



NOLAND FASHION SQUARE

7,232 SF Building | NNN Lease Investment Sale
40 Highway & Noland Road, Independence, Missouri



SALE PRICE: \$1,504,124 | CAP RATE: 6.5%

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,117	67,059	159,790
Avg. Household Income	\$84,540	\$86,848	\$86,661

- INVESTMENT PROPERTY FOR SALE
- 7,232 SF Building For Sale - Fully Occupied
- 300,000 SF center - Join Olive Garden, Next Level Soccer Training, The Forge Gym, America's Best Contacts & Eye Glasses
- Other nearby tenants include Starbucks, HyVee, Furniture Deals, Old Time Pottery, and many more
- 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





NOLAND FASHION SQUARE

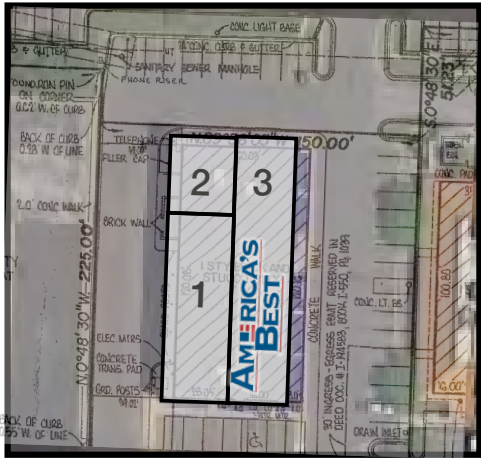
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NNN LEASED
INVESTMENT
OPPORTUNITY

SITE PLAN AND PHOTOS

KEY (Fully Occupied)

#	Address	Tenant	SF
1	13900 E. US 40 Highway	Next Level Soccer Training	2,464 SF
2	13900-A E. US 40 Highway	America's Best	3,768 SF
3	13900-B E. US 40 Highway	Hollywood Nails	1,000 SF





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OPPORTUNITY

AERIAL OF CENTER



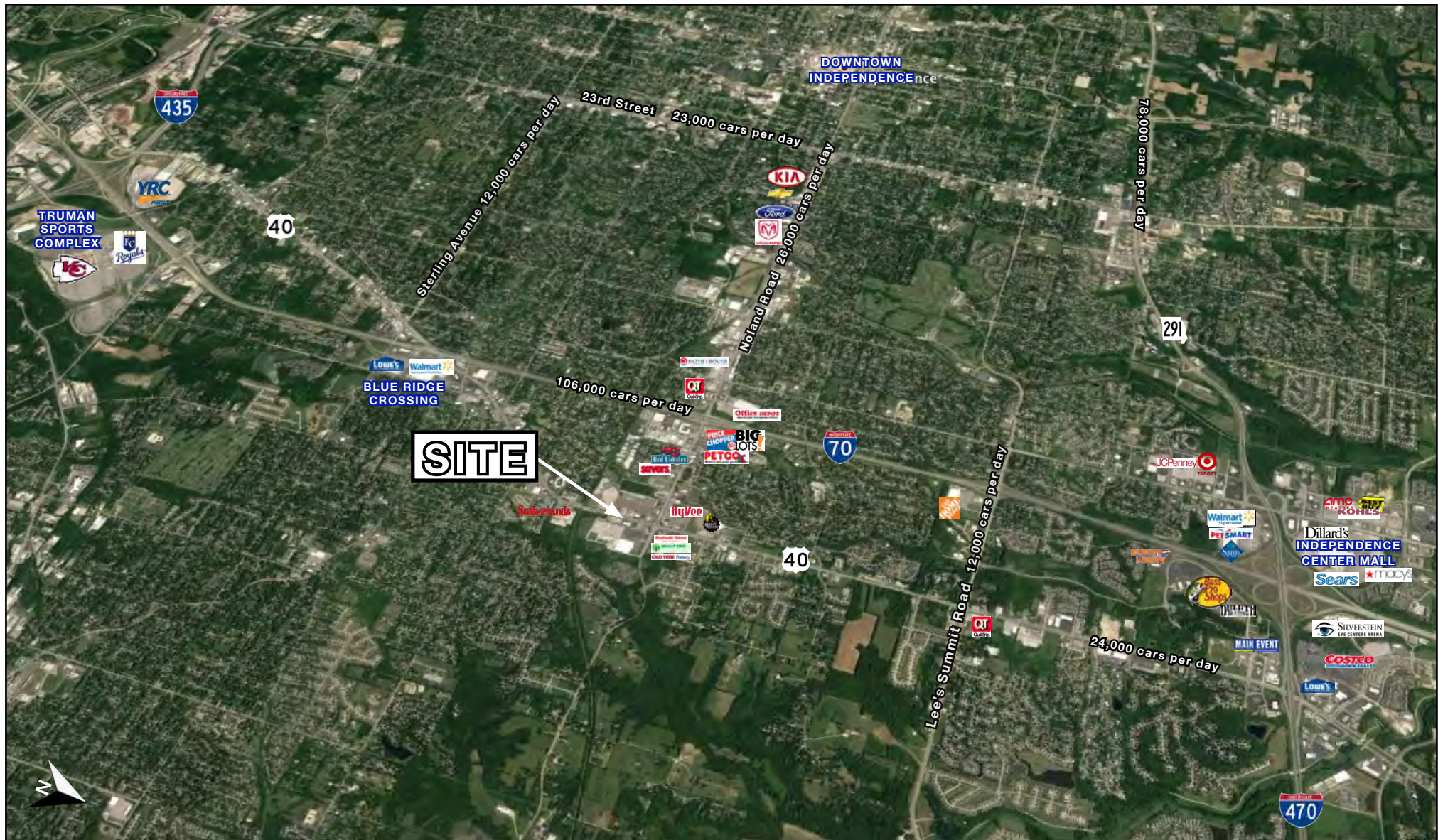


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AERIAL

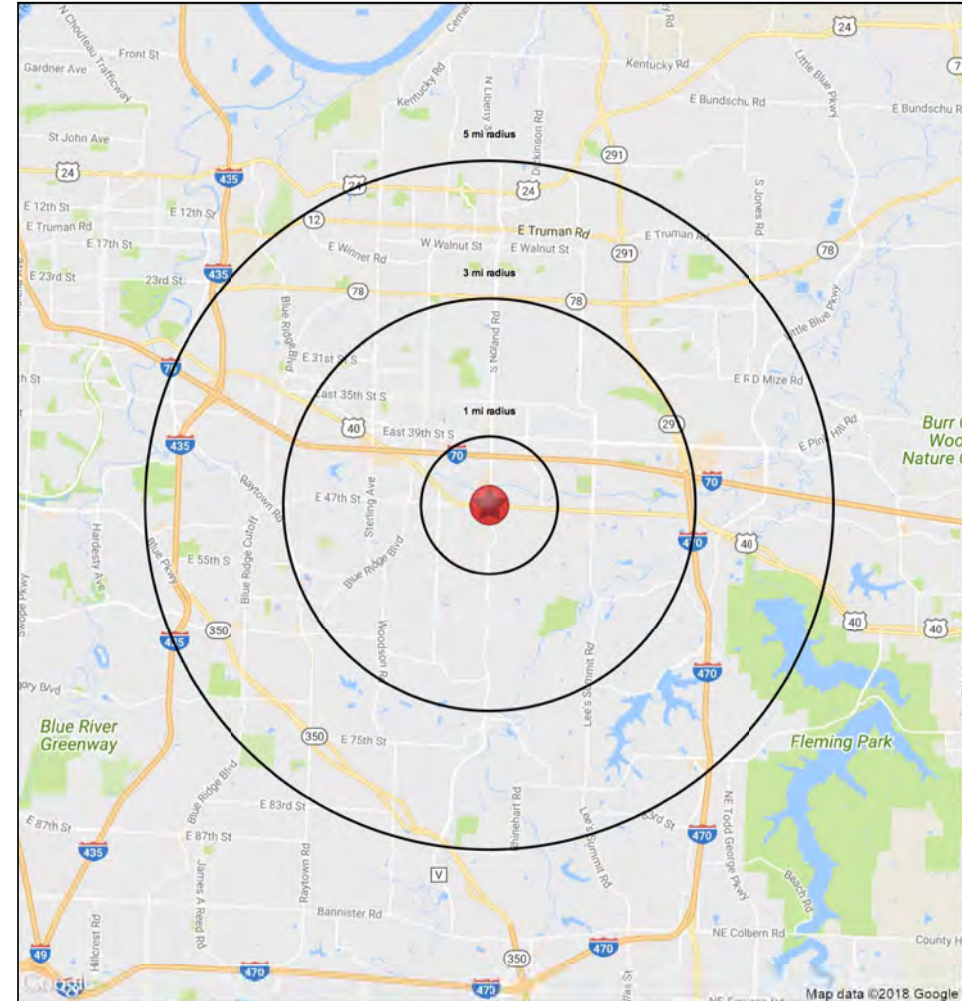
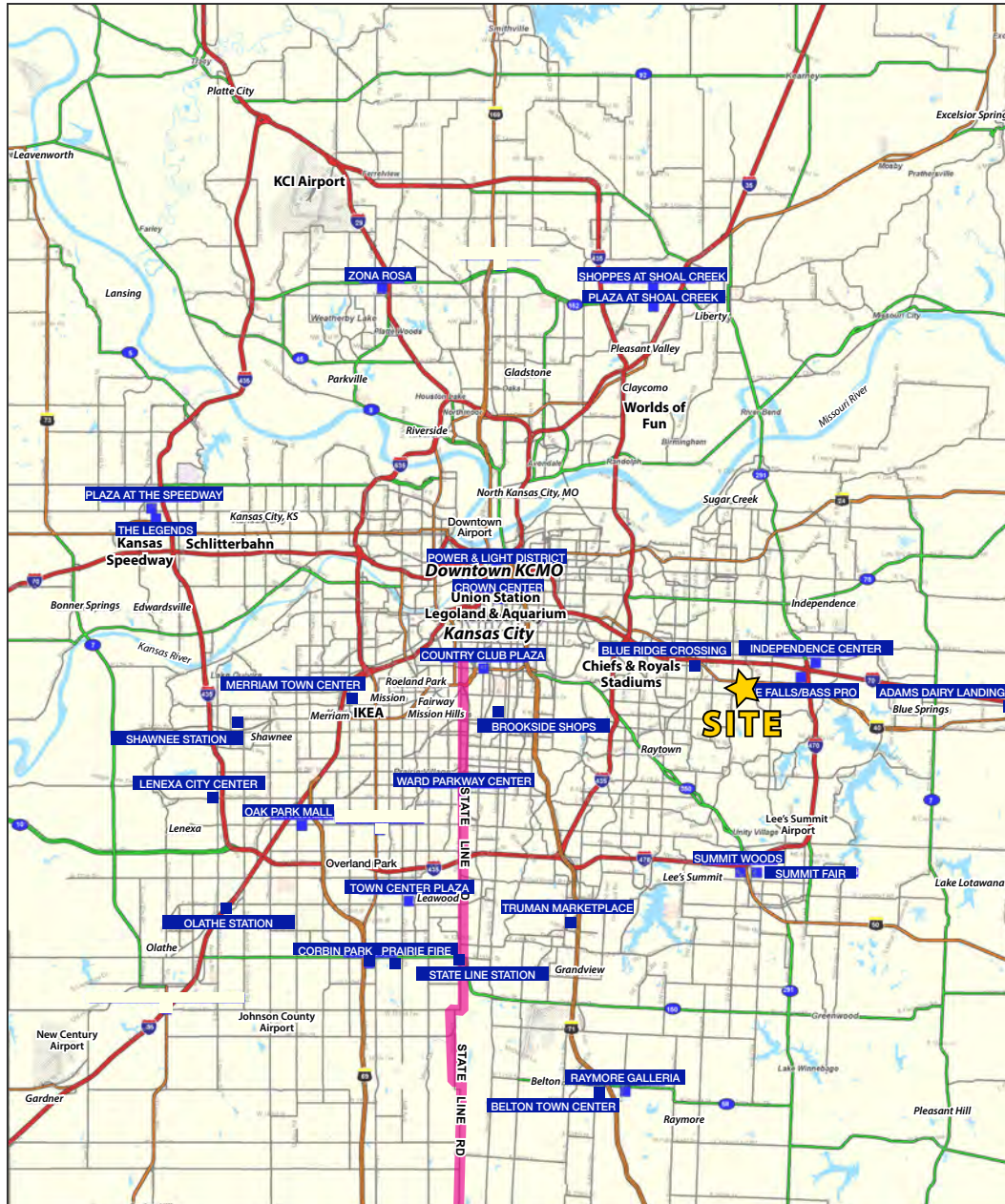




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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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Lat/Lon: 39.0357/-94.4155

40 Highway & Noland Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,117	67,059	159,790
2028 Projected Population	8,132	68,200	162,740
2020 Census Population	8,210	66,891	159,220
2010 Census Population	7,676	63,306	152,078
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	3,627	29,064	68,378
2028 Projected Households	3,586	29,156	68,694
2020 Census Households	3,640	28,656	67,338
2010 Census Households	3,375	27,075	63,817
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%	69.2%	68.6%
2023 Estimated Black or African American	19.9%	18.4%	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	\$84,540	\$86,848	\$86,661
2023 Estimated Median Household Income	\$67,240	\$65,943	\$65,513
2023 Estimated Per Capita Income	\$37,834	\$37,699	\$37,191
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%	34.1%	33.3%
2023 Estimated Some College	21.1%	24.8%	24.6%
2023 Estimated Associates Degree Only	9.5%	7.5%	8.1%
2023 Estimated Bachelors Degree Only	19.9%	16.5%	16.6%
2023 Estimated Graduate Degree	10.7%	9.5%	9.5%
Business			
2023 Estimated Total Businesses	382	1,792	5,293
2023 Estimated Total Employees	2,962	13,604	50,637
2023 Estimated Employee Population per Business	7.7	7.6	9.6
2023 Estimated Residential Population per Business	21.2	37.4	30.2

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