



WALMART SUPERCENTER & SAM'S CLUB PAD

Freestanding, Fully-Equipped Restaurant with Patio
I-70 & 291 Hwy | 3945 Bolger Road, Independence, Missouri



SALE PRICE: \$1,300,000 | LEASE RATE: 130,000/YEAR NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,475	55,815	144,476
Avg. Household Income	\$67,000	\$93,813	\$94,870

- Pad Site of Walmart, Sam's Club, and Petsmart Center
- 6,700 SF building can be split - 1,800 SF up to 6,700 SF
- Just renovated upscale restaurant build-out with abundant parking
- Directly across the street from Independence Center Mall, regional draw plus major shopping /dining destination
- Also join McDonald's, Petsmart, Perkins Restaurant, and NTB
- Excellent visibility to 291 Highway and I-70
- Other area tenants include Bass Pro Shop, Target, Dick's, Costco, Lowe's, Chick-fil-A, Starbucks, AMC and more

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

For More Information Contact: *Exclusive Agents*
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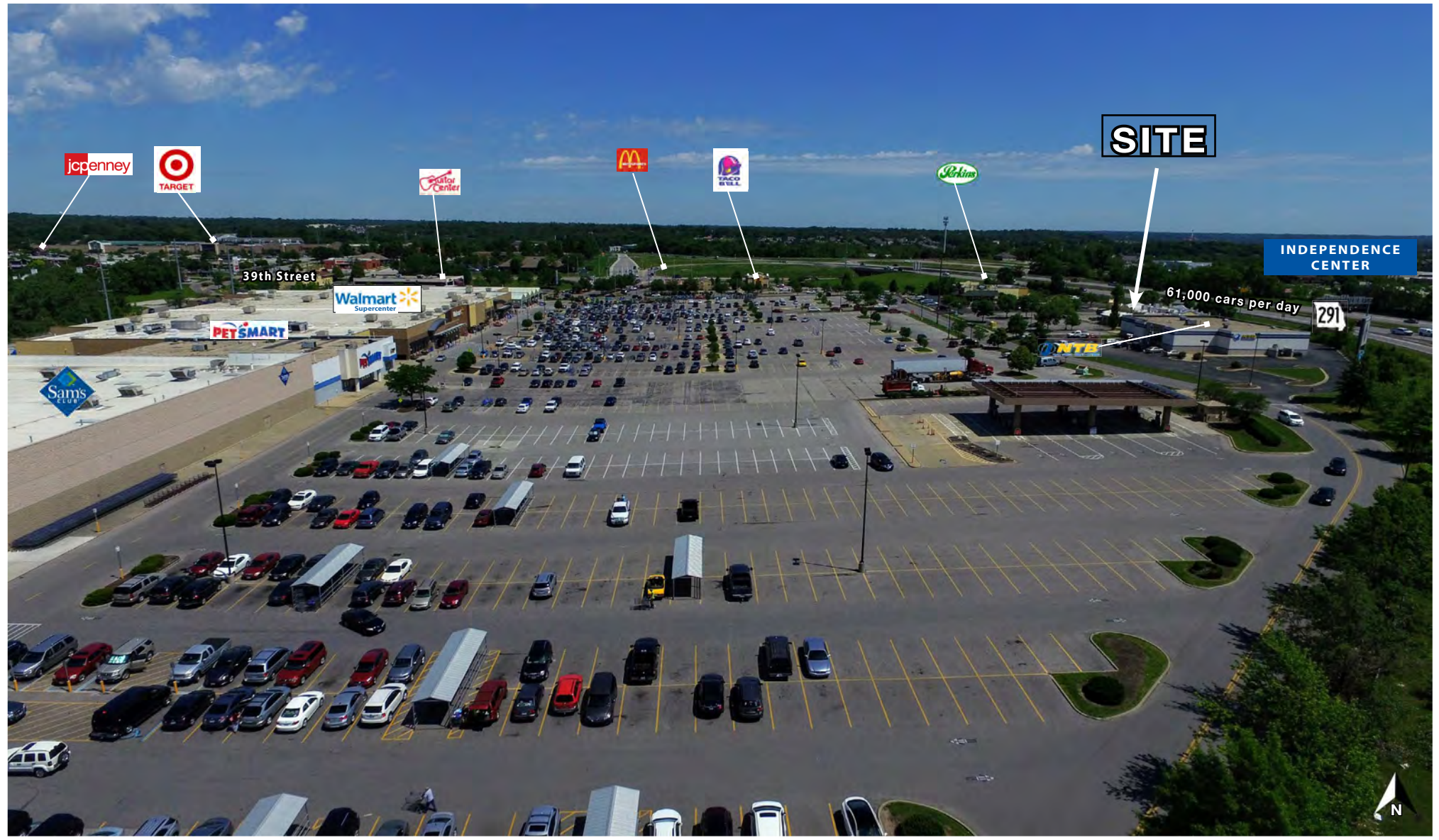
AERIAL





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DRONE PHOTO





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I-70 & 291 Hwy | 3945 Bolger Rd, Independence, MO

PHOTOS





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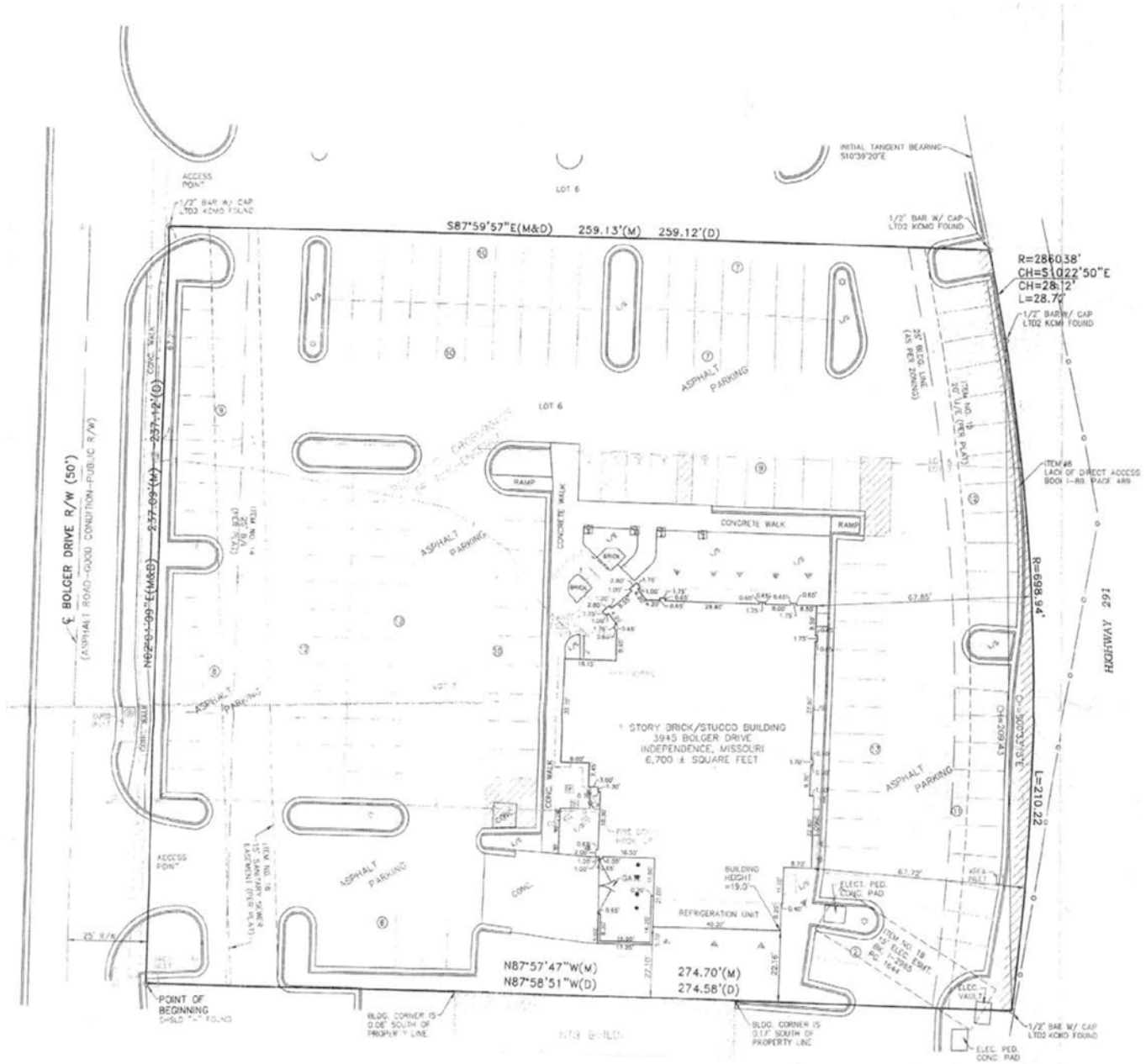
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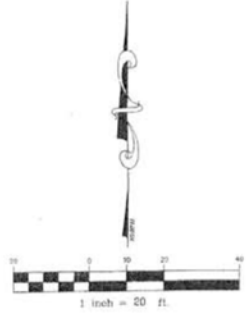
AREA TENANTS



SITE PLAN



- LEGEND:**
- MONUMENT FOUND
 - (M) MEASURED
 - (P) PLATTED
 - ⊕ HAND CAP SIGN
 - STEEL BOLLARD
 - ⊙ LANDSCAPE AREA
 - ⊞ TELEPHONE PDESTAL
 - ⊞ UNDERGROUND TELEPHONE LINE
 - ⊞ LIGHT POLE
 - ⊞ FLOOD LIGHT
 - ⊞ LACK OF DIRECT ACCESS
 - ⊞ GAS METER
 - ⊞ GAS LINE
 - ⊞ WATER VALVE
 - ⊞ FIRE HYDRANT
 - ⊞ SPRINKLER CONTROL BOX
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ SANITARY SEWER CLEAN-OUT
 - ⊞ GREASE PIT
 - ⊞ CHAIN LINK FENCE
 - ⊞ PARKING STALL COUNT

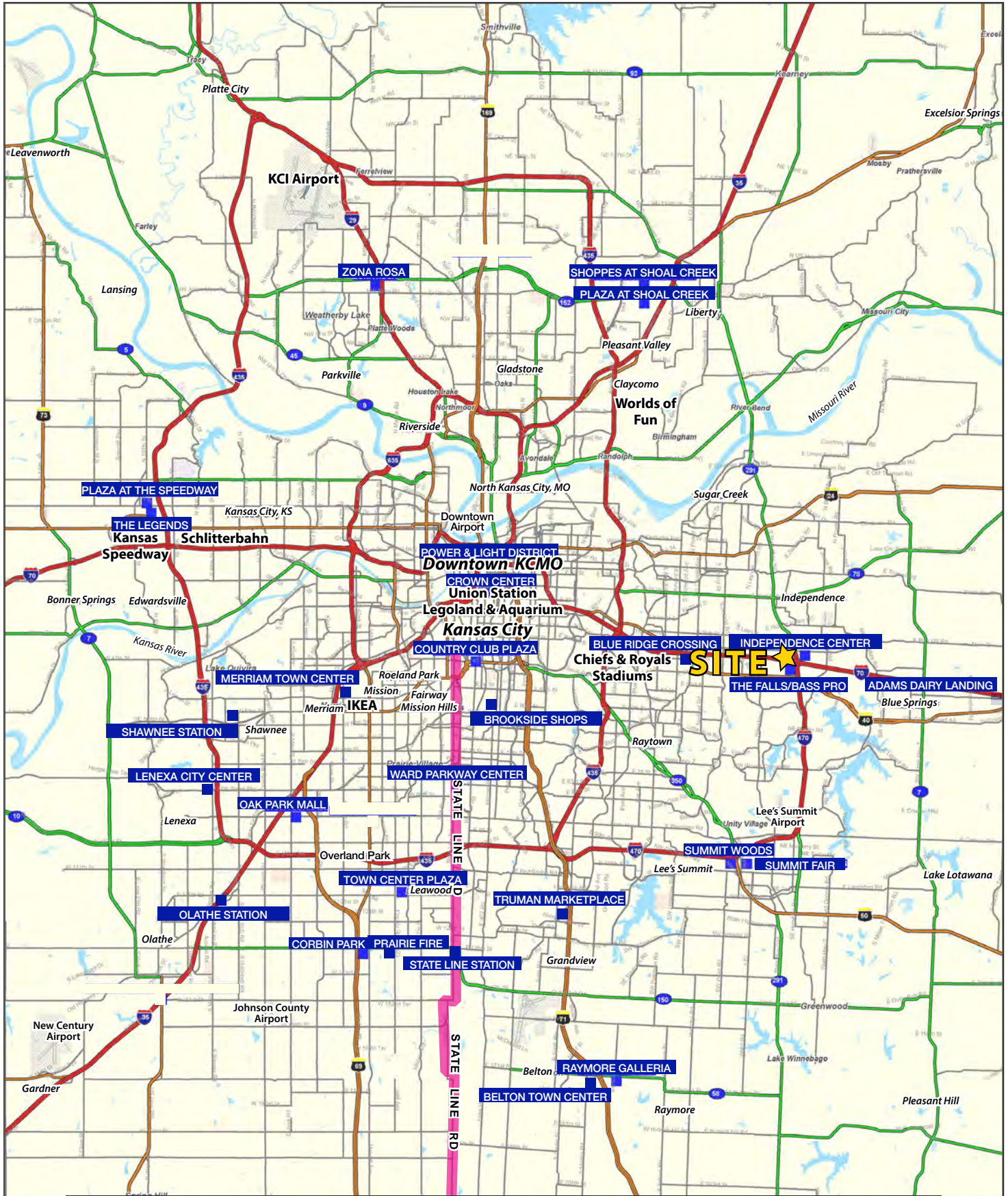


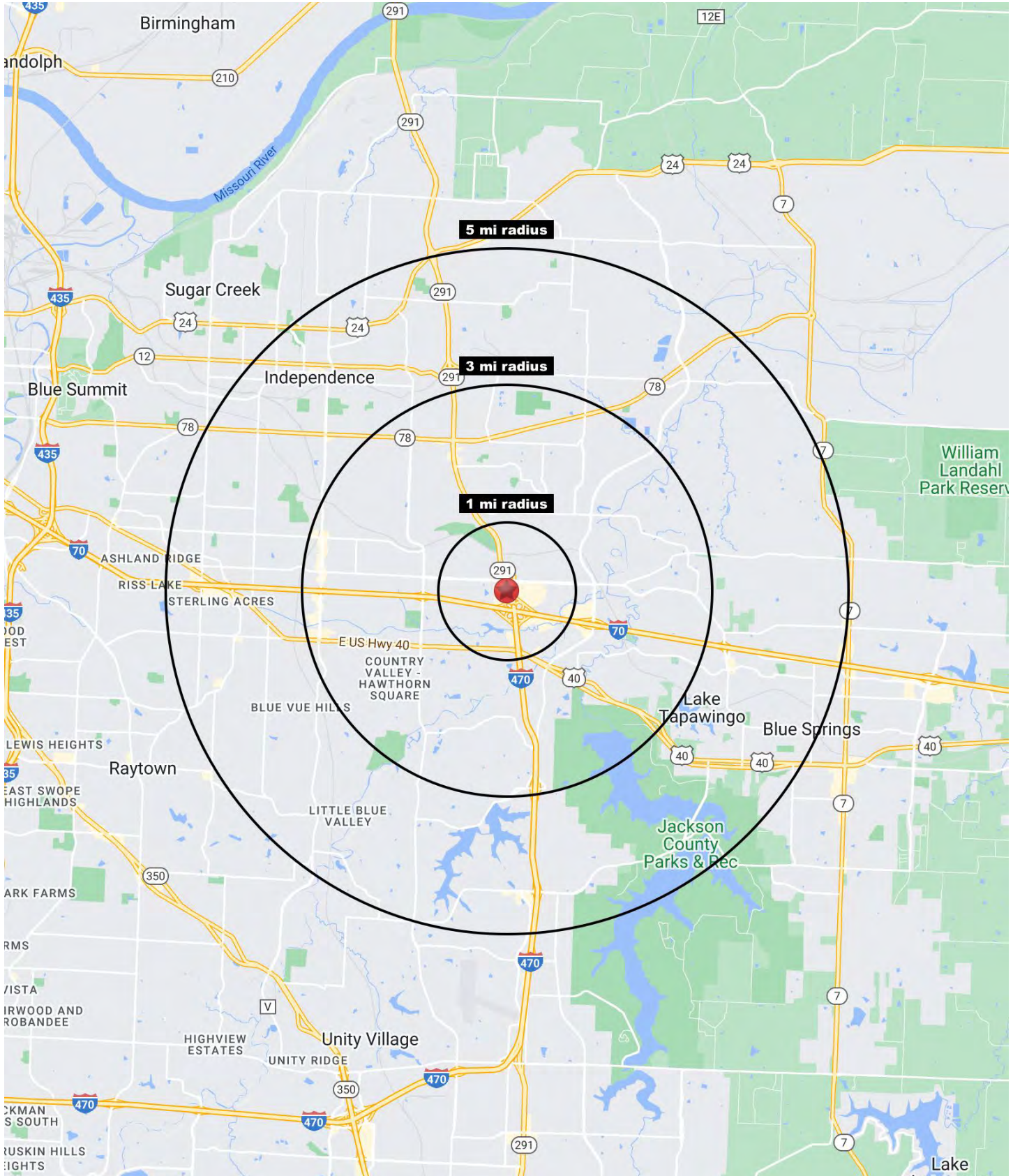
LAND AREA:
63,819 SQUARE FEET OR 1.47 ACRES

REFERENCE PLAT:
REPLAT OF CROSSROADS OF INDEPENDENCE

PROPERTY ADDRESS:
3945 BOLGER DRIVE, INDEPENDENCE, MISSOURI

ENCROACHMENT:
THERE ARE NO APPARENT ENCROACHMENTS ON THE SUBJECT PROPERTY.







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3945 Bolger Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,475	55,815	144,476
2028 Projected Population	6,630	57,605	147,537
2020 Census Population	6,500	55,303	144,055
2010 Census Population	5,574	50,966	135,122
Projected Annual Growth 2023 to 2028	0.5%	0.6%	0.4%
Historical Annual Growth 2010 to 2023	1.2%	0.7%	0.5%
2023 Median Age	38.2	41.6	39.6
Households			
2023 Estimated Households	3,127	24,011	60,029
2028 Projected Households	3,153	24,425	60,463
2020 Census Households	3,099	23,519	59,127
2010 Census Households	2,483	21,530	55,417
Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.1%
Historical Annual Growth 2010 to 2023	2.0%	0.9%	0.6%
Race and Ethnicity			
2023 Estimated White	71.2%	75.7%	73.6%
2023 Estimated Black or African American	15.5%	12.4%	14.6%
2023 Estimated Asian or Pacific Islander	2.6%	2.2%	1.9%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2023 Estimated Other Races	10.4%	9.3%	9.6%
2023 Estimated Hispanic	9.9%	8.3%	8.8%
Income			
2023 Estimated Average Household Income	\$67,000	\$93,813	\$94,870
2023 Estimated Median Household Income	\$62,066	\$72,706	\$72,243
2023 Estimated Per Capita Income	\$32,557	\$40,427	\$39,501
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.9%	2.0%
2023 Estimated Some High School (Grade Level 9 to 11)	4.4%	4.4%	4.8%
2023 Estimated High School Graduate	34.3%	32.2%	32.9%
2023 Estimated Some College	24.6%	23.6%	24.0%
2023 Estimated Associates Degree Only	6.7%	8.2%	8.1%
2023 Estimated Bachelors Degree Only	17.4%	19.0%	17.6%
2023 Estimated Graduate Degree	11.2%	10.7%	10.6%
Business			
2023 Estimated Total Businesses	356	1,840	4,694
2023 Estimated Total Employees	5,709	20,498	41,277
2023 Estimated Employee Population per Business	16.0	11.1	8.8
2023 Estimated Residential Population per Business	18.2	30.3	30.8

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