



NOLAND FASHION SQUARE

50,737 SF Building Available For Sale

40 Highway & Noland Road, Independence, Missouri

BUILDING AND
LAND AVAILABLE
FOR SALE



SALE PRICE: \$3,000,000 | 50,737 SF TOTAL BUILDING AREA

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,542	61,725	152,724
Avg. Household Income	\$82,052	\$81,358	\$76,321

- Building and Land available - FOR SALE
- 300,000 SF center - Join Olive Garden, The Forge Gym, America's Best Contacts & Eye Glasses
- Other nearby tenants include Starbucks, HyVee, Furniture Deals, Old Time Pottery, and many more
- Space also available For Lease - [Click Here to View Lease Availability](#)
- 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





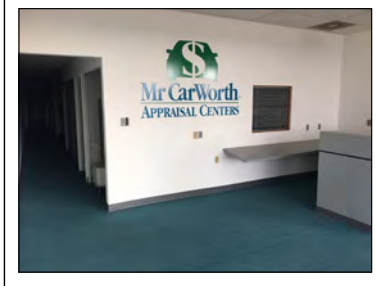
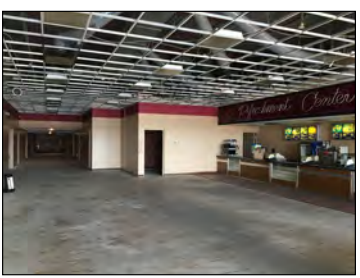
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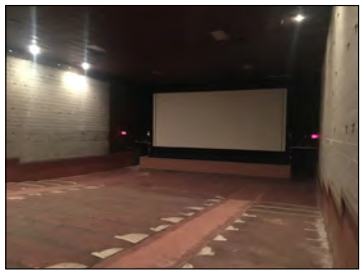
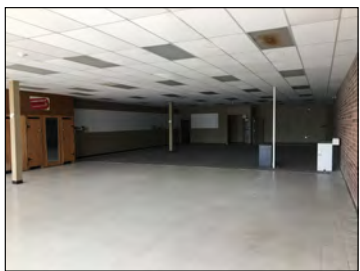
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SITE PLAN AND PHOTOS

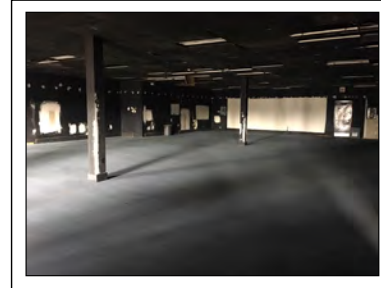
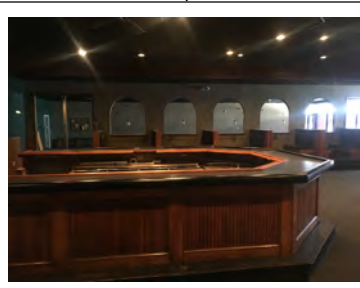


Exterior



KEY (maximum contiguous available = 50,737 SF)

#	Address	Tenant	SF
1	13520-A E. US 40 Highway	AVAILABLE	6,162 SF
2	13520-E E. US 40 Highway	AVAILABLE	6,438 SF
3	13520-I E. US 40 Highway	AVAILABLE	1,500 SF
4	13520-J E. US 40 Highway	AVAILABLE	1,270 SF
5	13520-K E. US 40 Highway	AVAILABLE	960 SF
6	13520 E. US 40 Highway	AVAILABLE	26,407 SF
7	13500-O E. US 40 Highway	AVAILABLE	8,000 SF





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AERIAL OF CENTER





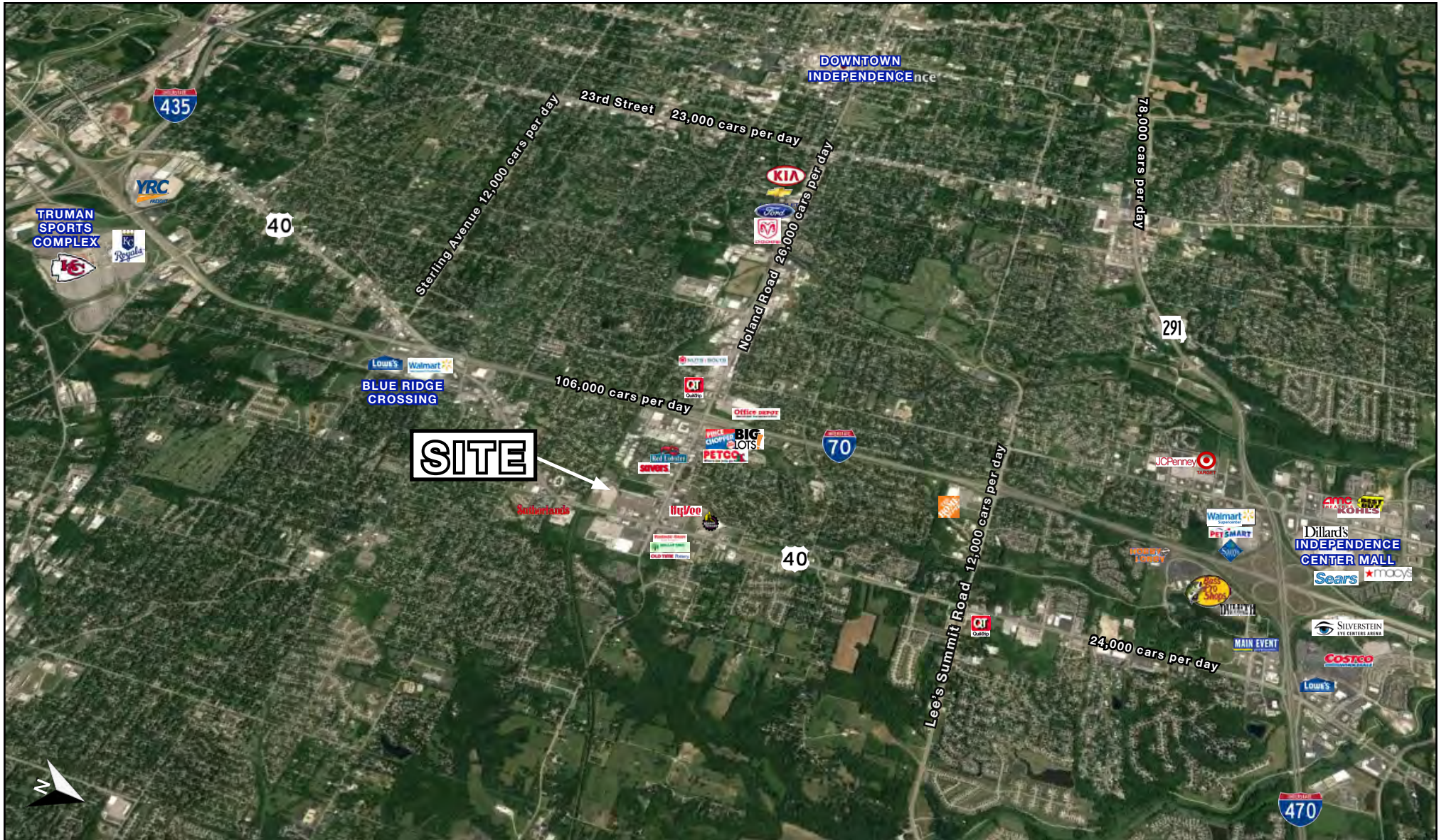
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AERIAL





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AERIAL



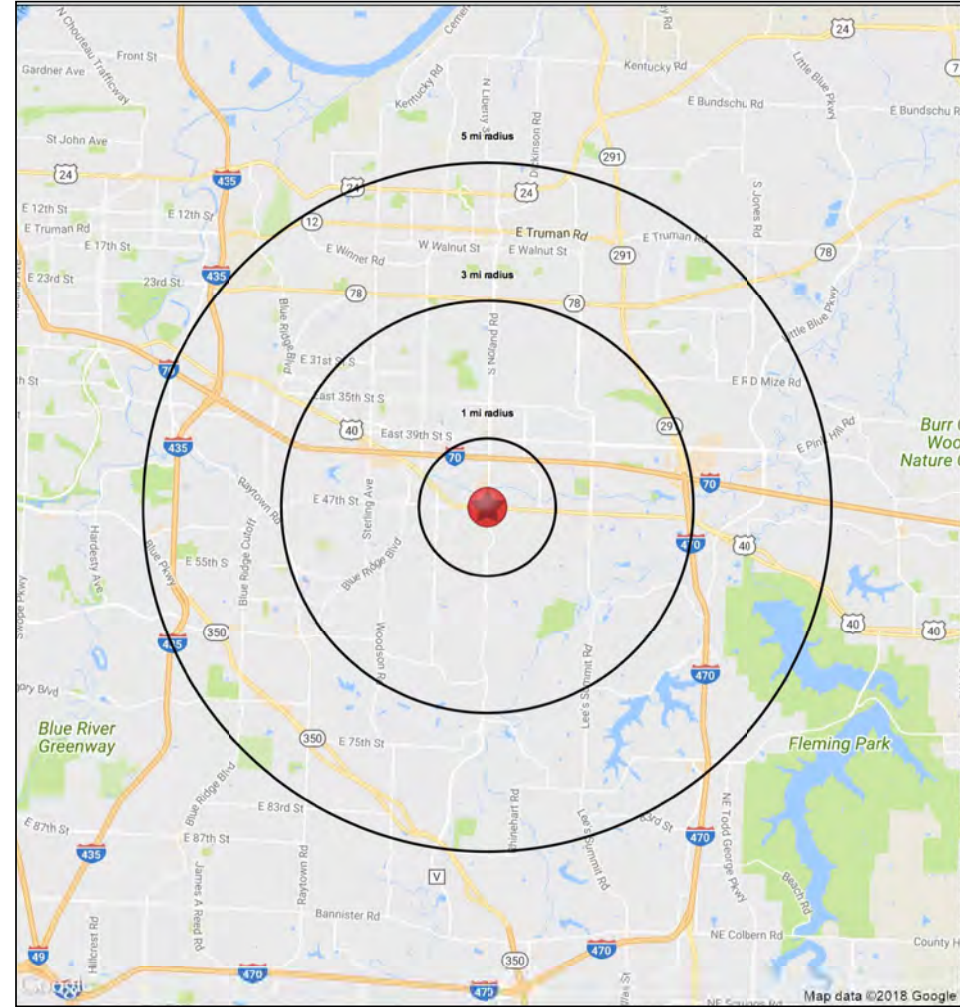
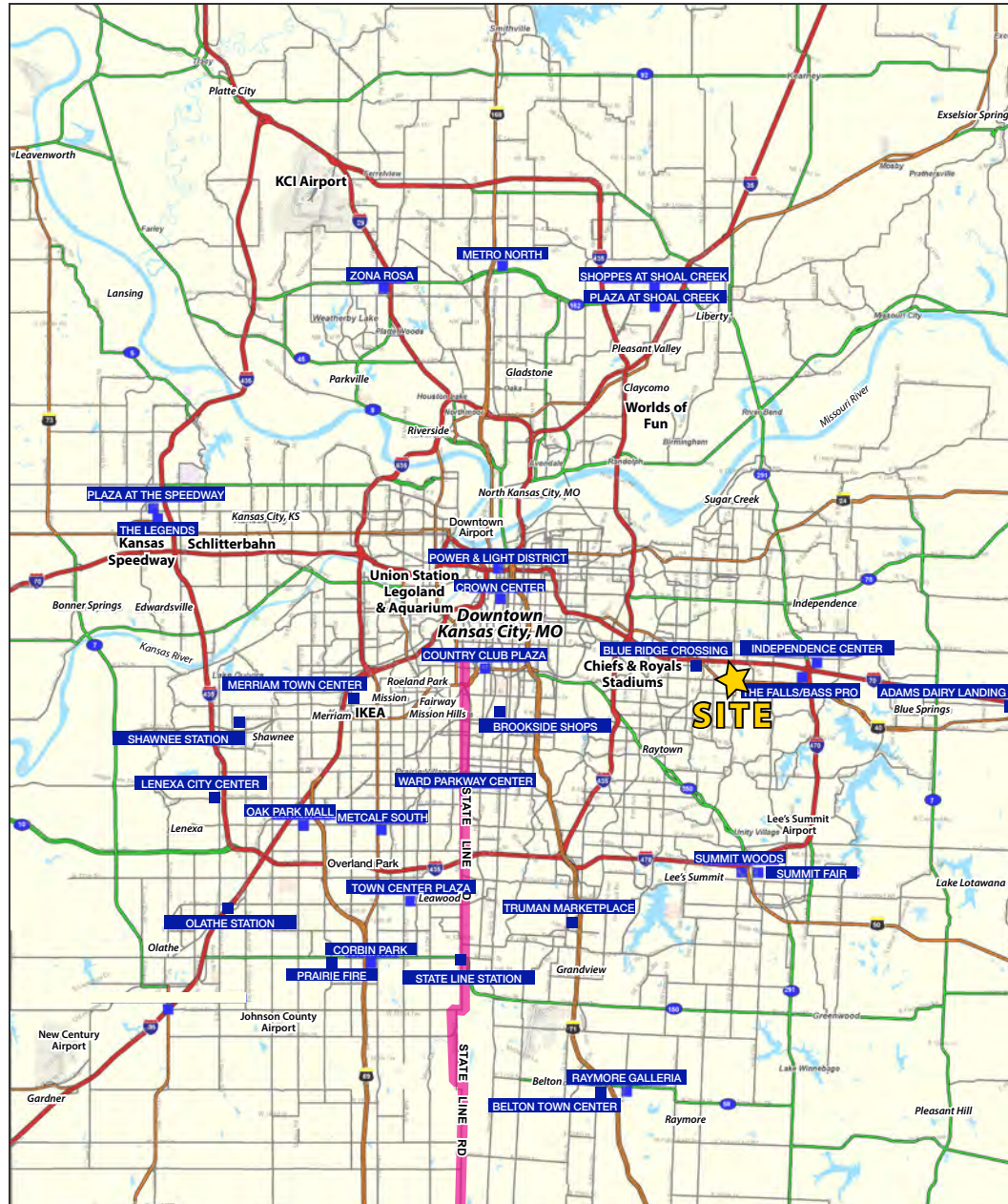


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Population			
2021 Estimated Population	7,542	61,725	152,724
2026 Projected Population	7,542	61,533	153,174
2010 Census Population	7,638	62,684	152,433
2000 Census Population	7,156	58,468	145,086
Projected Annual Growth 2021 to 2026	-	-	-
Historical Annual Growth 2000 to 2021	0.3%	0.3%	0.3%
2021 Median Age	44.2	42.6	41.1
Households			
2021 Estimated Households	3,365	26,756	65,025
2026 Projected Households	3,374	26,811	65,409
2010 Census Households	3,355	26,779	63,980
2000 Census Households	3,142	25,043	61,265
Projected Annual Growth 2021 to 2026	-	-	0.1%
Historical Annual Growth 2000 to 2021	0.3%	0.3%	0.3%
Race and Ethnicity			
2021 Estimated White	78.6%	77.7%	76.6%
2021 Estimated Black or African American	13.1%	13.3%	13.9%
2021 Estimated Asian or Pacific Islander	1.7%	1.9%	2.1%
2021 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2021 Estimated Other Races	6.1%	6.6%	6.9%
2021 Estimated Hispanic	7.6%	7.9%	7.8%
Income			
2021 Estimated Average Household Income	\$82,052	\$81,358	\$76,321
2021 Estimated Median Household Income	\$55,987	\$59,867	\$58,760
2021 Estimated Per Capita Income	\$36,645	\$35,302	\$32,584
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.6%	2.6%
2021 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.0%	5.7%
2021 Estimated High School Graduate	31.6%	33.9%	33.5%
2021 Estimated Some College	25.2%	25.3%	24.6%
2021 Estimated Associates Degree Only	8.1%	6.6%	7.3%
2021 Estimated Bachelors Degree Only	17.1%	17.4%	16.7%
2021 Estimated Graduate Degree	9.6%	9.3%	9.6%
Business			
2021 Estimated Total Businesses	351	1,545	4,903
2021 Estimated Total Employees	3,454	15,765	60,174
2021 Estimated Employee Population per Business	9.8	10.2	12.3
2021 Estimated Residential Population per Business	21.5	40.0	31.2

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