

FOR SALE OR LEASE

Interstate 70 & 291 Highway NWC



Freestanding Restaurant Building w/ Patio | POSSIBLE REDEVELOPMENT

3945 Bolger Road, Independence, Missouri



Estimated Population
125,382

Average Household Income
\$68,944

Five Mile Radius

- Pad Site of Walmart, Sam's Club, and Petsmart Center
- 6,700+/- square foot freestanding building
- Just renovated with abundant parking
- Directly across the street from Independence Center Mall
- Also join McDonald's, Long John Silver's, Lone Star, and NTB
- Excellent visibility to 291 Highway and Intestate 70
- Upscale restaurant build-out included
- Aggressive lease rate

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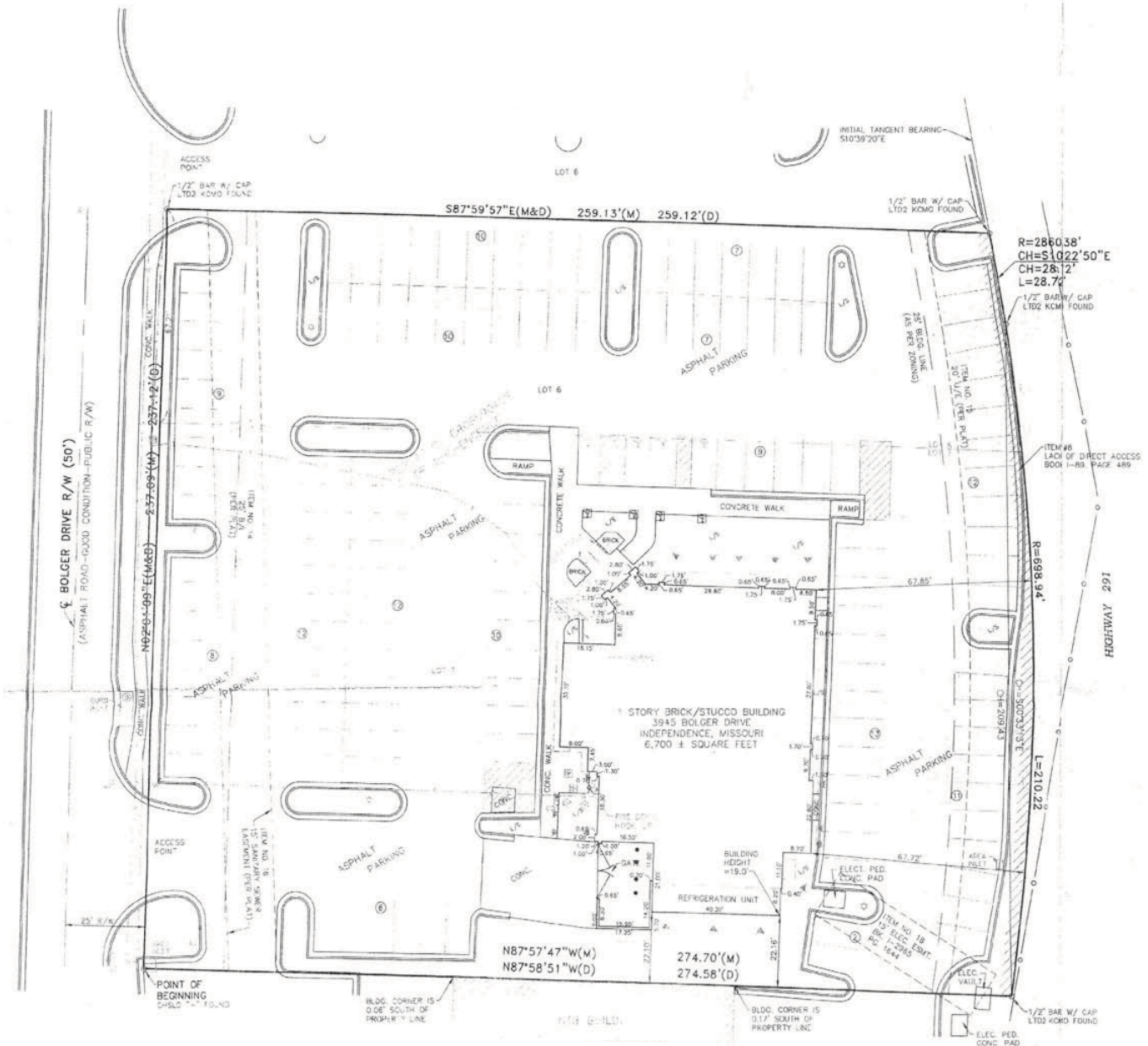
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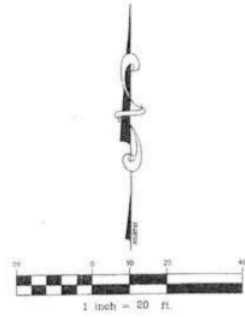
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- LEGEND:**
- MONUMENT FOUND
 - (M) MEASURED
 - (P) PLATTED
 - ⊕ HAND-CAP SIGN
 - STEEL BOLLARD
 - ∩ LANDSCAPE AREA
 - ⊕ TELEPHONE PEDESTAL
 - UNDERGROUND TELEPHONE LINE
 - ⊕ LIGHT POLE
 - ⊕ FLOOD LIGHT
 - ⊕ GAS METER
 - GAS LINE
 - ∩ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ SPRINKLER CONTROL BOX
 - ⊕ SANITARY SEWER MAN-HOLE
 - ⊕ SANITARY SEWER CLEAN-OUT
 - ⊕ GREASE PIT
 - CHAIN LINK FENCE
 - ⊕ PARKING STALL COUNT



LAND AREA:
63,819 SQUARE FEET OR 1.47 ACRES

REFERENCE PLAT:
REPLAT OF CROSSROADS OF INDEPENDENCE

PROPERTY ADDRESS:
3945 BOLGER DRIVE, INDEPENDENCE, MISSOURI

ENCROACHMENT:
THERE ARE NO APPARENT ENCROACHMENTS ON THE SUBJECT PROPERTY.



SUMMARY DEMOGRAPHIC PROFILE

- Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.045983/-94.364051

May 2012

RS1

3945 Bolger Road Independence, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2011 Estimated Population	6,084	47,262	125,382
	2016 Projected Population	6,048	45,400	120,067
	Census Population	5,144	42,009	117,278
	Census Population	3,657	36,797	109,815
	Historical Annual Growth to 2011	3.2%	1.4%	0.7%
	Projected Annual Growth 2011 to 2016	-0.1%	-0.8%	-0.8%
2011 Median Age	36.0	35.3	35.0	
HOUSEHOLDS	2011 Estimated Households	2,803	20,400	52,406
	2016 Projected Households	2,988	20,998	53,693
	Census Households	2,253	17,302	47,595
	Census Households	1,524	14,454	42,872
	Historical Annual Growth to 2011	4.0%	2.0%	1.1%
	Projected Annual Growth 2011 to 2016	1.3%	0.6%	0.5%
POPULATION BY RACE	2011 Estimated White	83.5%	86.5%	83.9%
	2011 Estimated Black or African American	8.7%	6.4%	8.5%
	2011 Estimated Asian & Pacific Islander	2.2%	2.0%	1.7%
	2011 Estimated American Indian & Native Alaskan	0.4%	0.4%	0.5%
	2011 Estimated Other Races	5.2%	4.7%	5.3%
	2011 Estimated Hispanic	6.7%	5.9%	6.4%
INCOME	2011 Estimated Average Household Income	\$ 66,050	\$ 72,900	\$ 68,944
	2011 Estimated Median Household Income	\$ 54,041	\$ 63,509	\$ 60,247
	2011 Estimated Per Capita Income	\$ 30,989	\$ 31,821	\$ 29,073
EDUCATION (AGE 25+)	2011 Elementary	2.7%	2.6%	2.6%
	2011 Some High School	5.7%	5.7%	6.7%
	2011 High School Graduate	34.3%	32.7%	34.5%
	2011 Some College	21.7%	24.2%	24.2%
	2011 Associates Degree Only	8.1%	6.4%	6.4%
	2011 Bachelors Degree Only	20.1%	18.6%	16.3%
	2011 Graduate Degree	7.3%	9.9%	9.3%
BUSINESS	Number of Businesses	313	1,703	4,327
	Total Number of Employees	5,457	22,366	46,980
	Employee Population per Business	17.4	13.1	10.9
	Residential Population per Business	19.4	27.8	29.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.