



RETAIL SPACE AVAILABLE

4540 S. Noland Road, Independence, MO

FOR
LEASE



Lease Rate: \$14/SF NNN | 1,310 SF End Cap Space

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,339	66,328	156,106
Avg. Household Income	91,442	\$86,046	\$86,363

- Located across from Hy-Vee Grocery Store
- Surrounded by over 700,000 sq ft of retail at this intersection
- Great visibility
- High traffic counts



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

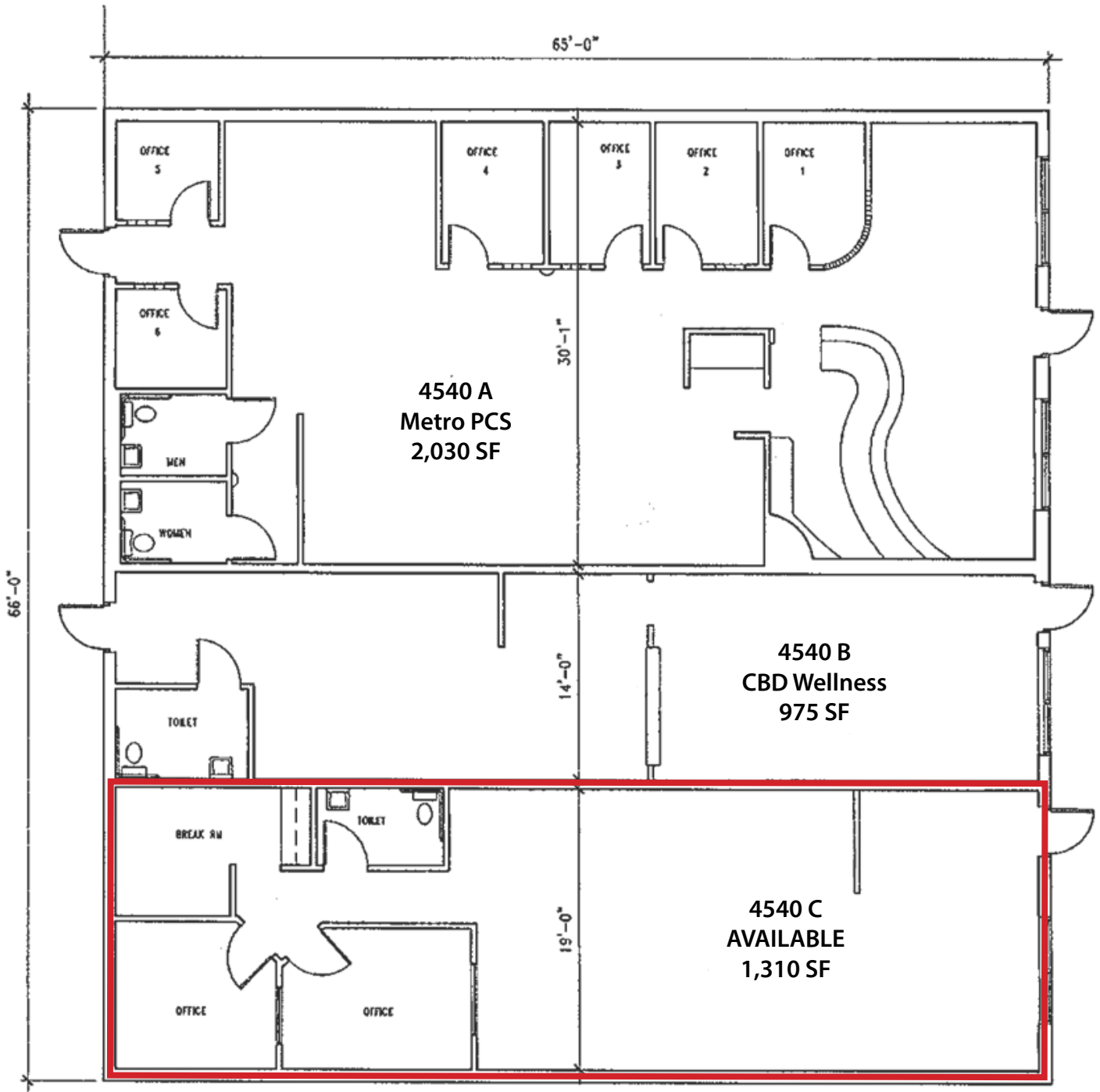
Exclusive Agents

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

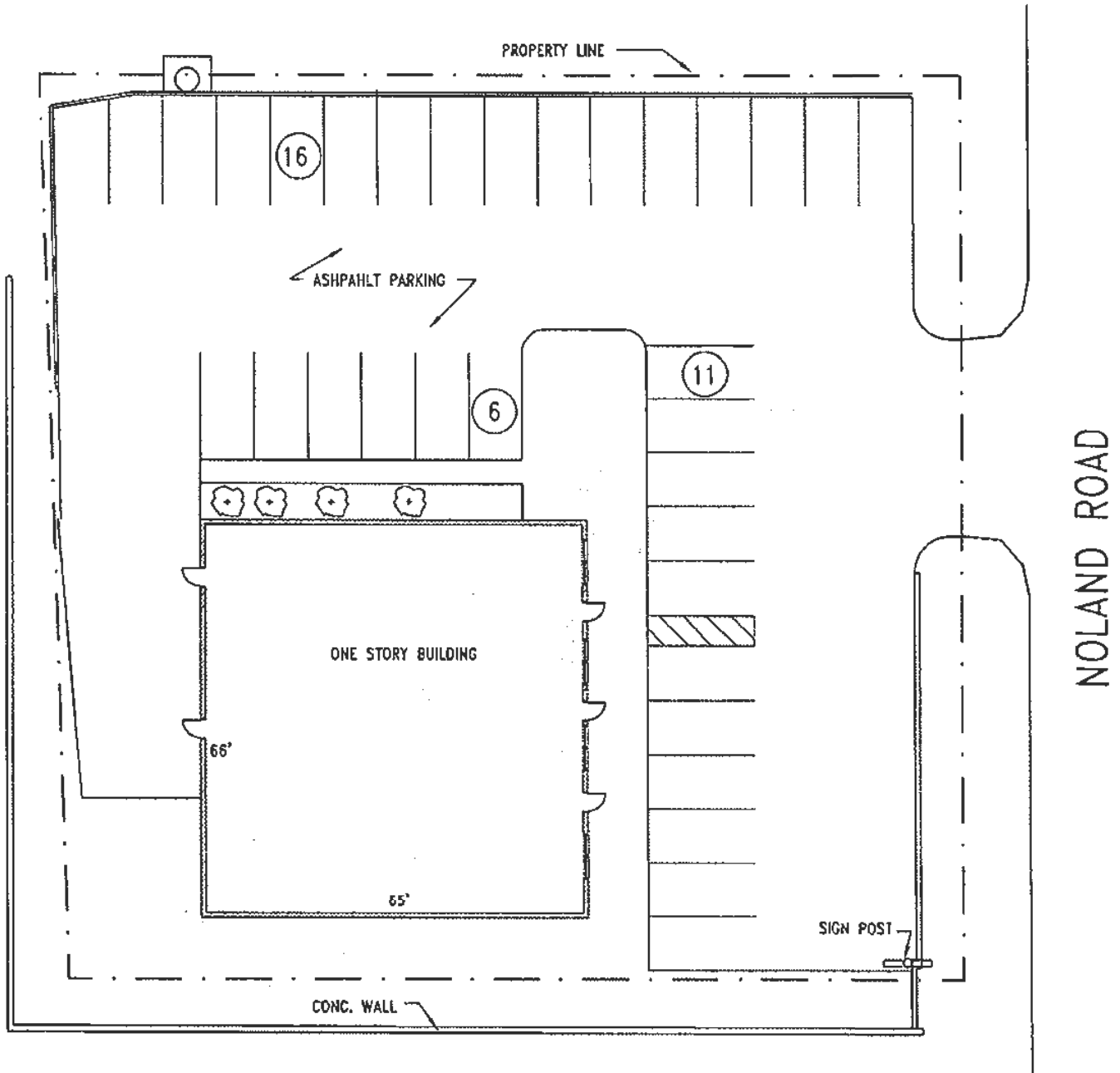
DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

FLOOR PLAN



SITE PLAN



EXISTING SITE PLAN

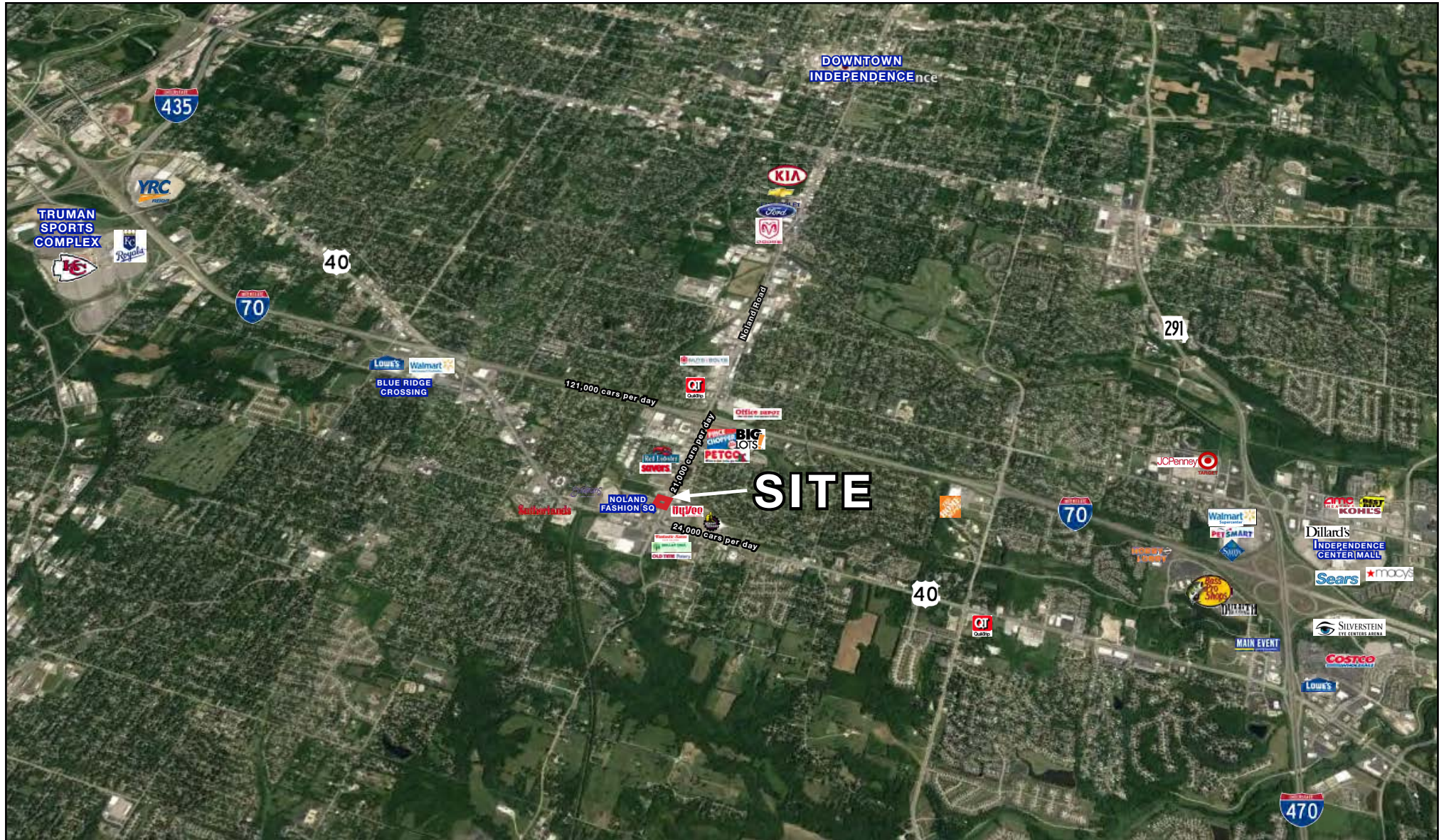


RETAIL SPACE AVAILABLE

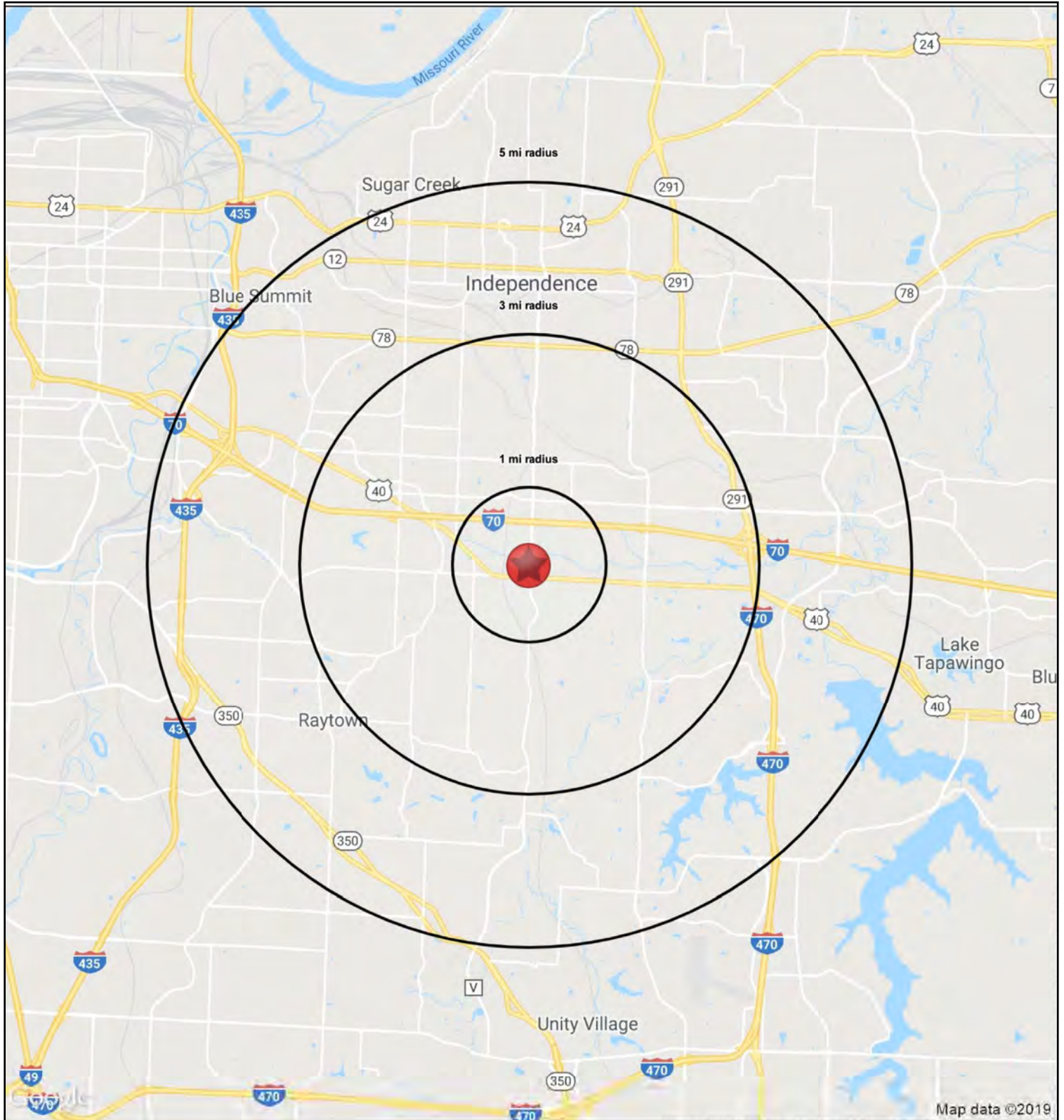
4540 S. Noland Road, Independence, MO

FOR
LEASE

AERIAL









RETAIL SPACE AVAILABLE

4540 S. Noland Road, Independence, MO

FOR
LEASE

4540 S Noland Rd Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	8,339	66,328	156,106
2029 Projected Population	8,143	64,797	154,408
2020 Census Population	8,512	68,236	158,575
2010 Census Population	7,945	64,821	151,772
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.2%
2024 Median Age	42.2	41.4	40.9
Households			
2024 Estimated Households	3,689	28,733	66,939
2029 Projected Households	3,588	27,964	65,892
2020 Census Households	3,748	29,255	67,071
2010 Census Households	3,482	27,820	63,739
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.4%
Race and Ethnicity			
2024 Estimated White	71.0%	69.9%	69.3%
2024 Estimated Black or African American	16.6%	17.7%	18.3%
2024 Estimated Asian or Pacific Islander	2.1%	1.8%	1.6%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
2024 Estimated Other Races	9.9%	10.2%	10.3%
2024 Estimated Hispanic	9.5%	9.7%	9.7%
Income			
2024 Estimated Average Household Income	\$91,442	\$86,046	\$86,363
2024 Estimated Median Household Income	\$74,955	\$70,059	\$68,262
2024 Estimated Per Capita Income	\$40,491	\$37,321	\$37,119
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.4%	2.5%
2024 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.5%	5.5%
2024 Estimated High School Graduate	30.2%	33.5%	32.9%
2024 Estimated Some College	21.1%	24.5%	24.1%
2024 Estimated Associates Degree Only	10.2%	8.8%	8.7%
2024 Estimated Bachelors Degree Only	19.6%	16.2%	16.7%
2024 Estimated Graduate Degree	9.8%	9.2%	9.5%
Business			
2024 Estimated Total Businesses	389	1,924	5,318
2024 Estimated Total Employees	3,038	15,283	51,463
2024 Estimated Employee Population per Business	7.8	7.9	9.7
2024 Estimated Residential Population per Business	21.4	34.5	29.4