



# STERLING RIDGE SHOPPING CENTER

11200-11215 E. 24 Highway, Independence, MO



## LEASE RATE: \$12/SF | 1,800 SF SPACE

### DEMOGRAPHICS

|                       | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| Estimated Population  | 11,069   | 53,205   | 139,123  |
| Avg. Household Income | \$61,562 | \$70,781 | \$70,480 |

- Major tenants include Apple Market, Family Dollar and Little Caesar's Pizza
- Excellent visibility
- Great neighborhood shopping center
- Intersection carries over 20,000 cars per day



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

KARSYN SMITH | 816.412.7372 | [karsynsmith@blockandco.com](mailto:karsynsmith@blockandco.com)

Exclusive Agent





# STERLING RIDGE SHOPPING CENTER

11200-11215 E. 24 Highway, Independence, MO

## SITE PLAN



| # | Name                       | SF        | Address                 |
|---|----------------------------|-----------|-------------------------|
| A | Liberty Tax Service        | 1,200 SF  | 11200-1/2 E. US 24 Hwy. |
| B | AVAILABLE                  | 1,800 SF  | 11201 A E. US 24 Hwy.   |
| C | Matrix Insurance Agency    | 1,200 SF  | 11201 B E. US 24 Hwy.   |
| D | Little Caesar's Pizza      | 2,400 SF  | 11203 A-B E. US 24 Hwy. |
| E | Cricket Wireless           | 1,200 SF  | 11205 E. US 24 Hwy.     |
| F | Cell Phone Planet          | 1,200 SF  | 11207 E. US 24 Hwy.     |
| G | Sterling Ridge Barber Shop | 675 SF    | 11209 E. US 24 Hwy.     |
| H | Discount Smokes/Infinity   | 3,000 SF  | 11211 E. US 24 Hwy.     |
| I | Family Dollar              | 7,200 SF  | 11213 E. US 24 Hwy.     |
| J | Apple Market               | 20,065 SF | 11215 E. US 24 Hwy.     |

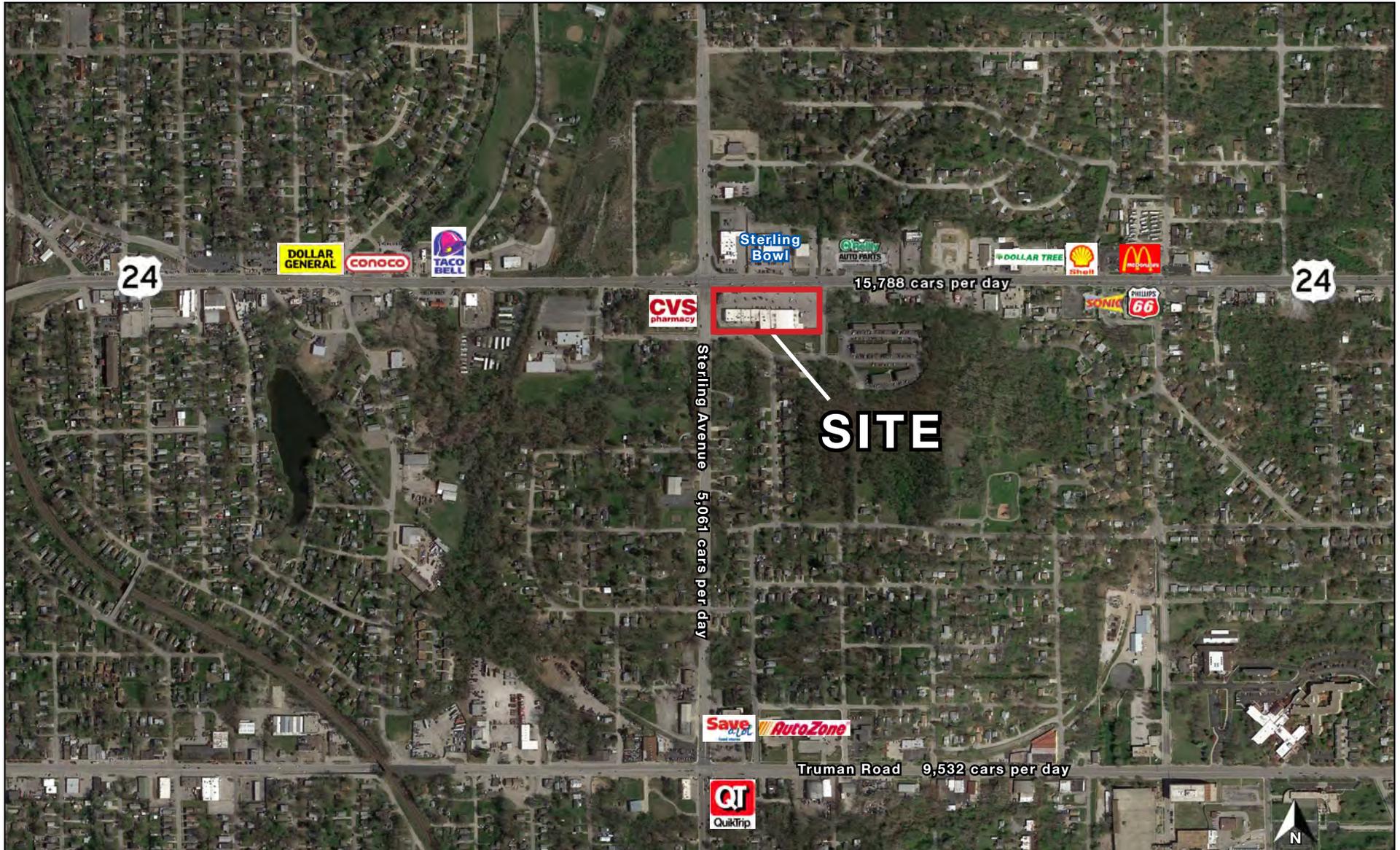




# STERLING RIDGE SHOPPING CENTER

11200-11215 E. 24 Highway, Independence, MO

AERIAL









# STERLING RIDGE SHOPPING CENTER

11200-11215 E. 24 Highway, Independence, MO

| 11200 E. US 24 Highway<br>Independence, MO 64054      | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2024 Estimated Population                             | 11,069         | 53,205         | 139,123        |
| 2029 Projected Population                             | 10,772         | 52,546         | 135,953        |
| 2020 Census Population                                | 10,585         | 52,827         | 138,566        |
| 2010 Census Population                                | 10,486         | 52,013         | 136,406        |
| Projected Annual Growth 2024 to 2029                  | -0.5%          | -0.2%          | -0.5%          |
| Historical Annual Growth 2010 to 2024                 | 0.4%           | 0.2%           | 0.1%           |
| 2024 Median Age                                       | 39.3           | 37.8           | 36.4           |
| <b>Households</b>                                     |                |                |                |
| 2024 Estimated Households                             | 4,643          | 22,338         | 55,954         |
| 2029 Projected Households                             | 4,528          | 22,078         | 54,852         |
| 2020 Census Households                                | 4,480          | 22,007         | 55,557         |
| 2010 Census Households                                | 4,464          | 21,757         | 54,437         |
| Projected Annual Growth 2024 to 2029                  | -0.5%          | -0.2%          | -0.4%          |
| Historical Annual Growth 2010 to 2024                 | 0.3%           | 0.2%           | 0.2%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2024 Estimated White                                  | 74.0%          | 72.3%          | 61.2%          |
| 2024 Estimated Black or African American              | 9.6%           | 10.0%          | 14.9%          |
| 2024 Estimated Asian or Pacific Islander              | 1.3%           | 1.2%           | 2.6%           |
| 2024 Estimated American Indian or Native Alaskan      | 0.5%           | 0.7%           | 0.8%           |
| 2024 Estimated Other Races                            | 14.6%          | 15.7%          | 20.6%          |
| 2024 Estimated Hispanic                               | 15.1%          | 16.4%          | 22.2%          |
| <b>Income</b>   |                |                |                |
| 2024 Estimated Average Household Income               | \$61,562       | \$70,781       | \$70,480       |
| 2024 Estimated Median Household Income                | \$47,567       | \$53,021       | \$54,769       |
| 2024 Estimated Per Capita Income                      | \$26,039       | \$29,832       | \$28,413       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2024 Estimated Elementary (Grade Level 0 to 8)        | 4.2%           | 3.7%           | 5.0%           |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 12.8%          | 8.7%           | 8.4%           |
| 2024 Estimated High School Graduate                   | 33.3%          | 36.3%          | 36.4%          |
| 2024 Estimated Some College                           | 23.4%          | 25.7%          | 22.4%          |
| 2024 Estimated Associates Degree Only                 | 6.2%           | 7.6%           | 8.9%           |
| 2024 Estimated Bachelors Degree Only                  | 14.5%          | 12.1%          | 12.0%          |
| 2024 Estimated Graduate Degree                        | 5.5%           | 6.0%           | 6.8%           |
| <b>Business</b>                                       |                |                |                |
| 2024 Estimated Total Businesses                       | 271            | 1,500          | 4,330          |
| 2024 Estimated Total Employees                        | 1,990          | 12,655         | 49,602         |
| 2024 Estimated Employee Population per Business       | 7.3            | 8.4            | 11.5           |
| 2024 Estimated Residential Population per Business    | 40.8           | 35.5           | 32.1           |

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

