



Office Building Sale Leaseback Opportunity

3640 S. Noland Road, Independence, Missouri

PRICE REDUCED



Sale Price: \$1,100,000 | 37,080 SF Building on 2.3 Acres

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 9,608 | 77,212 | 155,291 |
| Avg. Household Income | \$87,118 | \$79,780 | \$84,110 |

- 7 Year Sale Leaseback on the First Floor
- 23,767 SF of leasable space available
- Noland Road carries over 29,000 cars per day
- Historical Financials and Floor Plans Available with an NDA



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

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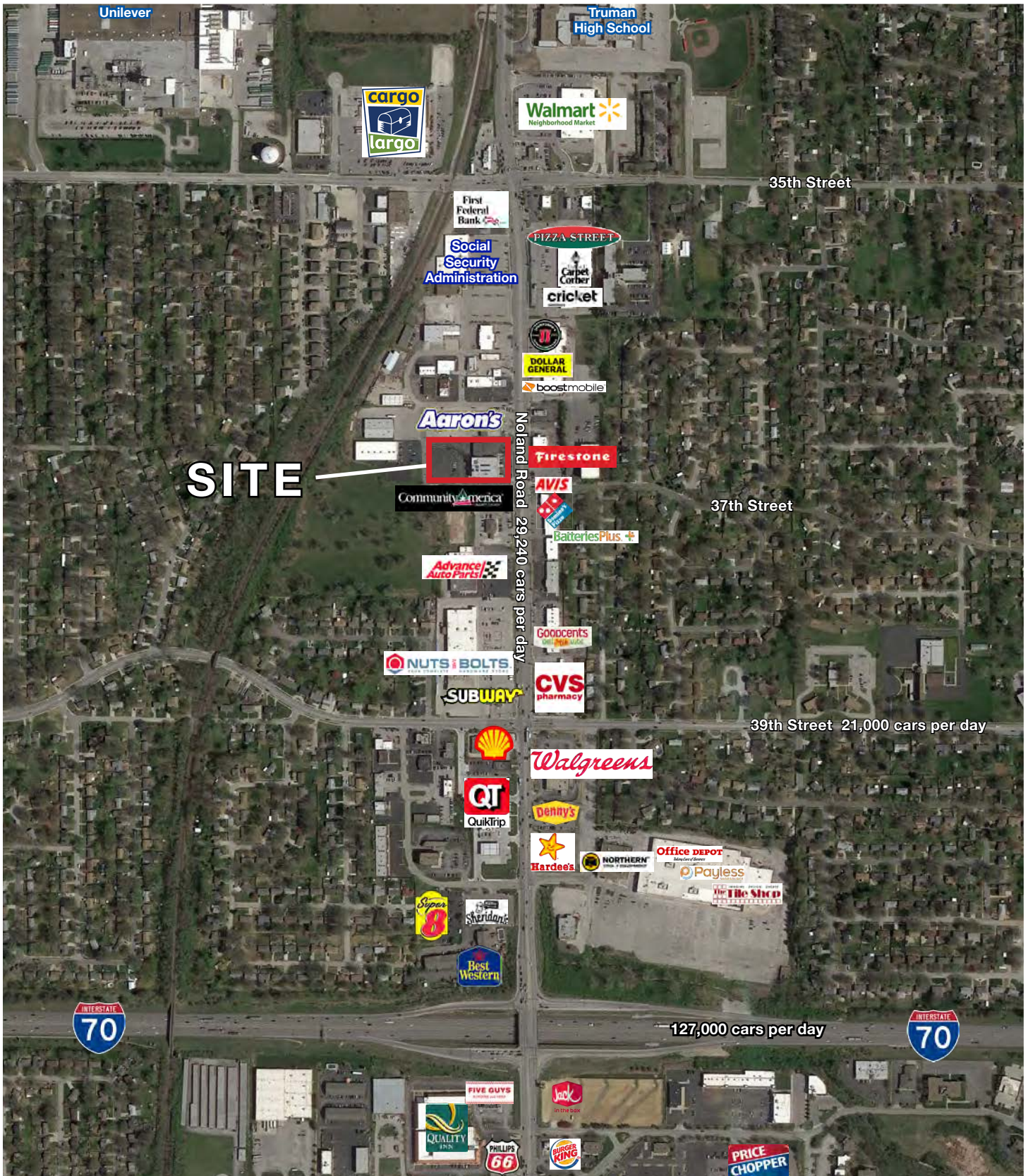
PHOTOS



PHOTOS



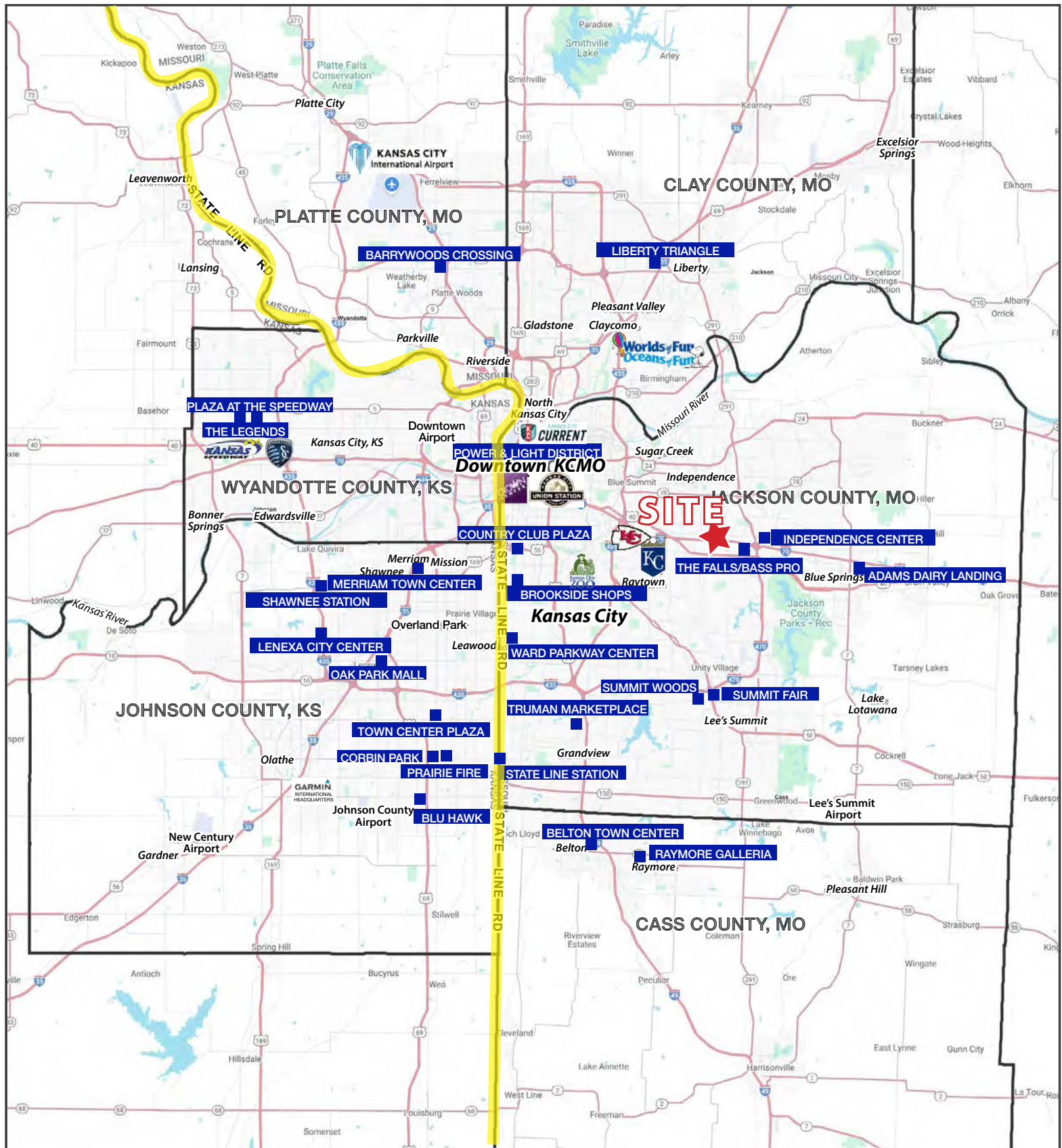
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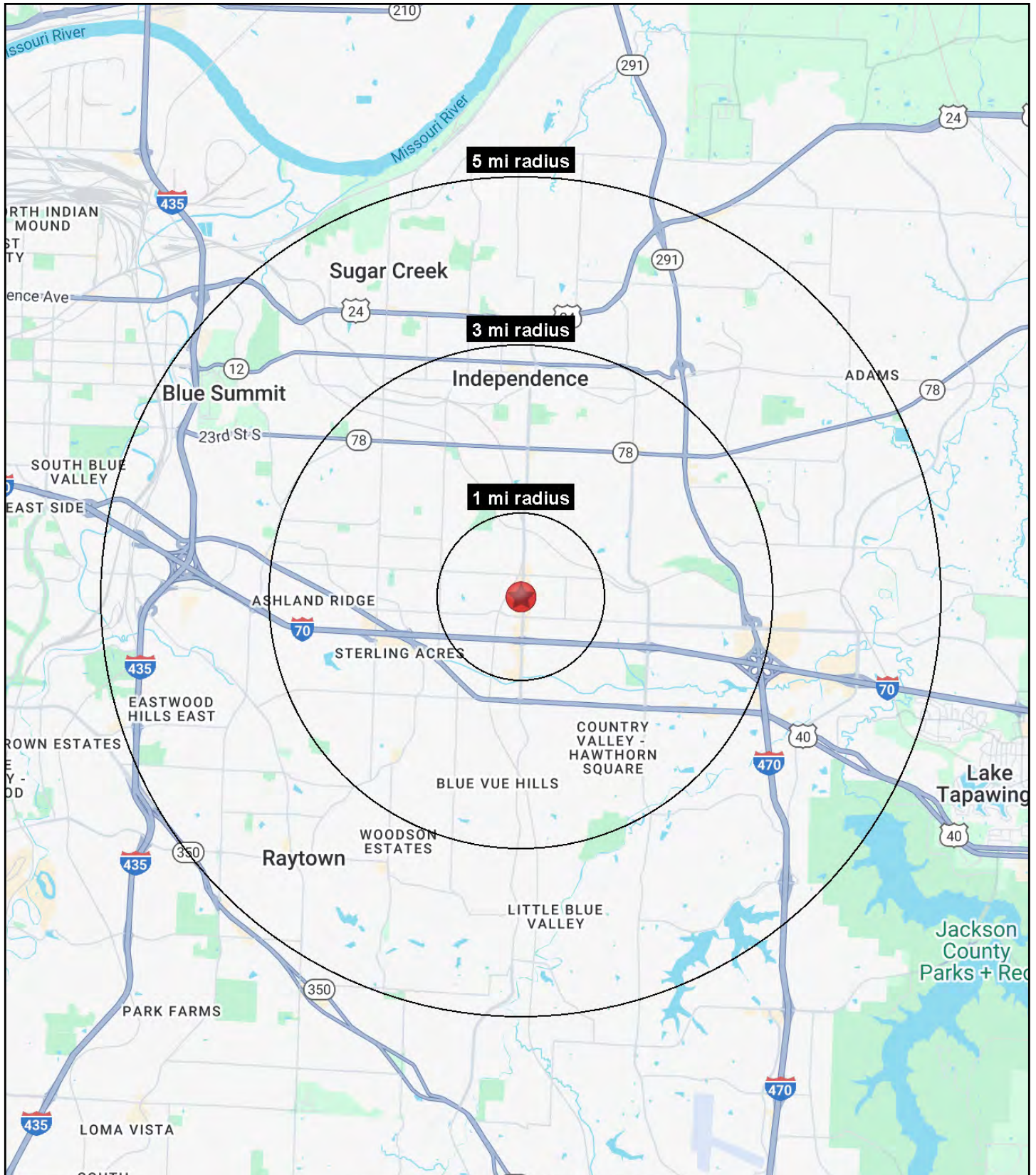
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| 3640 S Noland Rd Independence, MO 64055 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 9,608 | 77,212 | 155,291 |
| 2030 Projected Population | 9,223 | 75,868 | 153,409 |
| 2020 Census Population | 10,182 | 78,724 | 157,837 |
| 2010 Census Population | 9,448 | 75,196 | 151,897 |
| 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 | 41.7 | 40.7 | 40.1 |
| Households | | | |
| 2025 Estimated Households | 4,100 | 33,327 | 65,998 |
| 2030 Projected Households | 3,960 | 32,986 | 65,669 |
| 2020 Census Households | 4,352 | 33,870 | 66,703 |
| 2010 Census Households | 4,043 | 32,453 | 63,844 |
| Projected Annual Growth 2025 to 2030 | -0.7% | -0.2% | - |
| Historical Annual Growth 2010 to 2025 | - | 0.2% | 0.2% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 75.0% | 70.5% | 69.0% |
| 2025 Estimated Black or African American | 9.6% | 15.1% | 16.8% |
| 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% | 12.1% |
| 2025 Estimated Hispanic | 12.9% | 12.3% | 12.1% |
| Income | | | |
| 2025 Estimated Average Household Income | \$87,118 | \$79,720 | \$84,110 |
| 2025 Estimated Median Household Income | \$69,615 | \$63,754 | \$65,764 |
| 2025 Estimated Per Capita Income | \$37,194 | \$34,505 | \$35,853 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 2.1% | 2.5% | 2.8% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 4.3% | 5.5% | 6.1% |
| 2025 Estimated High School Graduate | 36.2% | 34.2% | 34.3% |
| 2025 Estimated Some College | 23.4% | 24.6% | 24.1% |
| 2025 Estimated Associates Degree Only | 10.8% | 9.6% | 9.0% |
| 2025 Estimated Bachelors Degree Only | 13.7% | 15.0% | 15.2% |
| 2025 Estimated Graduate Degree | 9.5% | 8.5% | 8.6% |
| Business | | | |
| 2025 Estimated Total Businesses | 445 | 2,553 | 5,000 |
| 2025 Estimated Total Employees | 3,485 | 19,833 | 46,038 |
| 2025 Estimated Employee Population per Business | 7.8 | 7.8 | 9.2 |
| 2025 Estimated Residential Population per Business | 21.6 | 30.2 | 31.1 |

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