

FREESTANDING BUILDING

For Sale or Lease



1,746 Sq Ft Available
1348 S. Noland Road, Independence, Missouri



Estimated Population
147,751

Average Household Income
\$53,780

Five Mile Radius

- Former fast food restaurant
- Completed, converted, and renovated as office space
- Currently leased to 01/31/15 - tenant shall leave early
- Large trade area - strong demographics - heavy traffic
- Intersection carries over 52,000 cars per day

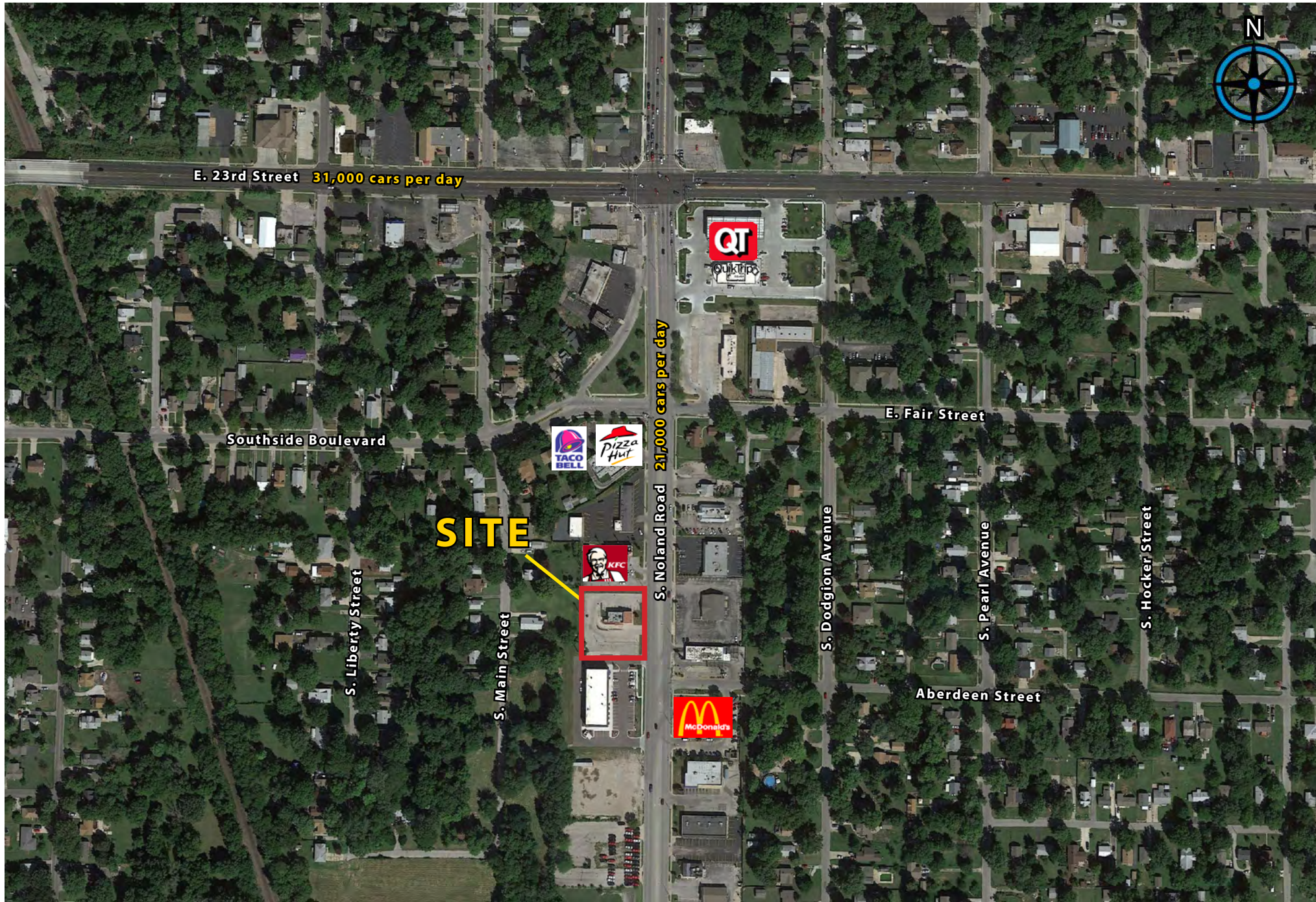
BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact: Exclusive Agents:

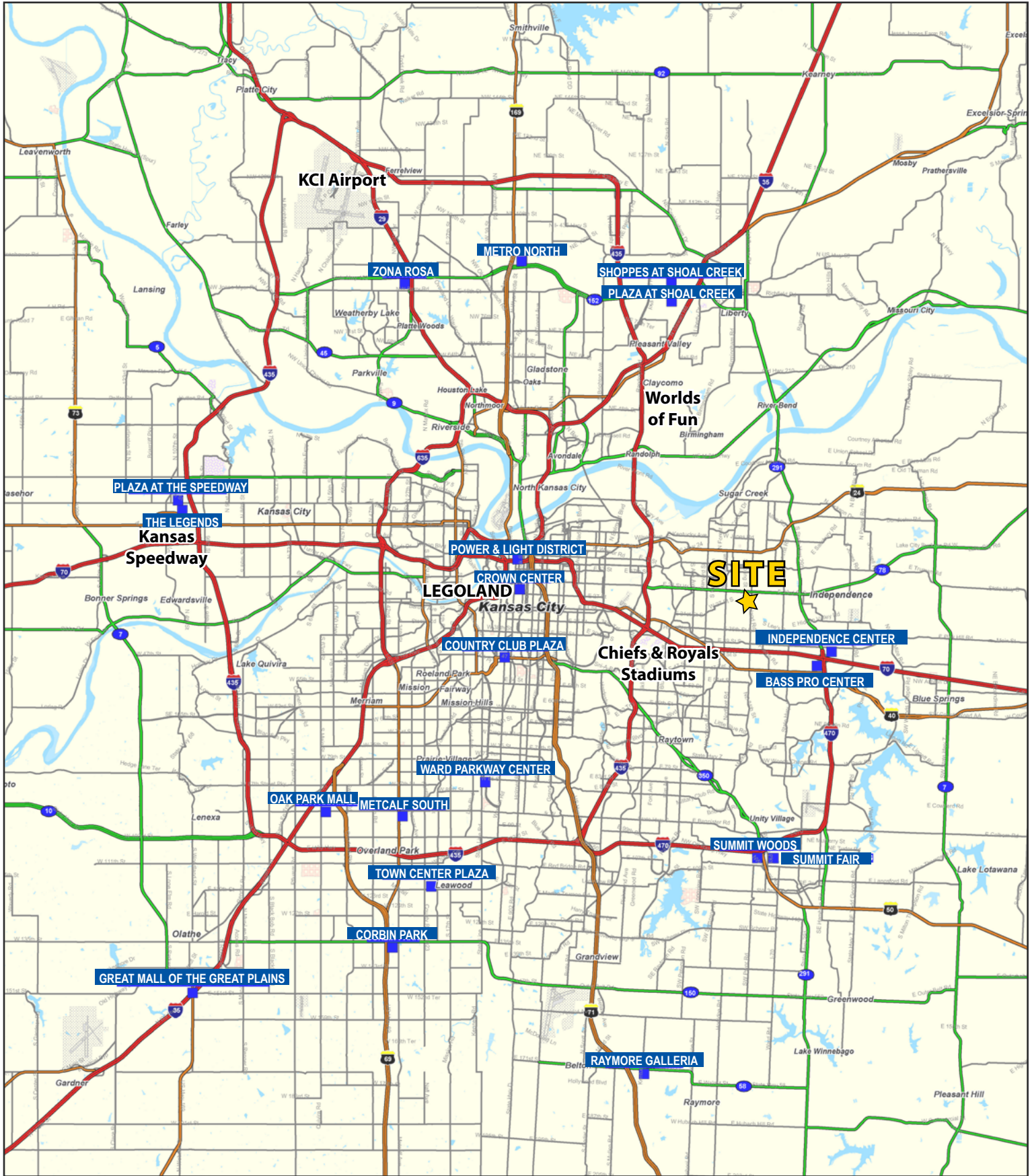
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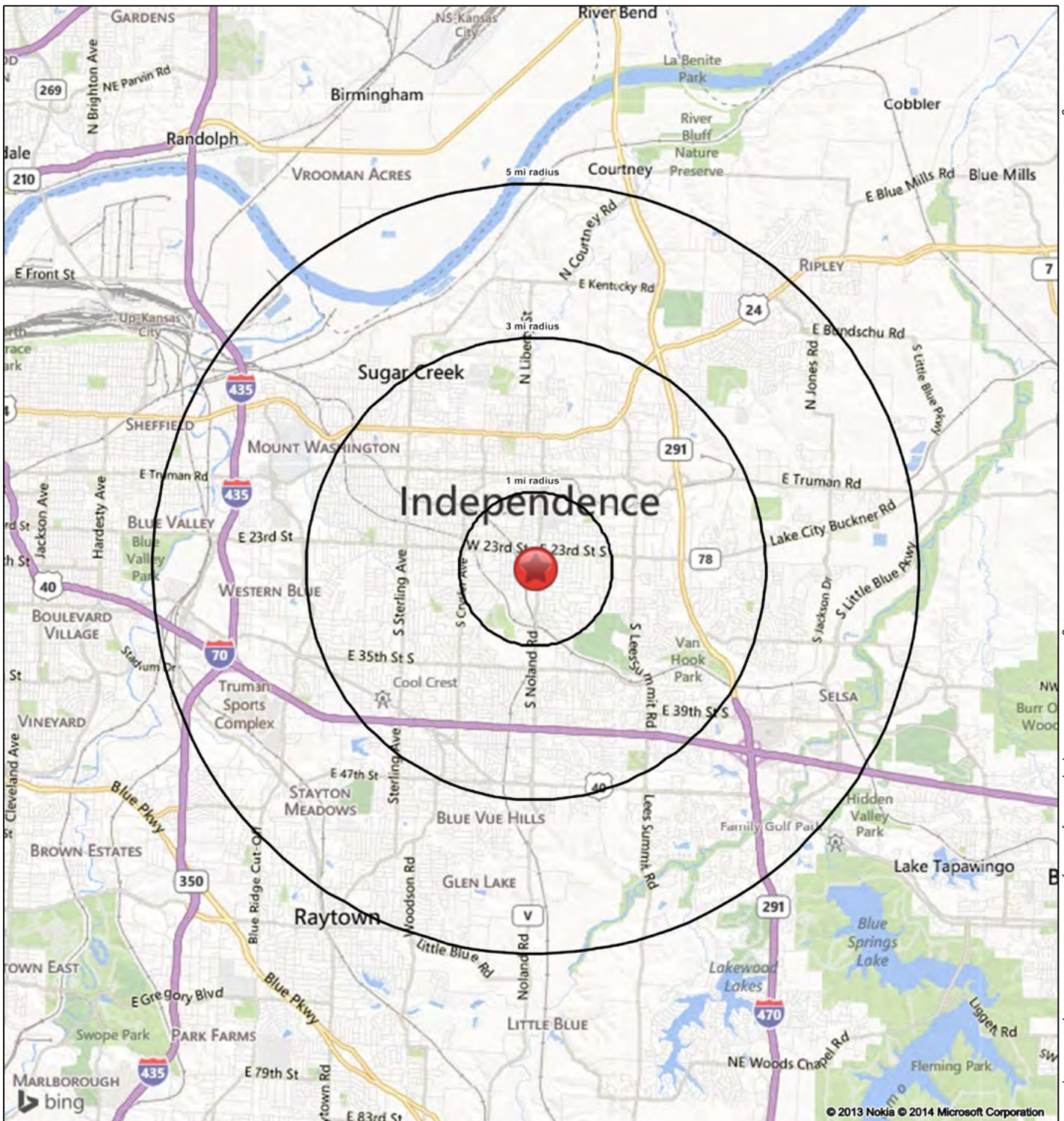
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1348 S. Noland Road
Independence, Missouri

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SUMMARY PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.0760/-94.4144

RS1

1348 S. Noland Road

Independence, Missouri

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2013 Estimated Population	8,662	79,605	147,751
	2018 Projected Population	8,966	82,406	152,944
	2010 Census Population	8,427	77,442	143,732
	2000 Census Population	8,763	78,401	139,527
	Projected Annual Growth 2013 to 2018	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2013	-0.1%	0.1%	0.5%
	2013 Median Age	37.6	40.4	38.9
HOUSEHOLDS	2013 Estimated Households	3,650	34,243	61,770
	2018 Projected Households	3,768	35,358	63,786
	2010 Census Households	3,534	33,170	59,839
	2000 Census Households	3,717	34,043	58,542
	Projected Annual Growth 2013 to 2018	0.6%	0.7%	0.7%
	Historical Annual Growth 2000 to 2013	-0.1%	-	0.4%
RACE AND ETHNICITY	2013 Estimated White	88.3%	85.3%	81.1%
	2013 Estimated Black or African American	4.0%	5.7%	9.7%
	2013 Estimated Asian or Pacific Islander	1.7%	1.6%	1.7%
	2013 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
	2013 Estimated Other Races	5.3%	6.8%	6.9%
	2013 Estimated Hispanic	6.3%	8.3%	8.7%
INCOME	2013 Estimated Average Household Income	\$47,954	\$50,546	\$53,780
	2013 Estimated Median Household Income	\$41,478	\$43,962	\$46,464
	2013 Estimated Per Capita Income	\$20,285	\$21,809	\$22,551
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	3.0%	4.0%	3.7%
	2013 Estimated Some High School (Grade Level 9 to 11)	11.3%	11.1%	11.1%
	2013 Estimated High School Graduate	35.4%	37.4%	36.4%
	2013 Estimated Some College	28.9%	25.5%	25.1%
	2013 Estimated Associates Degree Only	5.8%	5.3%	5.5%
	2013 Estimated Bachelors Degree Only	9.9%	11.0%	11.9%
	2013 Estimated Graduate Degree	5.7%	5.8%	6.3%
BUSINESS	2013 Estimated Total Businesses	364	2,777	4,797
	2013 Estimated Total Employees	3,280	26,060	54,283
	2013 Estimated Employee Population per Business	9.0	9.4	11.3
	2013 Estimated Residential Population per Business	23.8	28.7	30.8

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