



# EASTERN JACKSON COUNTY RETAIL CENTER

16920-17000 E. US 24 Highway, Independence, MO



**LEASE RATE: \$10/SF NNN | 758 - 2,333 SF AVAILABLE**

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,172	43,445	96,938
Avg. Household Income	\$66,867	\$81,254	\$78,886

- 11,904 SF neighborhood strip center on 2 acres
- Located near the 24 Highway & 291 Highway interchange
- Great highway visibility, frontage, and access
- Retail and office space with aggressive rent rates
- High density neighborhood
- Newer buildings built in 2009



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

**BILL MAAS, CCIM** | 816.412.7392 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)

*Exclusive Agent*





# EASTERN JACKSON COUNTY RETAIL CENTER

16920-17000 E. US 24 Highway, Independence, MO

## PLAN

#	Name	SF	Address
1	AVAILABLE	2,202 SF	16920-A E. US 24 Highway
2	Grain Valley Chiropractic	1,005 SF	16920-B E. US 24 Highway
3	Joli Visage Skin Clinic	1,022 SF	16920-C E. US 24 Highway
4	Collante Salon	1,334 SF	16920-D E. US 24 Highway
5	Papa John's	1,446 SF	16920-E E. US 24 Highway
6	AVAILABLE	758 SF	17000-A E. US 24 Highway
7	AVAILABLE	783 SF	17000-B E. US 24 Highway
8	AVAILABLE	792 SF	17000-C E. US 24 Highway
9	State Farm	1,498 SF	17000-D E. US 24 Highway
10	His Anointing Global Ministries	1,064 SF	17000-E E. US 24 Highway





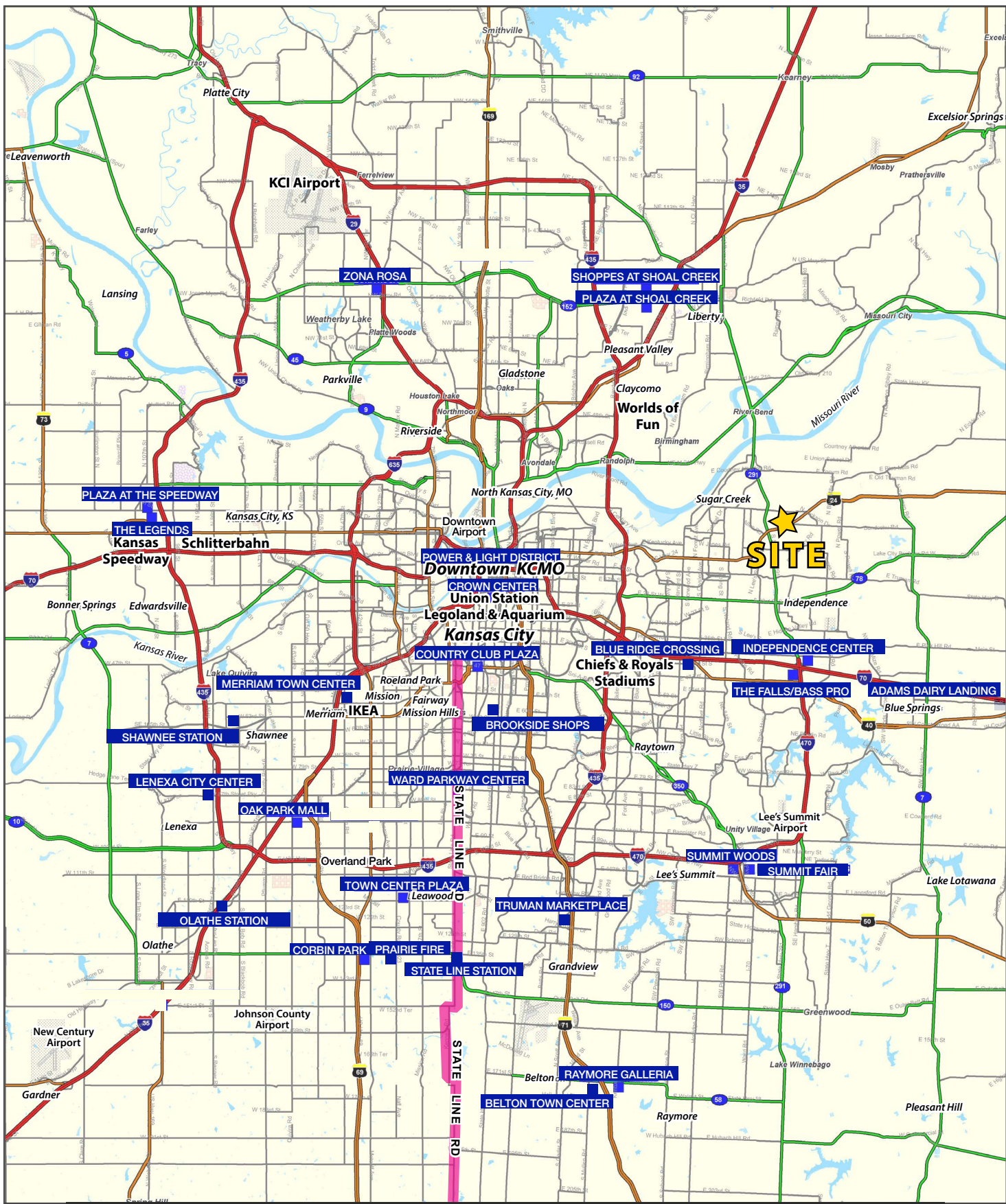
## AERIAL





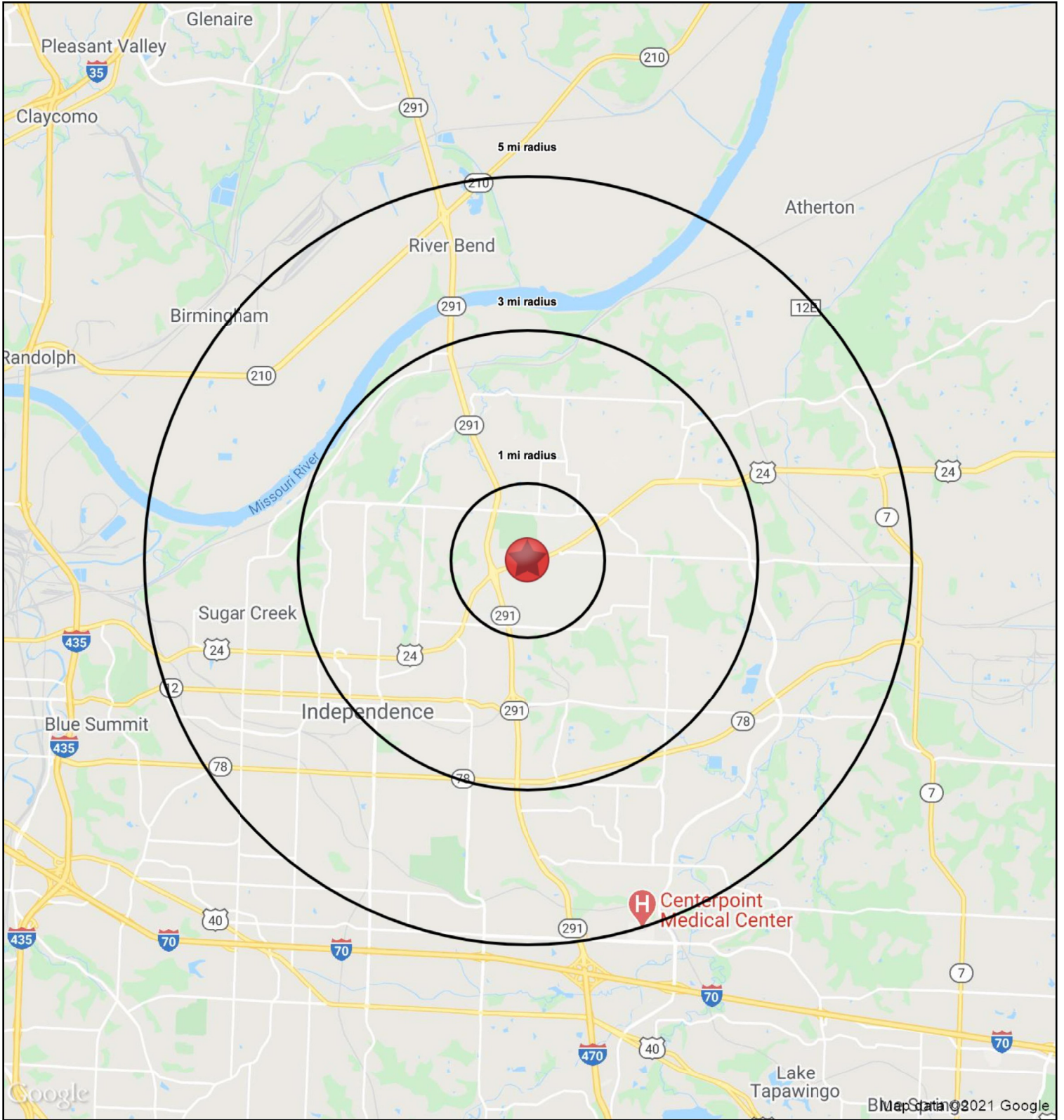
# EASTERN JACKSON COUNTY RETAIL CENTER

16920-17000 E. US 24 Highway, Independence, MO



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.







# EASTERN JACKSON COUNTY RETAIL CENTER

16920-17000 E. US 24 Highway, Independence, MO

16920-17000 E US Hwy 24 Independence, MO 64056	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	7,172	43,445	96,938
2028 Projected Population	7,191	43,880	98,376
2020 Census Population	7,257	43,594	96,674
2010 Census Population	7,103	41,969	93,121
Projected Annual Growth 2023 to 2028	-	0.2%	0.3%
Historical Annual Growth 2010 to 2023	-	0.3%	0.3%
2023 Median Age	31.2	35.9	37.9
<b>Households</b>			
2023 Estimated Households	2,767	16,931	39,759
2028 Projected Households	2,739	16,882	39,794
2020 Census Households	2,765	16,763	39,151
2010 Census Households	2,719	16,176	37,885
Projected Annual Growth 2023 to 2028	-0.2%	-	-
Historical Annual Growth 2010 to 2023	0.1%	0.4%	0.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	68.3%	75.5%	75.5%
2023 Estimated Black or African American	17.7%	11.9%	11.4%
2023 Estimated Asian or Pacific Islander	1.1%	1.5%	1.5%
2023 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2023 Estimated Other Races	12.4%	10.6%	11.0%
2023 Estimated Hispanic	11.4%	9.7%	10.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$66,867	\$81,254	\$78,886
2023 Estimated Median Household Income	\$53,256	\$62,137	\$60,873
2023 Estimated Per Capita Income	\$25,801	\$31,755	\$32,447
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.3%	2.4%
2023 Estimated Some High School (Grade Level 9 to 11)	8.9%	6.1%	6.8%
2023 Estimated High School Graduate	39.1%	40.8%	38.2%
2023 Estimated Some College	24.1%	23.7%	23.8%
2023 Estimated Associates Degree Only	11.3%	10.0%	8.7%
2023 Estimated Bachelors Degree Only	9.0%	11.7%	13.0%
2023 Estimated Graduate Degree	5.5%	5.4%	7.0%
<b>Business</b>			
2023 Estimated Total Businesses	113	1,001	2,377
2023 Estimated Total Employees	776	9,012	21,568
2023 Estimated Employee Population per Business	6.9	9.0	9.1
2023 Estimated Residential Population per Business	63.4	43.4	40.8

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

