



NOLAND FASHION SQUARE

Existing Buildings & Pad Sites | FOR SALE
40 Highway & Noland Road, Independence, Missouri



NEW LISTING | FIRST TIME ON THE MARKET

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,130	66,395	159,850
Avg. Household Income	\$84,602	\$86,215	\$86,656

- Existing Buildings From 3,000 - 127,458 SF and .70 & .77 Acre Pad Sites For Sale
- Tenants include Olive Garden, Next Level Soccer Training, The Forge Gym, America's Best Contacts & Eye Glasses, Pancho's Mexican Restaurant and more
- Other nearby tenants include Starbucks, HyVee, Furniture Deals, Old Time Pottery, and many more
- 300,000 SF center - spaces also available for lease - [CLICK HERE TO VIEW LEASE INFO](#)
- Established population base + regional draw location
- Intersection carries over 60,000 cars per day

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

Exclusive Agents

ALEX BLOCK | 816.412.7373 | ablock@blockandco.com

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com





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BUILDING 1

PAD 1



BUILDING 2



BANK BUILDING



BUILDING 3



BUILDING 4



BUILDING 5



BUILDING 6

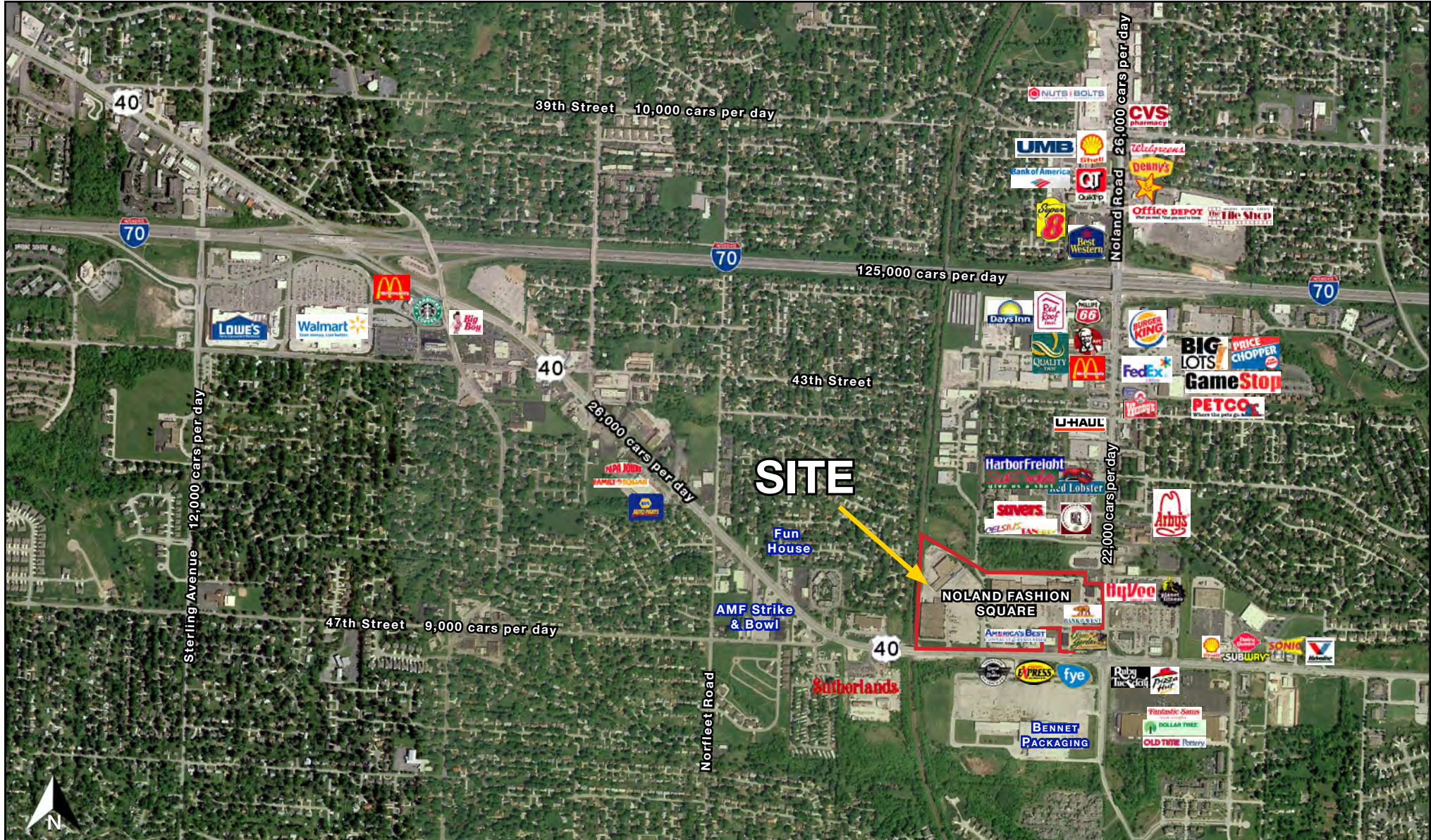
PAD 2



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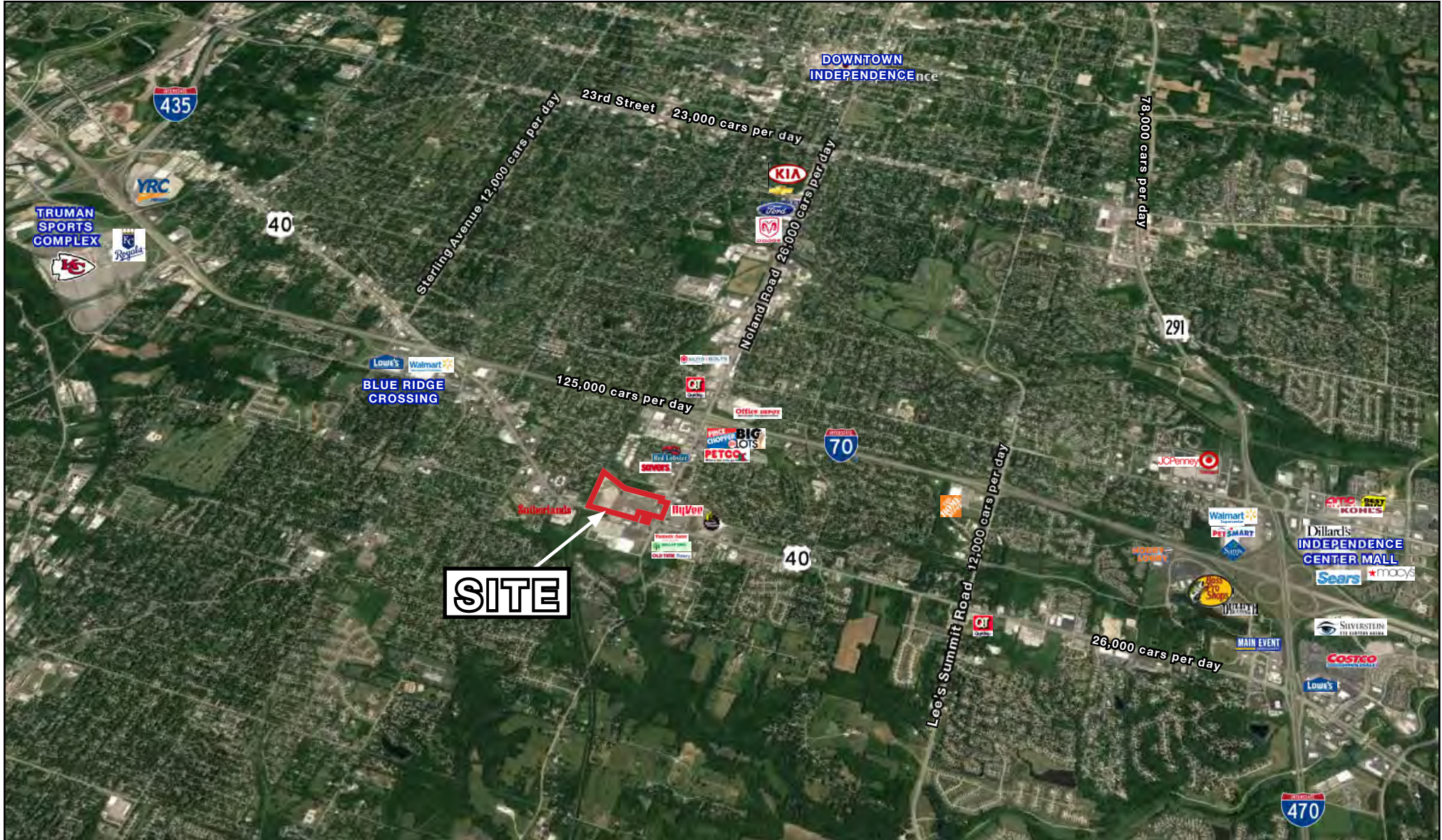
AERIAL



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AERIAL

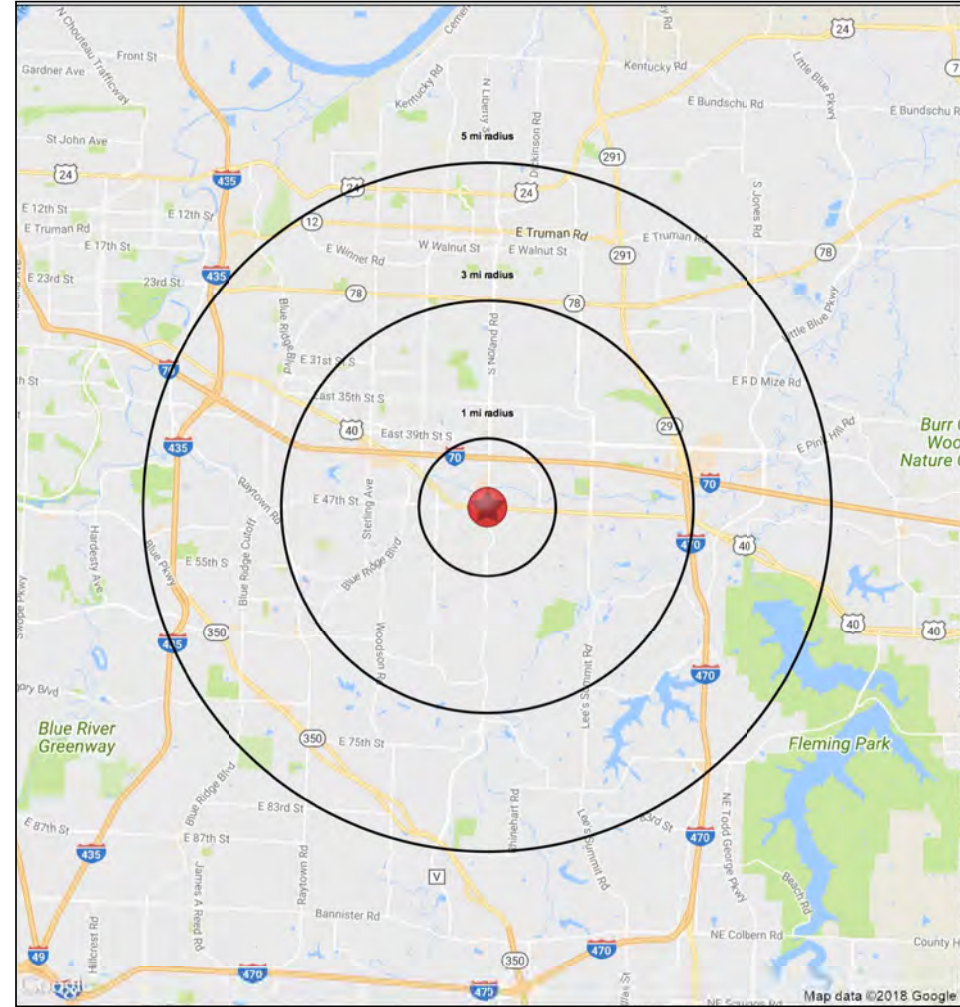
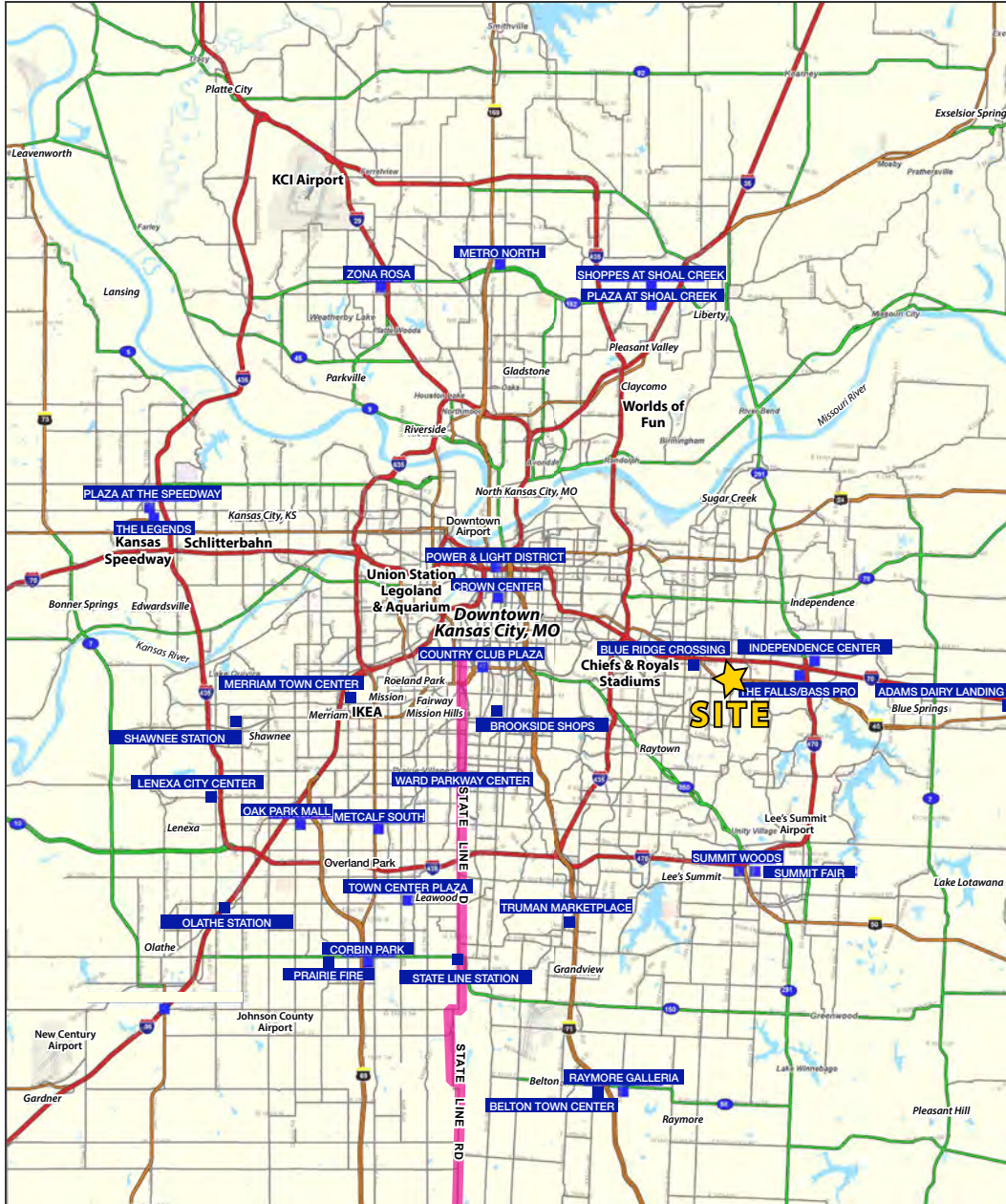




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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com





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40 Highway & Noland Road Independence, MO	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,130	66,395	159,850
2028 Projected Population	8,146	67,528	162,801
2020 Census Population	8,217	66,246	159,277
2010 Census Population	7,683	62,688	152,132
Projected Annual Growth 2023 to 2028	-	0.3%	0.4%
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.4%
2023 Median Age	41.9	41.0	40.0
Households			
2023 Estimated Households	3,632	28,805	68,404
2028 Projected Households	3,591	28,899	68,720
2020 Census Households	3,642	28,406	67,362
2010 Census Households	3,376	26,838	63,840
Projected Annual Growth 2023 to 2028	-0.2%	-	-
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.5%
Race and Ethnicity			
2023 Estimated White	68.0%	69.1%	68.6%
2023 Estimated Black or African American	19.9%	18.5%	19.1%
2023 Estimated Asian or Pacific Islander	2.0%	1.9%	1.6%
2023 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.4%
2023 Estimated Other Races	9.7%	10.1%	10.2%
2023 Estimated Hispanic	9.1%	9.6%	9.7%
Income			
2023 Estimated Average Household Income	\$84,602	\$86,215	\$86,656
2023 Estimated Median Household Income	\$67,305	\$65,364	\$65,504
2023 Estimated Per Capita Income	\$37,850	\$37,464	\$37,189
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.2%	1.9%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	5.3%	5.8%	5.6%
2023 Estimated High School Graduate	30.4%	34.2%	33.3%
2023 Estimated Some College	21.0%	24.9%	24.6%
2023 Estimated Associates Degree Only	9.4%	7.6%	8.1%
2023 Estimated Bachelors Degree Only	19.9%	16.3%	16.6%
2023 Estimated Graduate Degree	10.7%	9.3%	9.5%
Business			
2023 Estimated Total Businesses	382	1,781	5,293
2023 Estimated Total Employees	2,962	13,521	50,637
2023 Estimated Employee Population per Business	7.7	7.6	9.6
2023 Estimated Residential Population per Business	21.3	37.3	30.2

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