



MALL SHADOWED RETAIL | FOR LEASE

Independence Plaza | 18675 E. 39th St., Independence, MO



LEASE RATE: \$16-18/SF NNN 1,200 SF & 5,043 SF SPACES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,356	55,132	140,480
Avg. Household Income	\$58,578	\$79,773	\$78,192

- One of Kansas City's major retail corridors
- Exceptional traffic and visibility to over 200,000 CPD
- Major national tenants in the area include Costco, Lowe's, Bass Pro Shop, Hobby Lobby, Best Buy, Menard's, Macy's, Sears, Walmart Supercenter, Target, JC Penny, Petsmart, Sam's Club, Dillards, Starbucks, AMC Theaters, and more
- Located at the intersection of I-70 & I-470/291 Highway
- [Click Here to view more drone imagery](#)



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents





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AERIAL

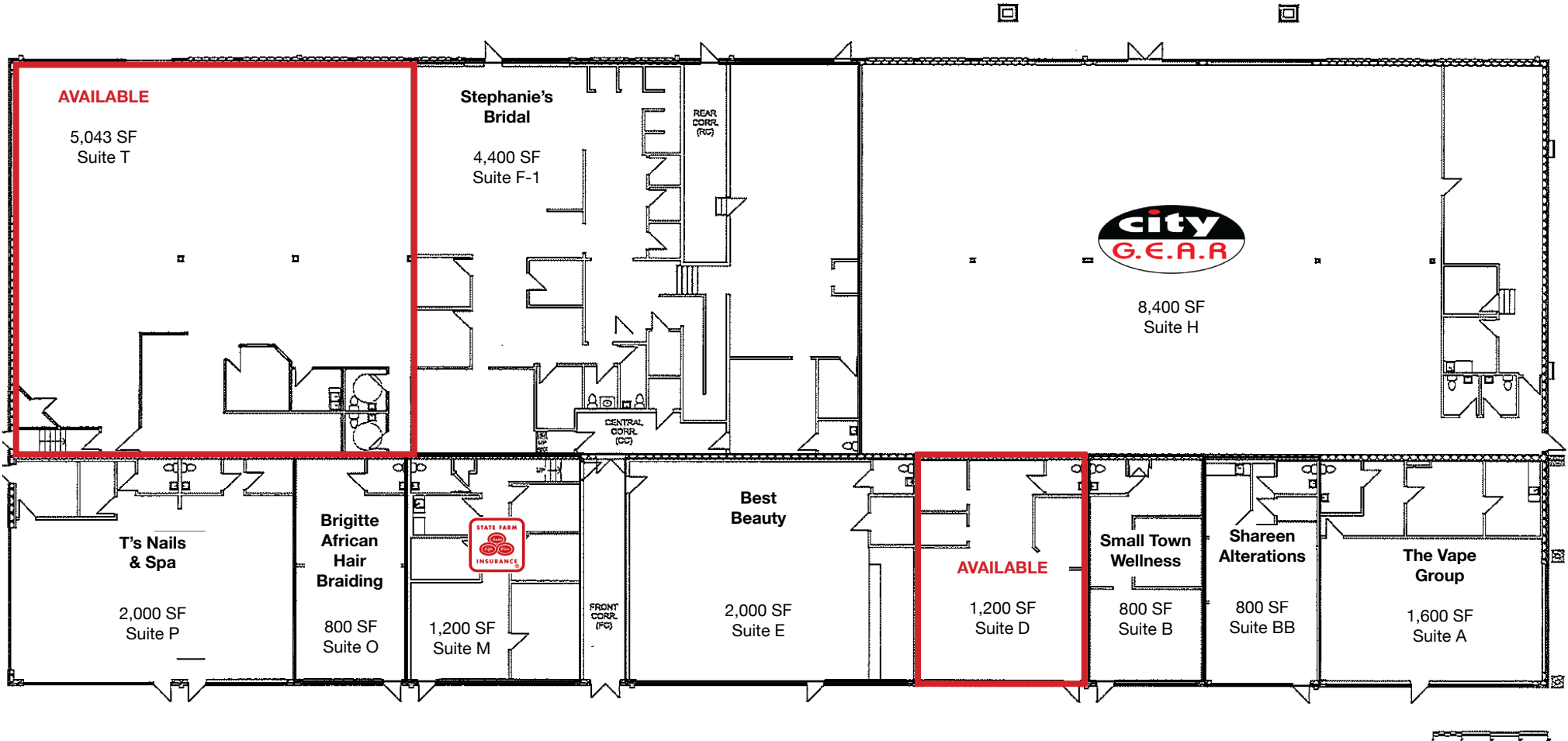




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SITE PLAN



DRONE PHOTOS



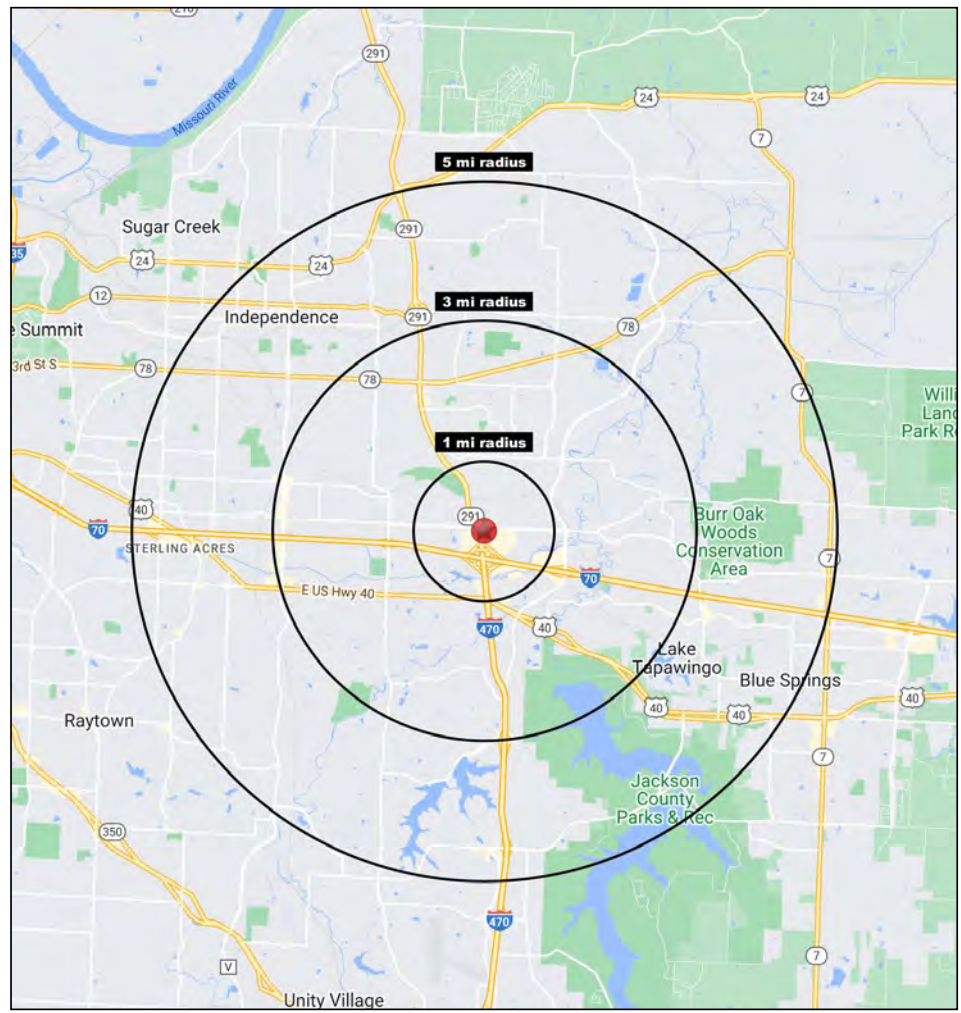
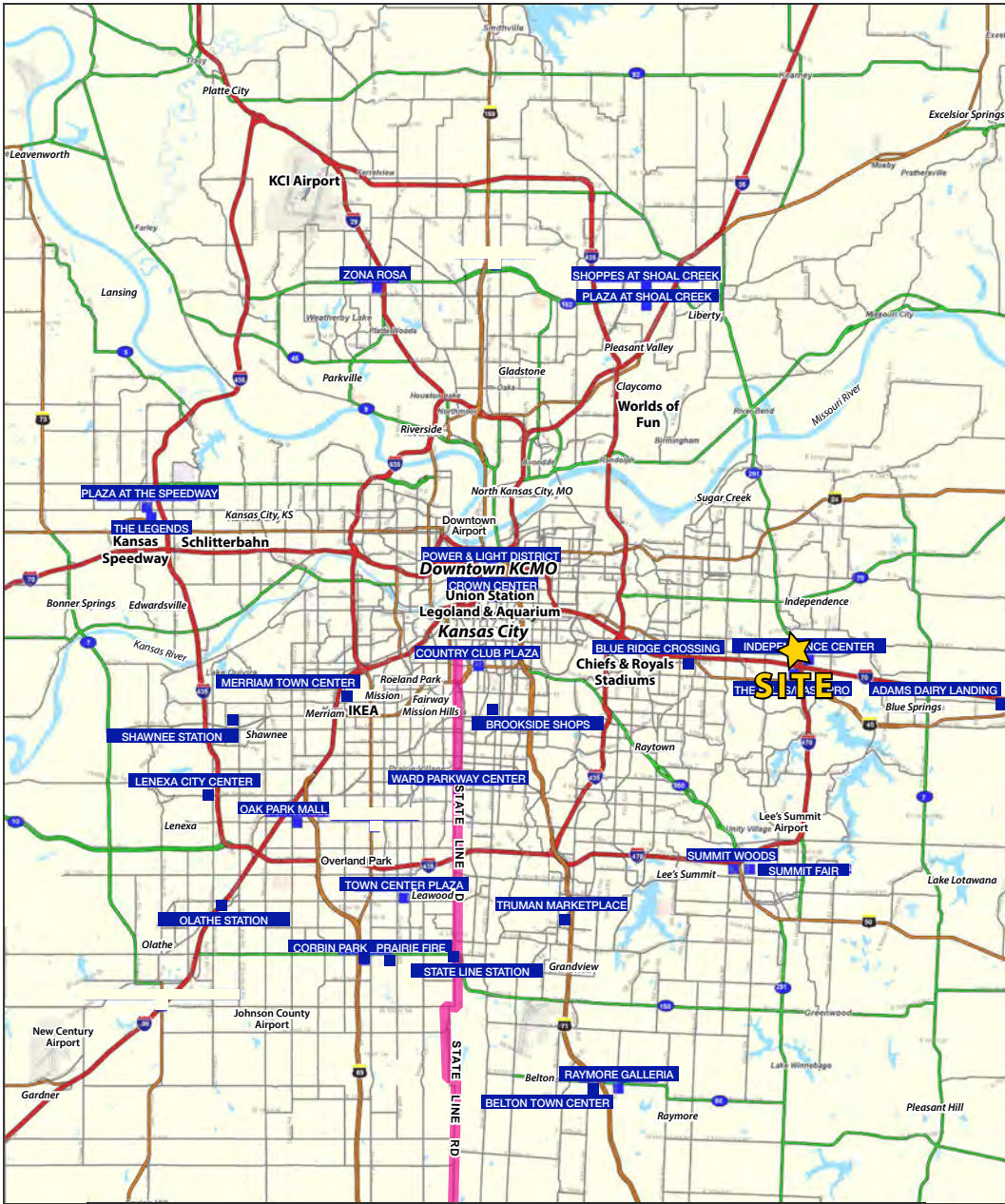
DRONE PHOTOS





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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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18675 East 39th Street Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	6,356	55,132	140,480
2027 Projected Population	6,570	56,877	143,856
2020 Census Population	6,376	54,780	140,353
2010 Census Population	5,483	50,448	131,579
Projected Annual Growth 2022 to 2027	0.7%	0.6%	0.5%
Historical Annual Growth 2010 to 2022	1.3%	0.8%	0.6%
2022 Median Age	39.1	40.7	39.4
Households			
2022 Estimated Households	3,013	23,379	57,465
2027 Projected Households	3,109	24,028	58,584
2020 Census Households	3,025	23,246	57,409
2010 Census Households	2,454	21,269	53,818
Projected Annual Growth 2022 to 2027	0.6%	0.6%	0.4%
Historical Annual Growth 2010 to 2022	1.9%	0.8%	0.6%
Race and Ethnicity			
2022 Estimated White	68.5%	73.6%	71.9%
2022 Estimated Black or African American	13.9%	10.5%	11.8%
2022 Estimated Asian or Pacific Islander	2.7%	2.4%	2.1%
2022 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2022 Estimated Other Races	14.4%	12.9%	13.6%
2022 Estimated Hispanic	11.2%	9.2%	9.7%
Income			
2022 Estimated Average Household Income	\$58,578	\$79,773	\$78,192
2022 Estimated Median Household Income	\$57,617	\$66,473	\$65,999
2022 Estimated Per Capita Income	\$27,962	\$33,894	\$32,061
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.3%	2.6%
2022 Estimated Some High School (Grade Level 9 to 11)	3.9%	4.9%	5.1%
2022 Estimated High School Graduate	36.1%	32.2%	33.5%
2022 Estimated Some College	26.5%	23.9%	24.6%
2022 Estimated Associates Degree Only	6.4%	7.7%	7.4%
2022 Estimated Bachelors Degree Only	15.4%	18.3%	16.8%
2022 Estimated Graduate Degree	10.0%	10.6%	10.0%
Business			
2022 Estimated Total Businesses	370	1,649	4,402
2022 Estimated Total Employees	7,006	21,882	46,460
2022 Estimated Employee Population per Business	18.9	13.3	10.6
2022 Estimated Residential Population per Business	17.2	33.4	31.9

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