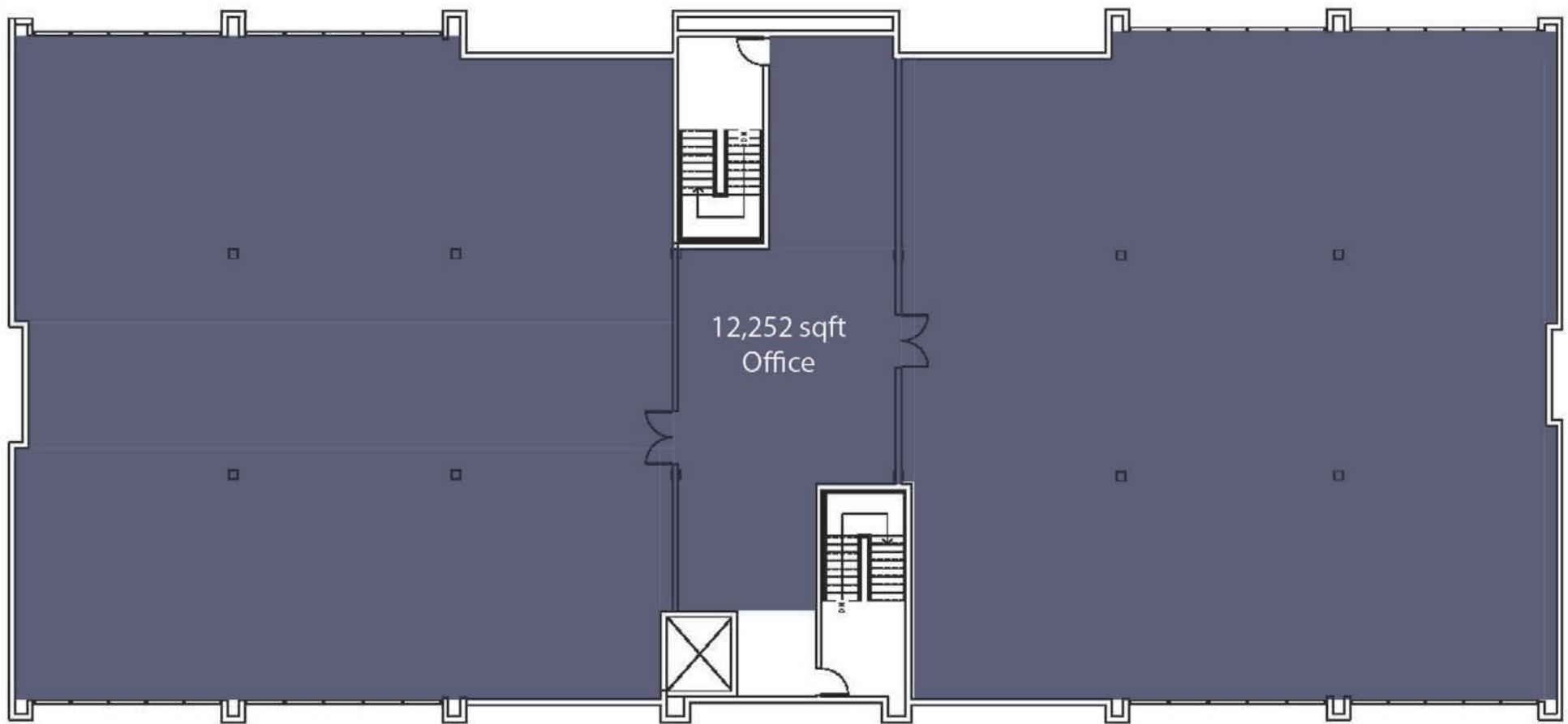
# VILLAGE CENTER



# VILLAGE CENTER FLOOR PLANS | 1ST FLOOR



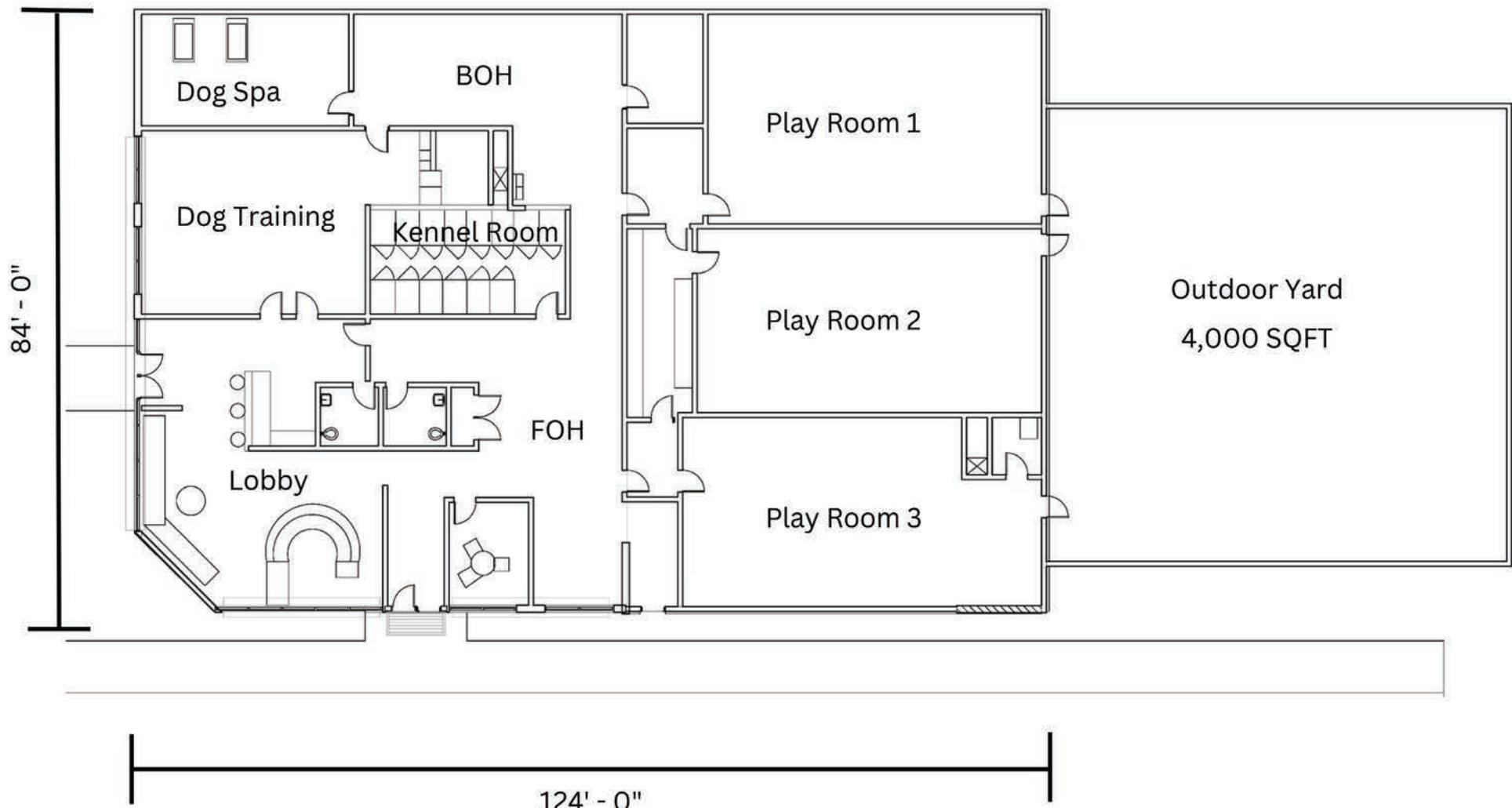
# VILLAGE CENTER FLOOR PLANS | 2ND FLOOR



# DOG SPA & DAYCARE



# DOG SPA & DAYCARE FLOOR PLAN | 10,180 SF



# LEE'S SUMMIT, MO

## MARKET OVERVIEW

Lee's Summit is 16 miles southeast of downtown Kansas City, and is one of the fastest growing communities in the state with a current population of over 102,781. Median Household Income is approximately \$100,000. At 65 square miles - the fifth largest in the state - the city has room to grow with recently annexed properties in strategic highway served locations. Served by two interstates (I-470 and I-70) and two federal highways (U.S. 50 and U.S. 71) Lee's Summit is accessible to regional and national markets.

However, Lee's Summit is not just a spot on a map. It has a genuine appreciation and respect for all people and things that are real and true. It's not only Lee's Summit residents who know they live in a great community. In 2010, Money magazine cited, "Lee's Summit is among the Best Places to Live." Lee Summit is also renowned for their state and national award winning schools and community college, as well as comprehensive parks, lakes and recreation amenities, diverse housing choices, attention to and preservation of their history and pedestrian-friendly downtown.

## MARKET DEMOGRAPHICS

**103k+**  
Population

**\$250k±**  
Median Home Value

**49%**  
Bachelor's Degree

**97%**  
High School Educated

**\$100k±**  
Median Household Income

**39.2**  
Median Age

### MAJOR EMPLOYERS



U.S. Citizenship  
and Immigration  
Services

# LEE'S SUMMIT, MO

## MARKET OVERVIEW



## FOR MORE INFORMATION:

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