

# FREESTANDING SINGLE STORY BUILDING

For Sale or Lease



12,840 Sq Ft Building on 1.54 Acres of Land  
17801 E. 39th Street, Independence, Missouri



Estimated Population  
132,143

Average Household Income  
\$60,828

Five Mile Radius

- 3,000 sq ft mezzanine
- Great visibility off of 39th Street
- Located across from Target, JC Penney, Payless Shoe Source, and Dick's Sporting Goods
- Dock high door
- Next to Quik Trip
- Signalized intersection carrying over 17,000 cars per day

BLOCK & COMPANY, INC., Realtors  
4963 NE Goodview Circle, Suite C  
Lee's Summit, Missouri 64064

816.753.6000

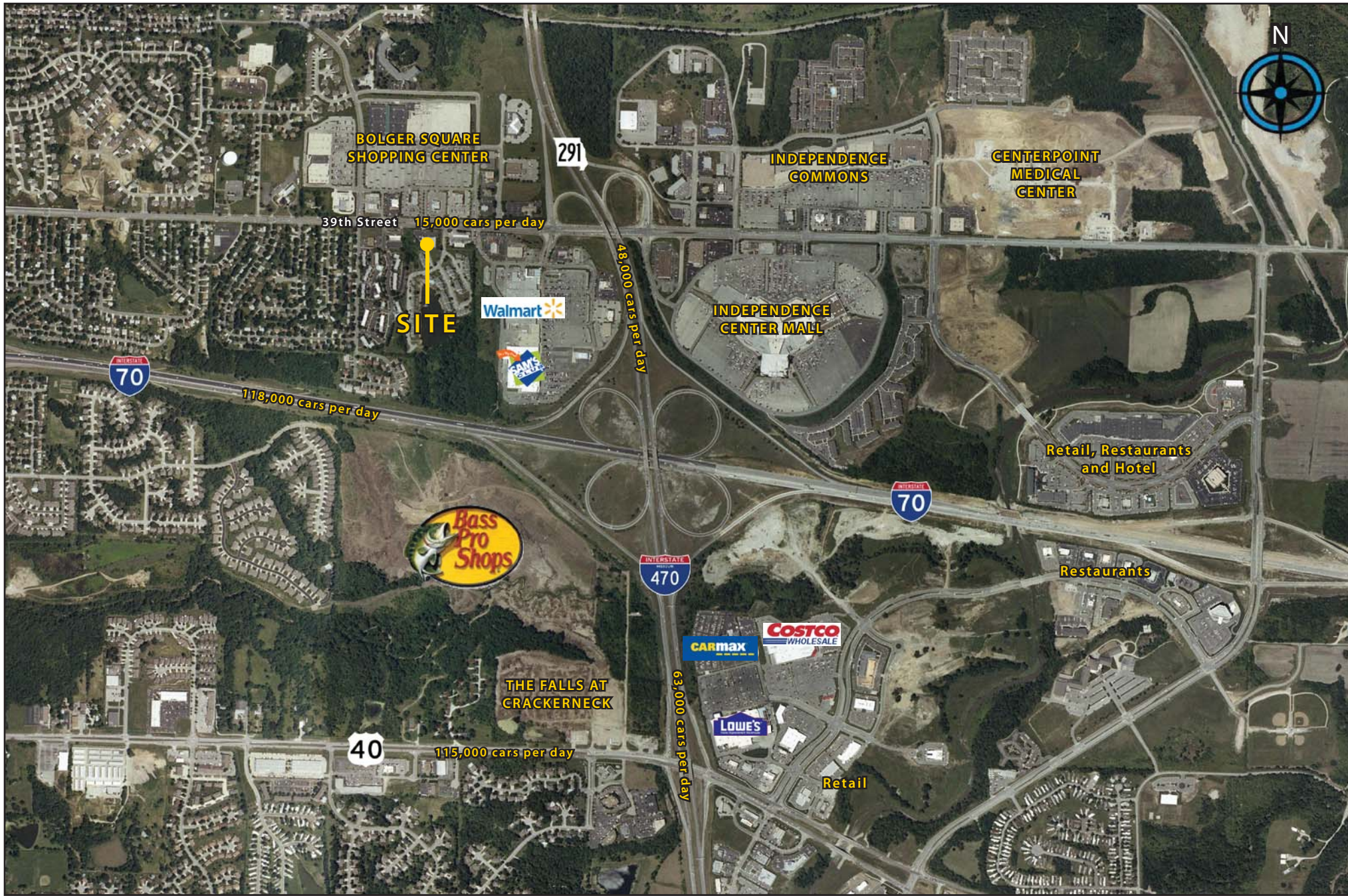
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17801 E. 39th Street, Independence, Missouri



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**17801 E. 39th Street**  
**Independence, Missouri**

February 2010

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.047949/-94.37056

February 2010

RS1

17801 E. 39th Street Independence, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2009 Estimated Population	6,526	48,973	132,143
	2014 Projected Population	6,299	51,879	137,783
	2000 Census Population	6,489	45,147	126,463
	1990 Census Population	5,564	40,399	119,056
	Historical Annual Growth 1990 to 2009	0.9%	1.1%	0.6%
	Projected Annual Growth 2009 to 2014	-0.7%	1.2%	0.9%
	2009 Median Age	39.0	41.3	40.2
<b>HOUSEHOLDS</b>	2009 Estimated Households	2,895	20,295	53,866
	2014 Projected Households	2,787	21,262	55,690
	2000 Census Households	2,879	18,752	51,578
	1990 Census Households	2,254	16,009	46,776
	Historical Annual Growth 1990 to 2009	1.5%	1.4%	0.8%
	Projected Annual Growth 2009 to 2014	-0.8%	1.0%	0.7%
<b>POPULATION BY RACE</b>	2009 Estimated White	90.5%	92.2%	90.5%
	2009 Estimated Black or African American	4.7%	3.6%	4.8%
	2009 Estimated Asian & Pacific Islander	1.6%	1.2%	1.3%
	2009 Estimated American Indian & Native Alaskan	0.3%	0.2%	0.3%
	2009 Estimated Other Races	2.9%	2.7%	3.1%
	2009 Estimated Hispanic	7.3%	6.4%	6.6%
<b>INCOME</b>	2009 Estimated Average Household Income	\$ 57,913	\$ 62,601	\$ 60,828
	2009 Estimated Median Household Income	\$ 58,432	\$ 62,049	\$ 60,291
	2009 Estimated Per Capita Income	\$ 25,740	\$ 26,266	\$ 25,103
<b>EDUCATION (AGE 25+)</b>	2009 Elementary	1.2%	1.7%	2.0%
	2009 Some High School	5.3%	5.9%	6.8%
	2009 High School Graduate	32.4%	34.2%	35.2%
	2009 Some College	24.9%	23.6%	23.1%
	2009 Associates Degree Only	6.1%	7.2%	7.1%
	2009 Bachelors Degree Only	19.5%	17.4%	16.4%
	2009 Graduate Degree	10.7%	10.1%	9.6%
<b>BUSINESS</b>	Number of Businesses	308	1,923	4,444
	Total Number of Employees	4,981	23,842	49,660
	Employee Population per Business	16.2	12.4	11.2
	Residential Population per Business	21.2	25.5	29.7

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