



PAD SITE AVAILABLE FOR LEASE

3545 S. Noland Road, Independence, Missouri



LEASE RATE: \$1,200/MONTH | CALL FOR DETAILS

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,625	22,864	28,702
Avg. Household Income	\$113,488	\$106,427	\$109,457

- Prime visibility and great traffic counts
- Excellent ingress and egress
- Ample parking
- Perfect for ATMs, EV Chargers, and small footprint QSRs
- Available for ground lease

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

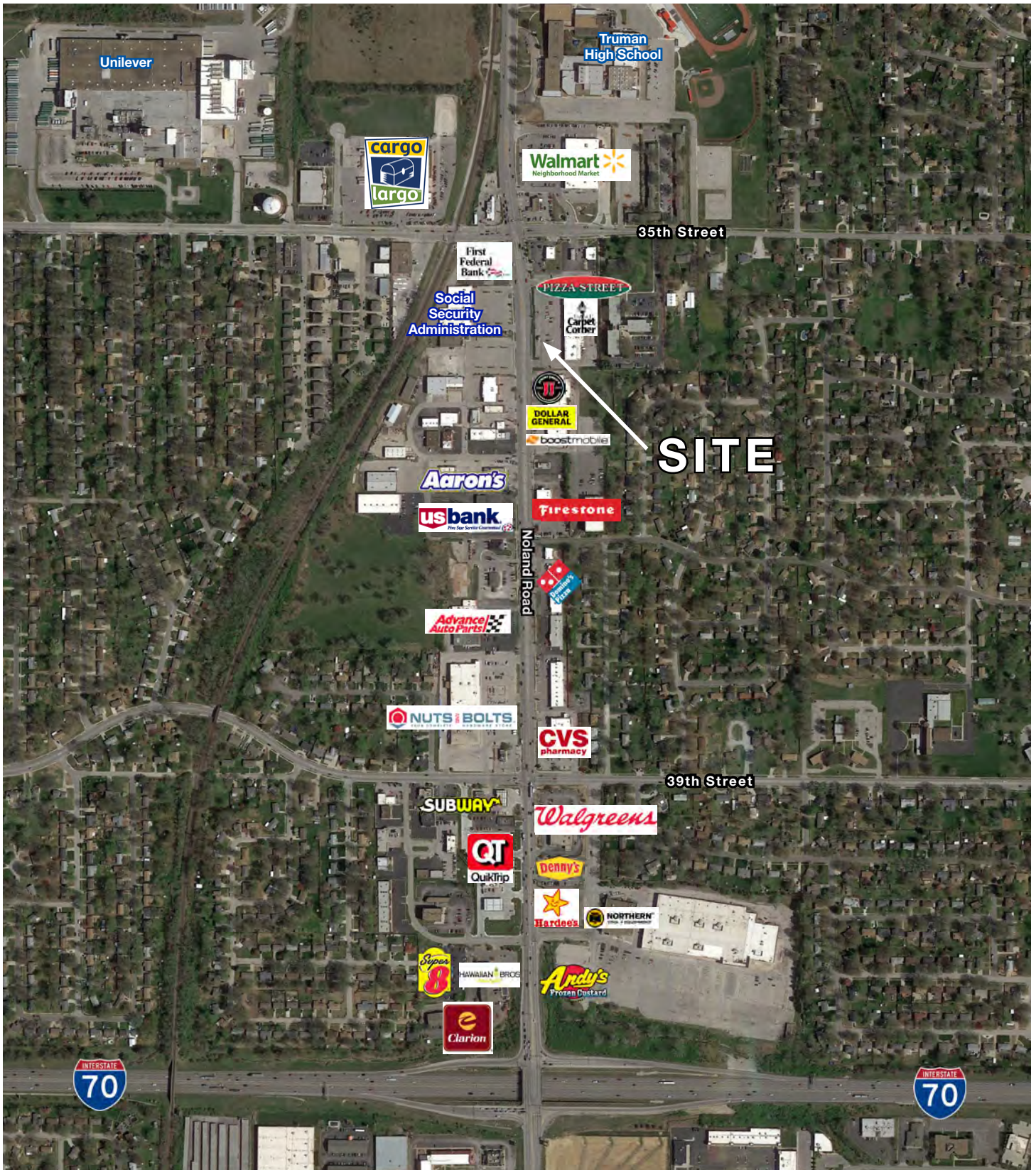
KARSYN SMITH | 816.412.7372 | karsynsmith@blockandco.com

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Exclusive Agents



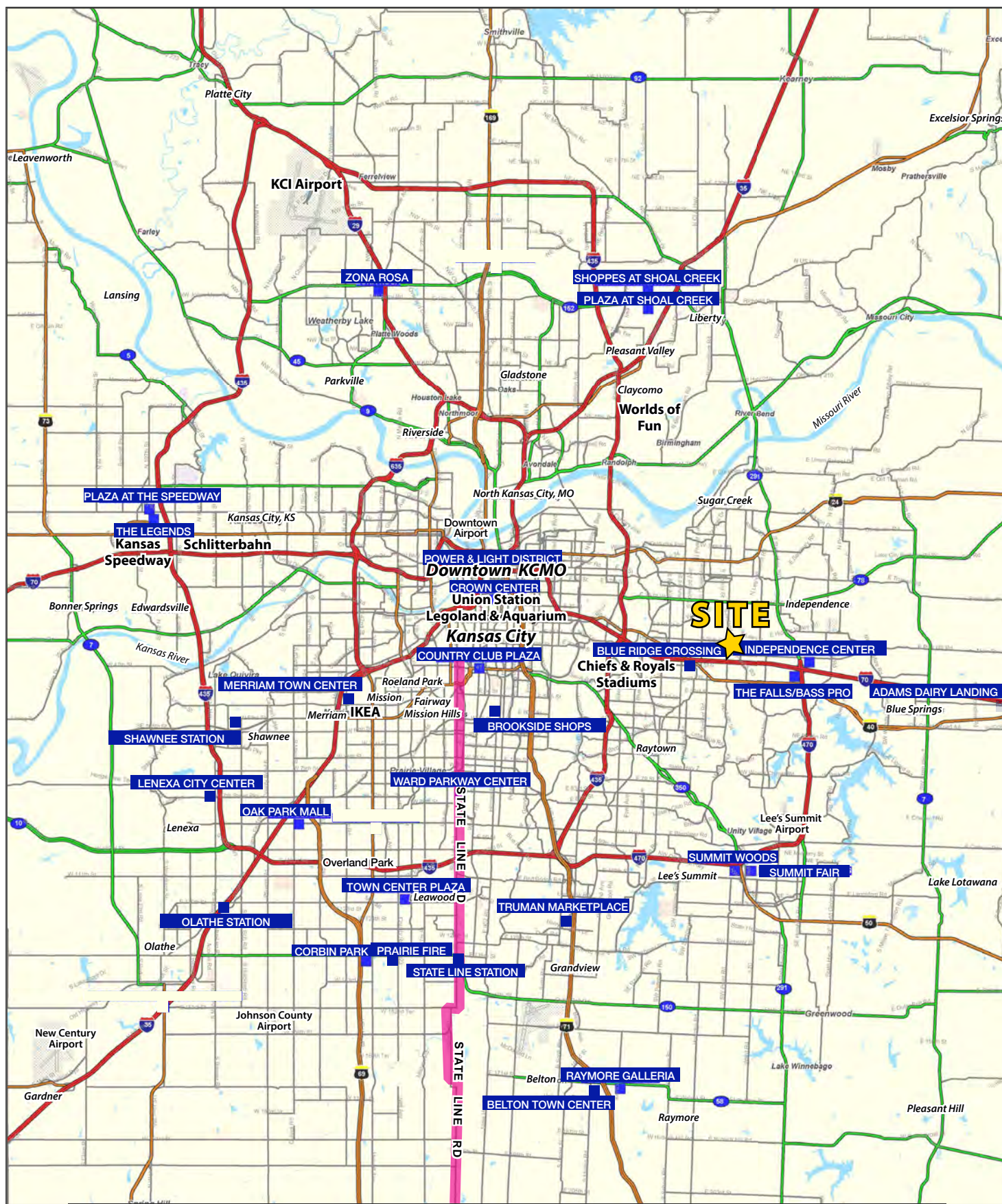
AERIAL





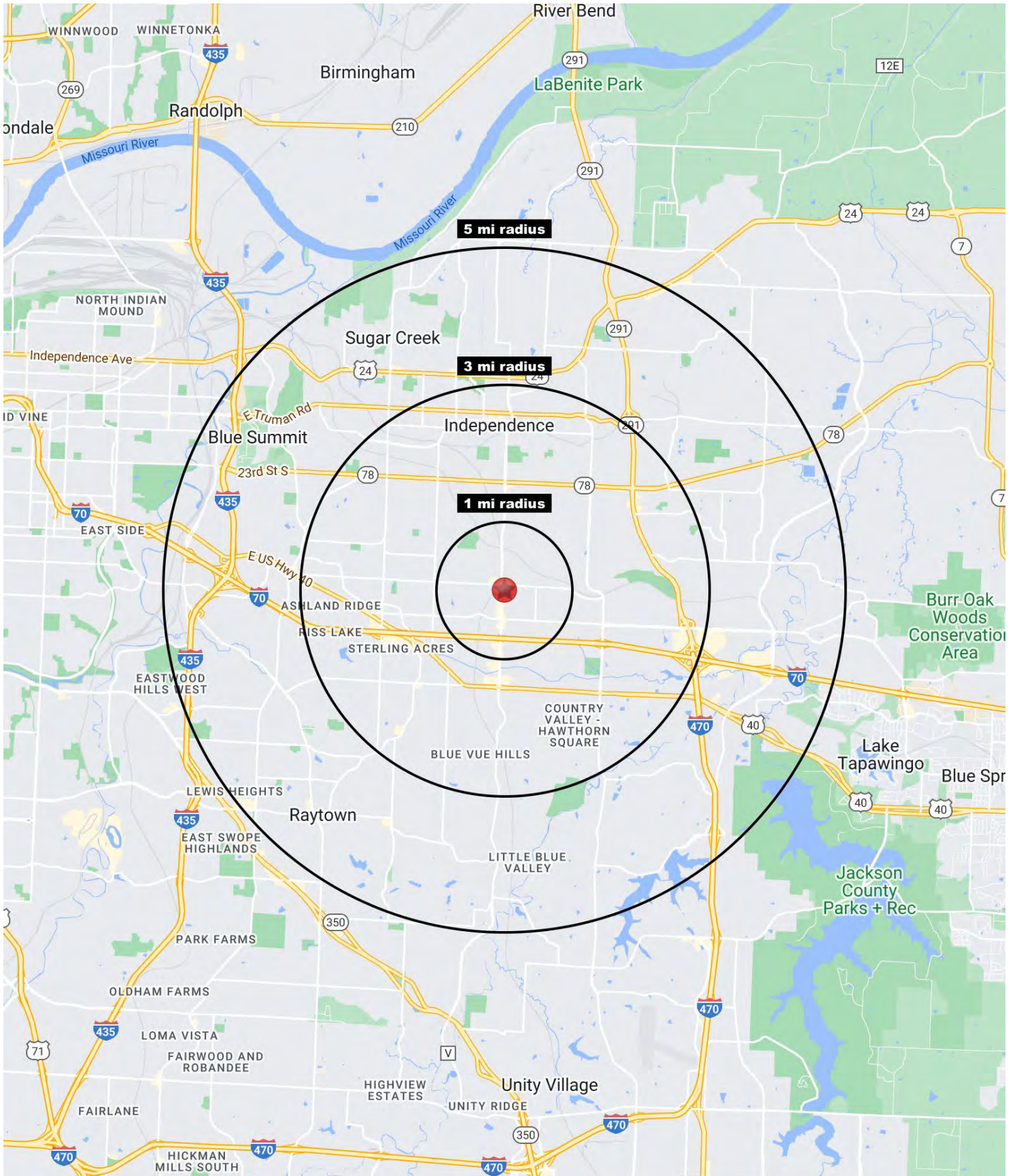
NOLAND PLAZA | Retail Space For Lease

3503-3545 S. Noland Road, Independence, Missouri



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3545 S. Noland Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,023	78,877	153,565
2028 Projected Population	7,218	74,887	148,196
2020 Census Population	8,627	82,052	157,587
2010 Census Population	7,971	78,271	151,563
Projected Annual Growth 2023 to 2028	-2.0%	-1.0%	-0.7%
Historical Annual Growth 2010 to 2023	-	-	0.1%
2023 Median Age	44.5	41.6	40.4
Households			
2023 Estimated Households	3,351	34,029	64,931
2028 Projected Households	2,966	31,799	61,583
2020 Census Households	3,639	35,390	66,454
2010 Census Households	3,373	33,813	63,590
Projected Annual Growth 2023 to 2028	-2.3%	-1.3%	-1.0%
Historical Annual Growth 2010 to 2023	-	-	0.2%
Race and Ethnicity			
2023 Estimated White	77.5%	73.7%	72.8%
2023 Estimated Black or African American	7.6%	12.9%	14.0%
2023 Estimated Asian or Pacific Islander	1.8%	1.7%	1.6%
2023 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
2023 Estimated Other Races	12.4%	11.2%	11.1%
2023 Estimated Hispanic	11.5%	10.5%	10.4%
Income			
2023 Estimated Average Household Income	\$101,066	\$84,864	\$89,566
2023 Estimated Median Household Income	\$71,762	\$61,991	\$64,302
2023 Estimated Per Capita Income	\$42,248	\$36,715	\$37,966
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.3%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	3.8%	5.6%	6.4%
2023 Estimated High School Graduate	36.8%	35.1%	34.3%
2023 Estimated Some College	24.6%	24.4%	24.3%
2023 Estimated Associates Degree Only	7.5%	8.1%	8.4%
2023 Estimated Bachelors Degree Only	14.0%	15.7%	15.7%
2023 Estimated Graduate Degree	11.1%	8.8%	8.7%
Business			
2023 Estimated Total Businesses	309	2,496	4,840
2023 Estimated Total Employees	2,551	19,942	45,984
2023 Estimated Employee Population per Business	8.3	8.0	9.5
2023 Estimated Residential Population per Business	26.0	31.6	31.7

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