



# OFFICE / RETAIL SPACE

3600 S. Noland Road, Independence, MO

FOR  
LEASE



## LEASE RATE: \$10/SF NNN | 1,200 SF TO 1,400 SF

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,145	79,250	155,146
Avg. Household Income	\$86,148	\$79,093	\$84,048

- Two 1,400 SF spaces and one 1,200 SF space available
- High traffic location
- Great visibility to Noland Road
- Strong population



CLICK HERE TO VIEW MORE LISTING INFORMATION

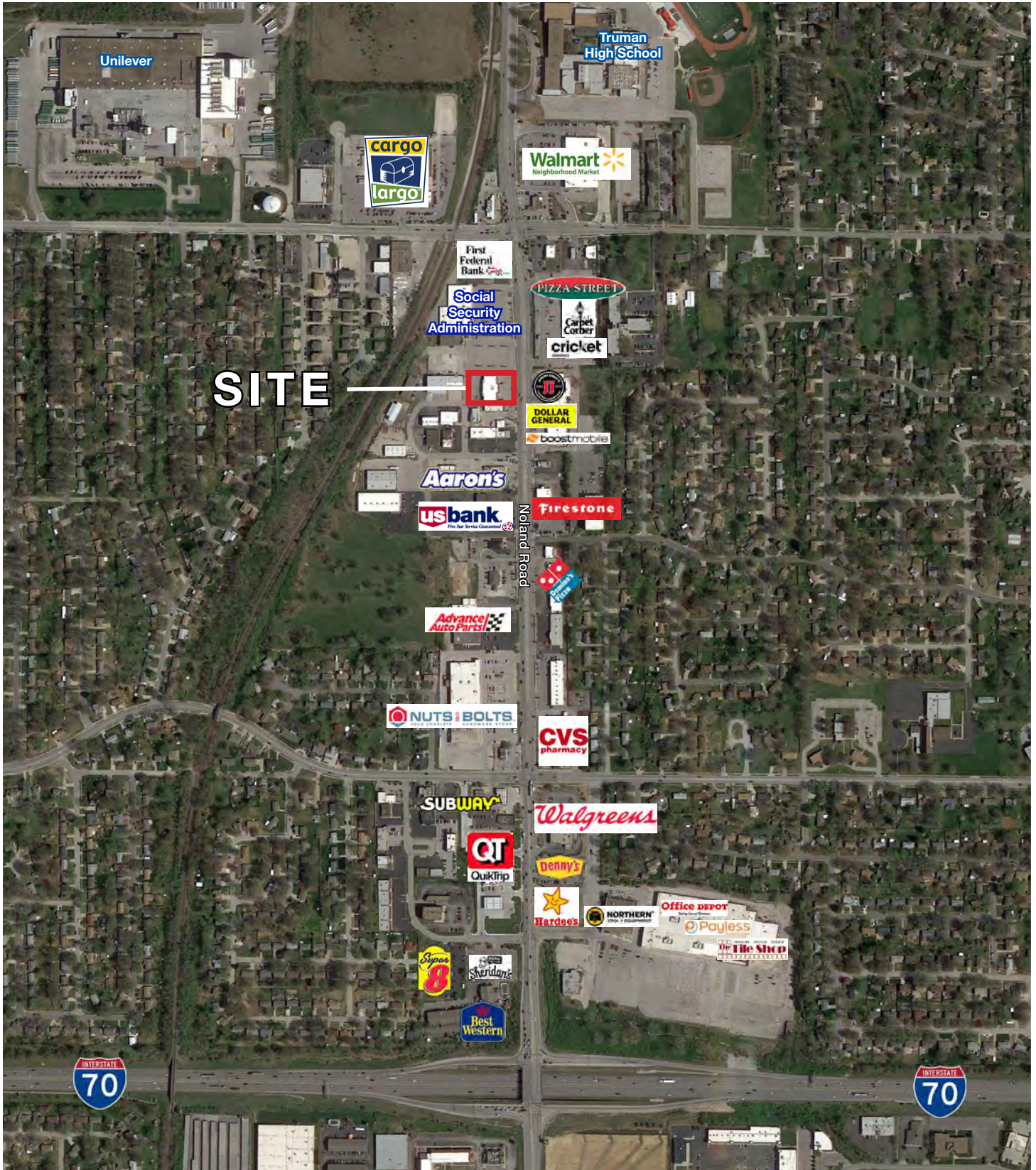
For More Information Contact:

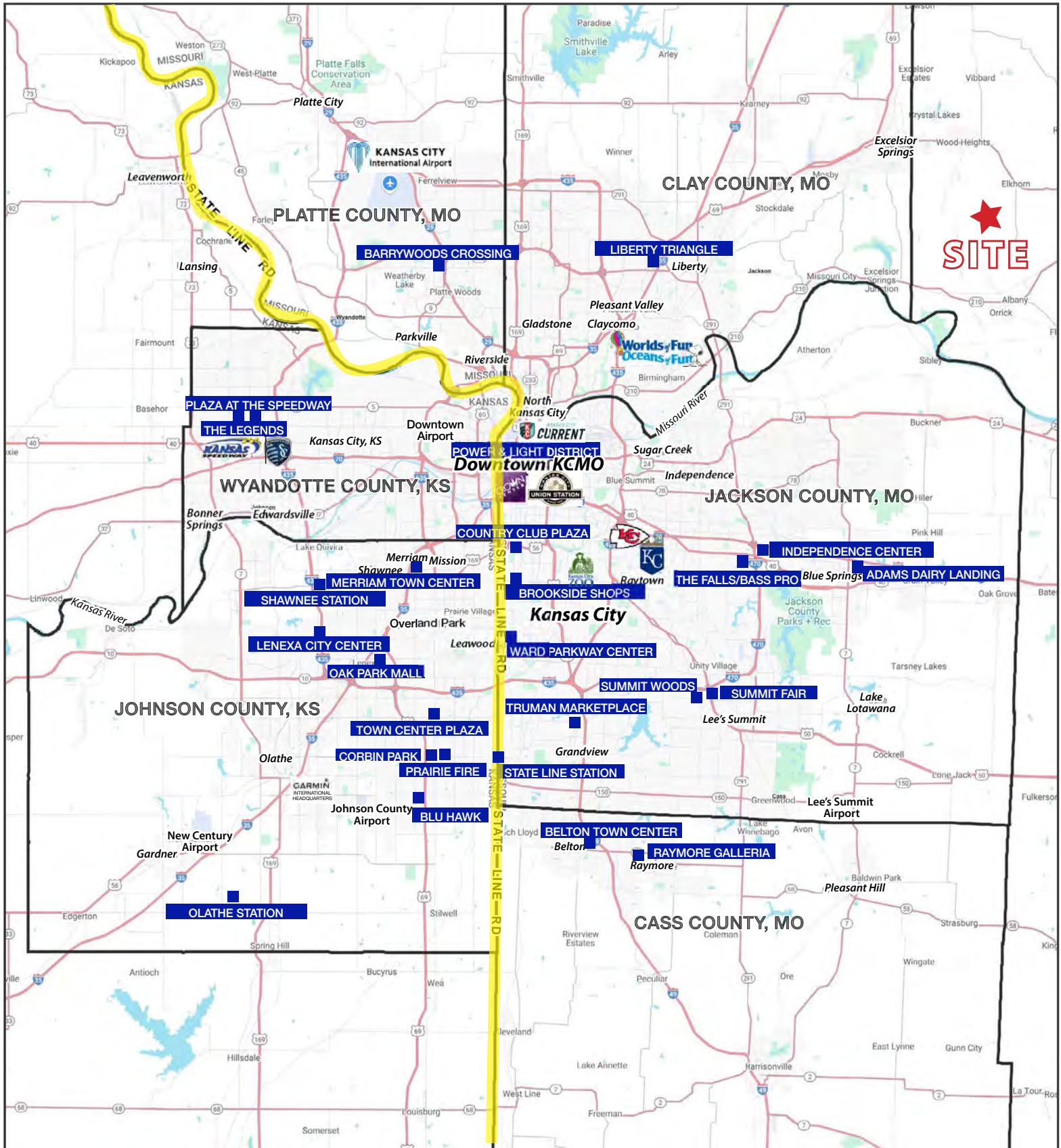
**BILL MAAS, CCIM** | 816.412.7392 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)

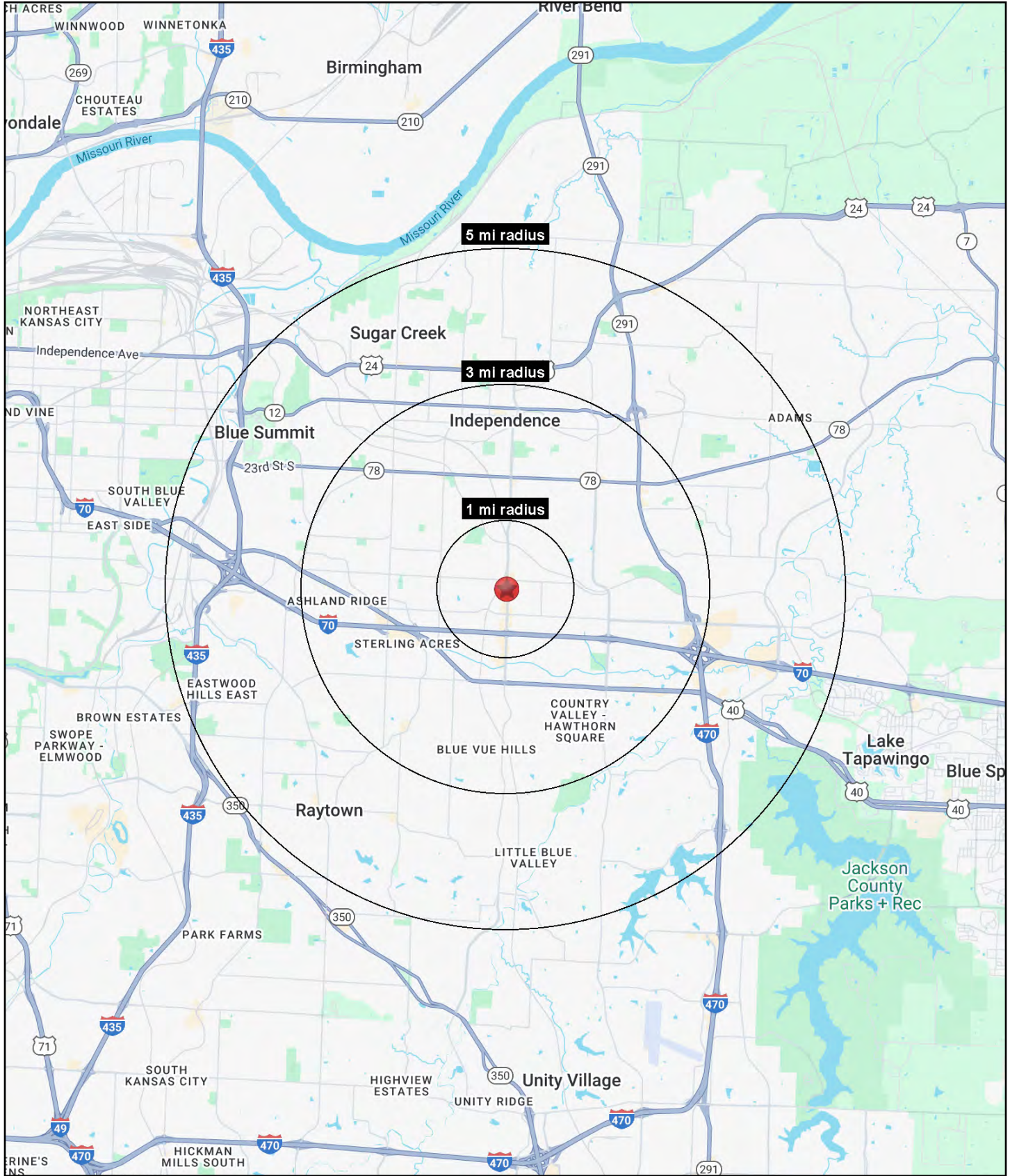
*Exclusive Agent*



**AERIAL**









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## 3600 S. Noland Road, Independence, MO

**FOR  
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3600 S. Noland Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	9,145	79,250	155,146
2030 Projected Population	8,762	77,877	153,293
2020 Census Population	9,692	80,735	157,671
2010 Census Population	8,978	77,182	151,746
Projected Annual Growth 2025 to 2030	-0.8%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.1%	0.2%	0.1%
2025 Median Age	41.8	40.8	40.0
<b>Households</b>			
2025 Estimated Households	3,888	34,201	65,898
2030 Projected Households	3,747	33,851	65,601
2020 Census Households	4,123	34,727	66,551
2010 Census Households	3,824	33,333	63,719
Projected Annual Growth 2025 to 2030	-0.7%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.1%	0.2%	0.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	75.4%	70.8%	69.2%
2025 Estimated Black or African American	9.2%	14.9%	16.5%
2025 Estimated Asian or Pacific Islander	2.0%	1.7%	1.6%
2025 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%
2025 Estimated Other Races	12.7%	12.1%	12.2%
2025 Estimated Hispanic	12.8%	12.3%	12.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$86,148	\$79,093	\$84,048
2025 Estimated Median Household Income	\$68,935	\$63,030	\$65,723
2025 Estimated Per Capita Income	\$36,646	\$34,246	\$35,806
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.7%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	4.1%	5.6%	6.2%
2025 Estimated High School Graduate	36.0%	34.3%	34.3%
2025 Estimated Some College	24.0%	24.5%	24.1%
2025 Estimated Associates Degree Only	10.5%	9.5%	9.0%
2025 Estimated Bachelors Degree Only	13.6%	14.9%	15.1%
2025 Estimated Graduate Degree	9.7%	8.5%	8.6%
<b>Business</b>			
2025 Estimated Total Businesses	443	2,605	5,005
2025 Estimated Total Employees	3,471	20,325	46,206
2025 Estimated Employee Population per Business	7.8	7.8	9.2
2025 Estimated Residential Population per Business	20.6	30.4	31.0

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