



# SMALL OFFICE SUITES IN US BANK BUILDING

3640 S. Noland Road, Independence, Missouri



## LEASE RATE: \$14/SF FSG | MULTIPLE SUITES AVAILABLE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,322	74,636	151,763
Avg. Household Income	\$86,278	\$66,828	\$65,810

- 1,021, 1,054, and 1,126 SF spaces available
- Well maintained and easily recognizable property
- Ample employee and customer parking
- Easy access to Interstate 70
- Located on heavily trafficked Noland Road



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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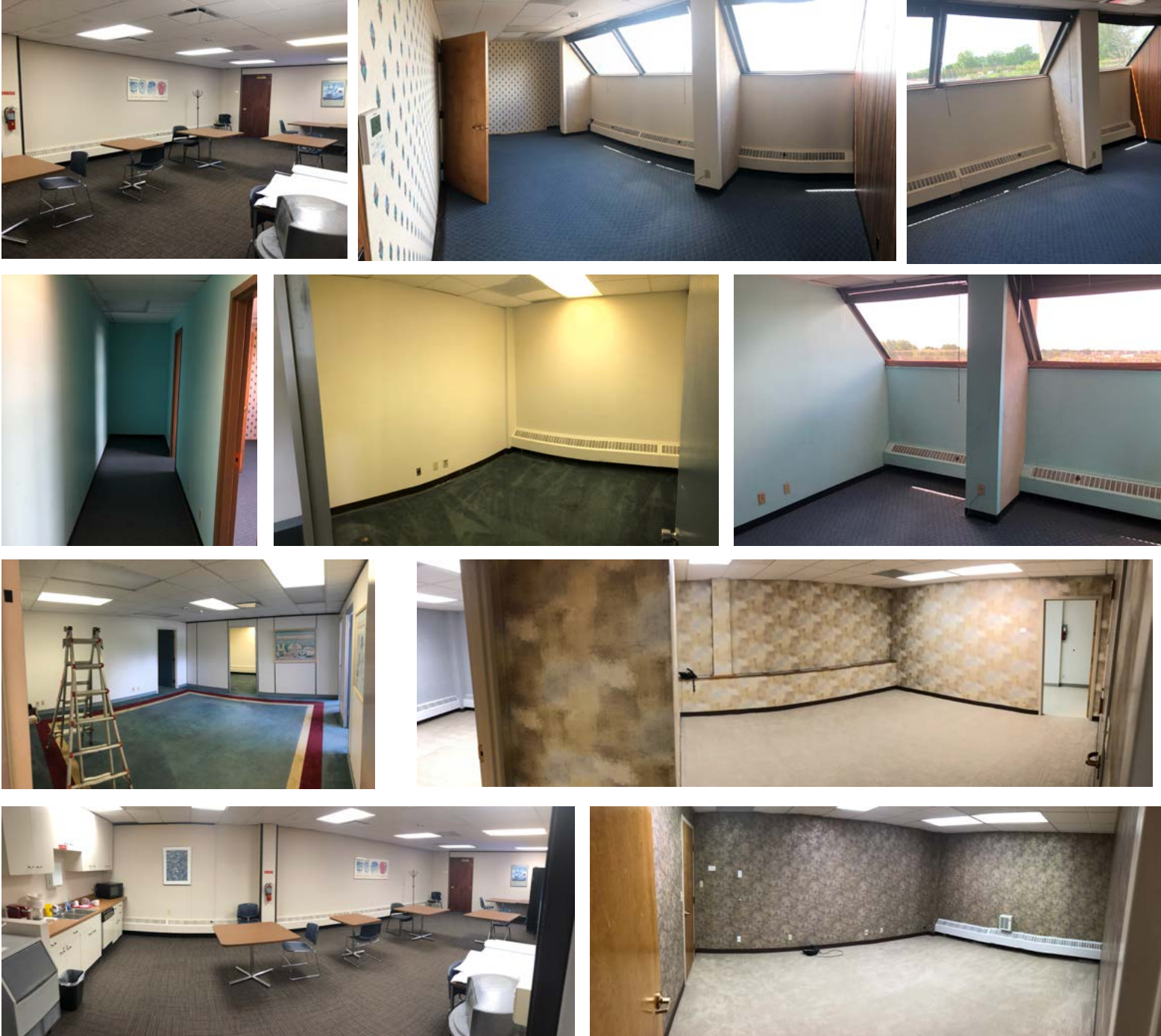


PHOTOS



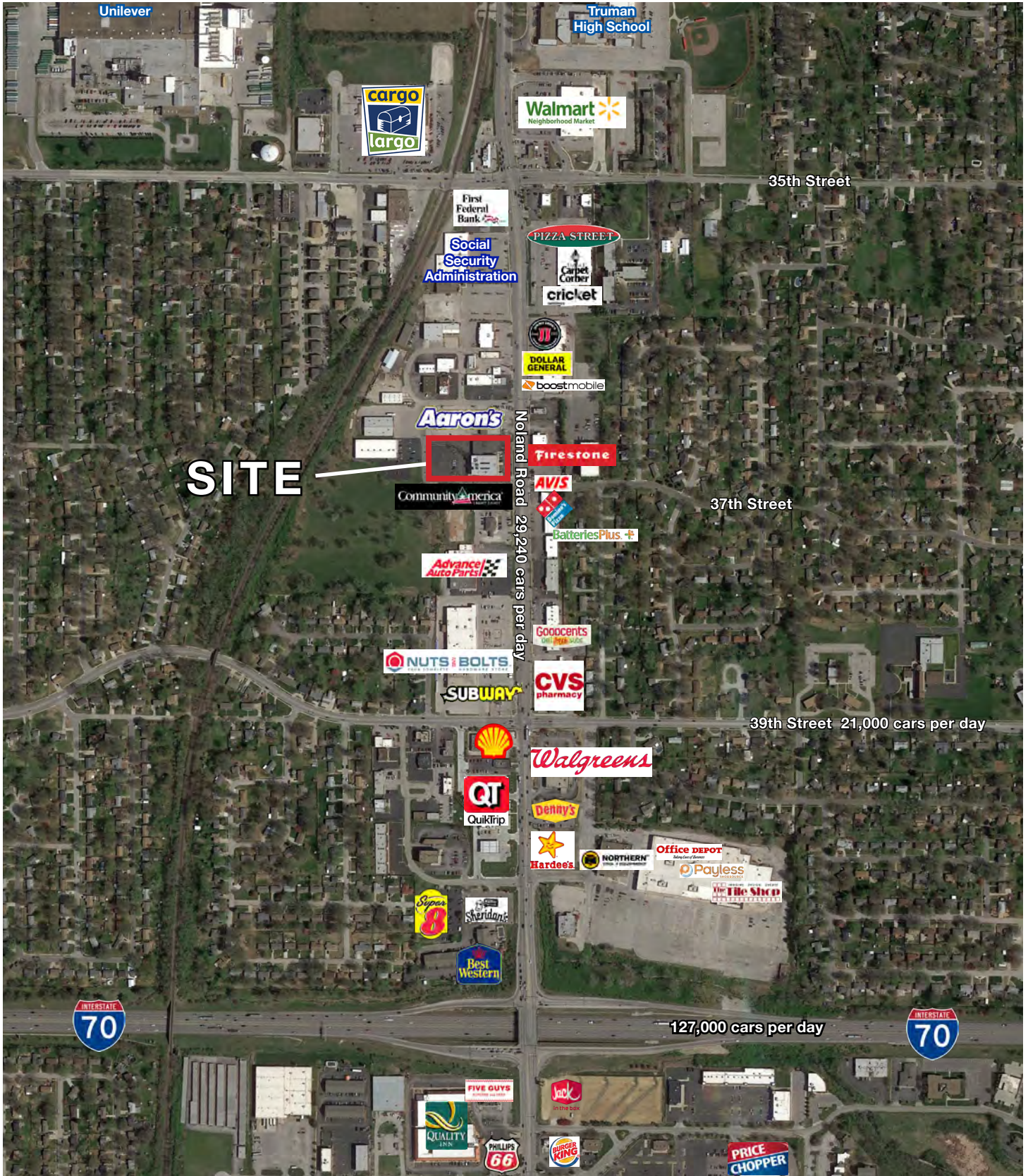


## PHOTOS





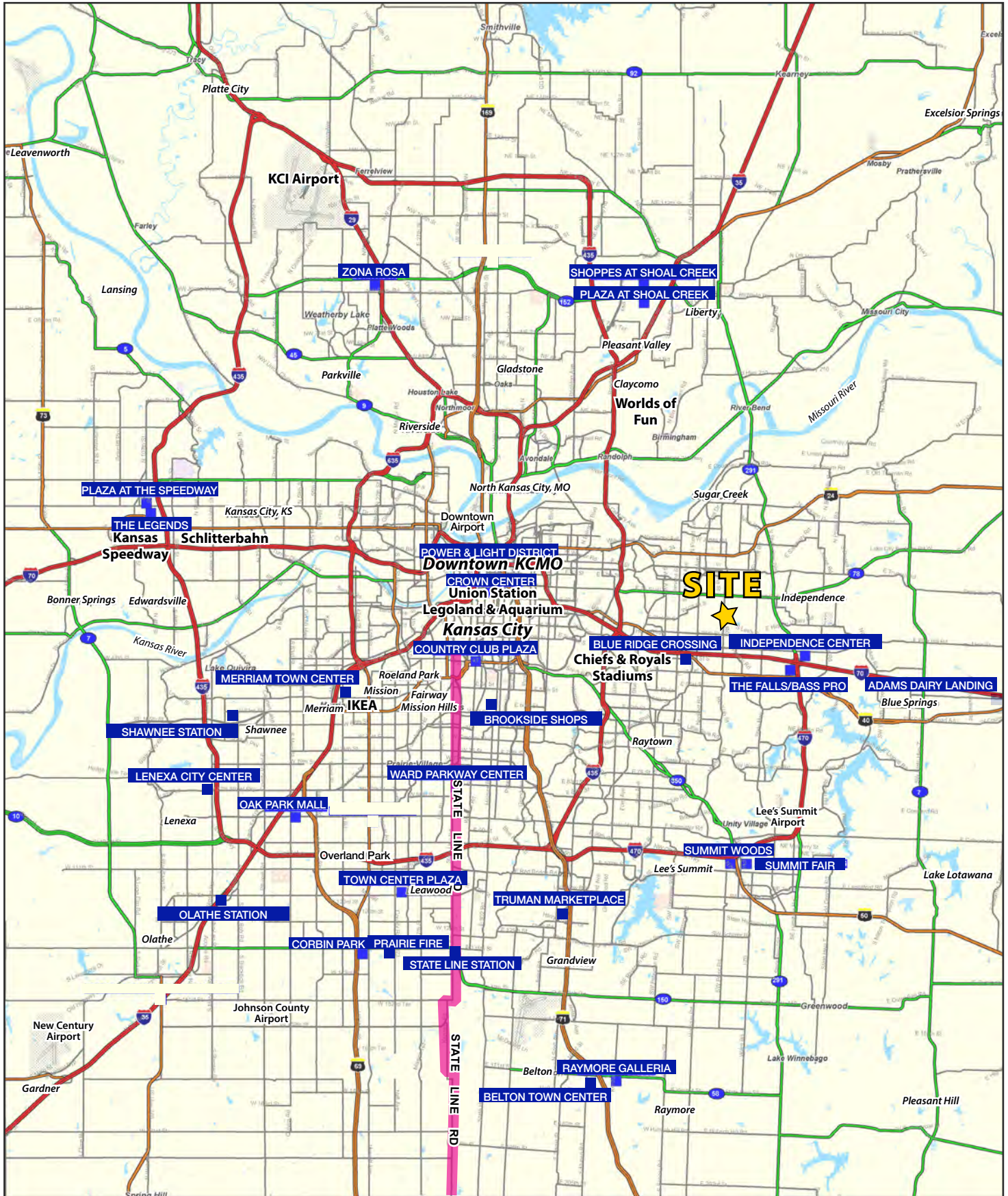
### AERIAL



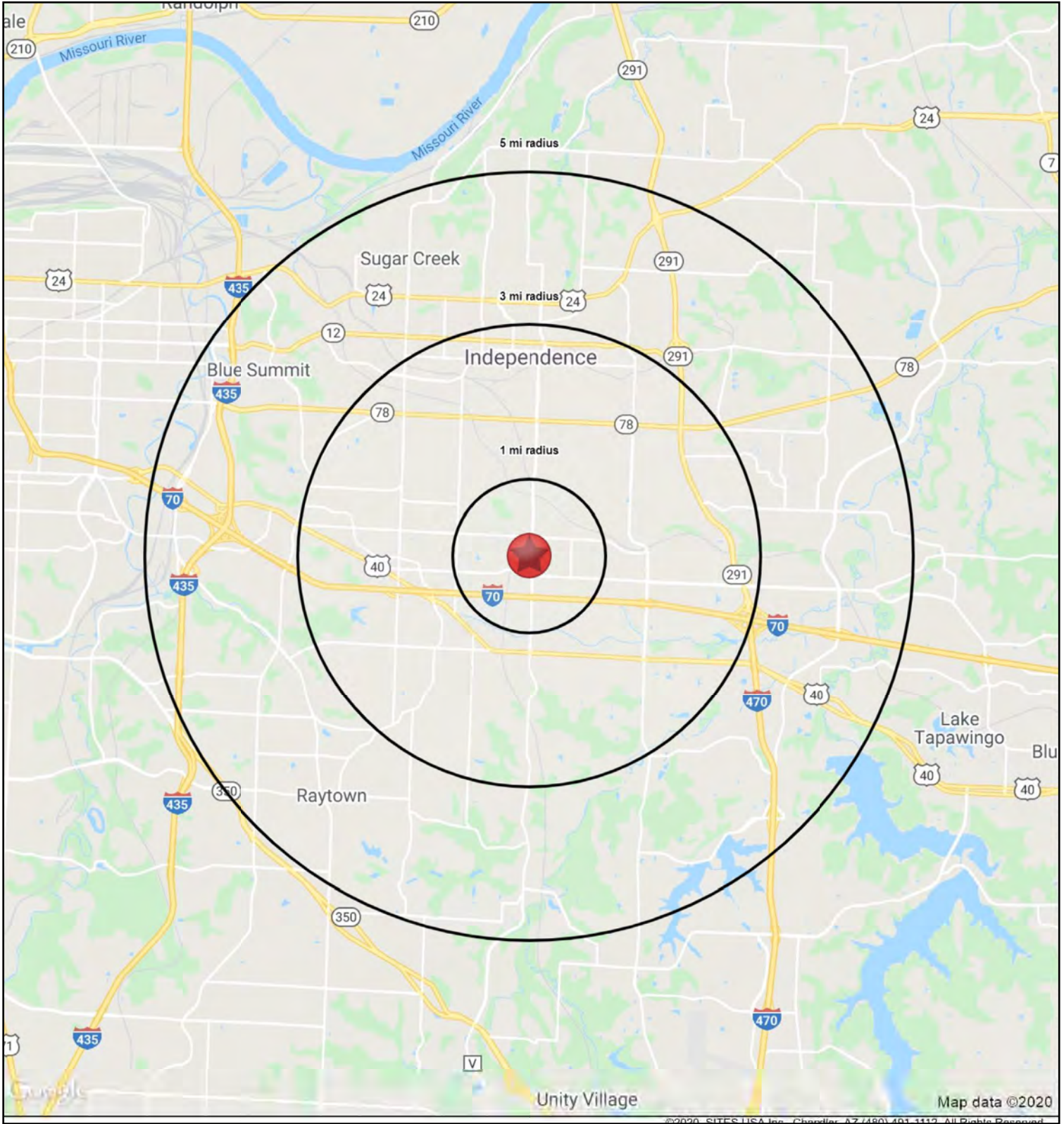


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3640 S. Noland Road		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2019 Estimated Population	9,322	74,636	151,763
	2024 Projected Population	9,200	74,119	151,588
	2010 Census Population	9,518	75,255	152,299
	2000 Census Population	9,494	72,688	147,287
	Projected Annual Growth 2019 to 2024	-0.3%	-0.1%	-
	Historical Annual Growth 2000 to 2019	-	0.1%	0.2%
	2019 Median Age	43.7	40.9	39.7
HOUSEHOLDS	2019 Estimated Households	4,202	33,988	67,283
	2024 Projected Households	4,177	33,962	67,613
	2010 Census Households	4,073	32,493	64,015
	2000 Census Households	4,175	31,644	62,334
	Projected Annual Growth 2019 to 2024	-0.1%	-	-
	Historical Annual Growth 2000 to 2019	-	0.4%	0.4%
RACE AND ETHNICITY	2019 Estimated White	82.8%	78.5%	77.1%
	2019 Estimated Black or African American	6.6%	11.8%	13.0%
	2019 Estimated Asian or Pacific Islander	2.0%	2.0%	2.0%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
	2019 Estimated Other Races	8.0%	7.2%	7.4%
	2019 Estimated Hispanic	9.6%	8.5%	8.5%
INCOME	2019 Estimated Average Household Income	\$86,278	\$66,828	\$65,810
	2019 Estimated Median Household Income	\$58,106	\$52,366	\$54,158
	2019 Estimated Per Capita Income	\$38,902	\$30,481	\$29,245
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.8%	2.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.9%	6.5%	6.8%
	2019 Estimated High School Graduate	34.7%	35.7%	34.1%
	2019 Estimated Some College	24.9%	25.3%	25.3%
	2019 Estimated Associates Degree Only	6.9%	7.7%	7.5%
	2019 Estimated Bachelors Degree Only	17.0%	14.6%	15.3%
	2019 Estimated Graduate Degree	7.1%	7.4%	8.1%
BUSINESS	2019 Estimated Total Businesses	462	2,527	4,984
	2019 Estimated Total Employees	4,682	25,343	54,312
	2019 Estimated Employee Population per Business	10.1	10.0	10.9
	2019 Estimated Residential Population per Business	20.2	29.5	30.5

