

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

FOR

LEASE

- Great visibility
- High traffic counts

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:Exclusive AgentsDAVID BLOCK | 816.412.7400 | dblock@blockandco.comDAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.comBILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

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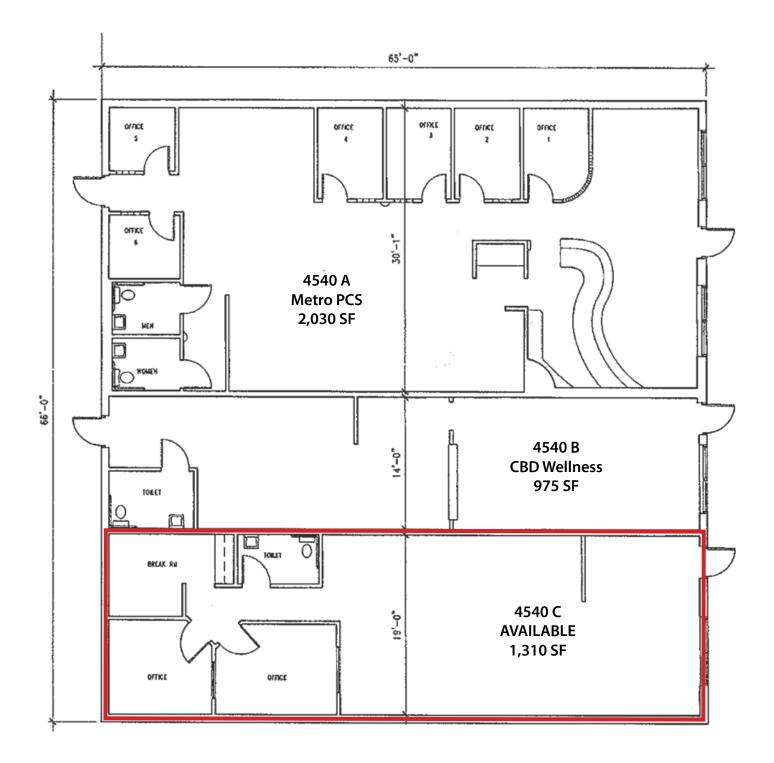
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FLOOR PLAN



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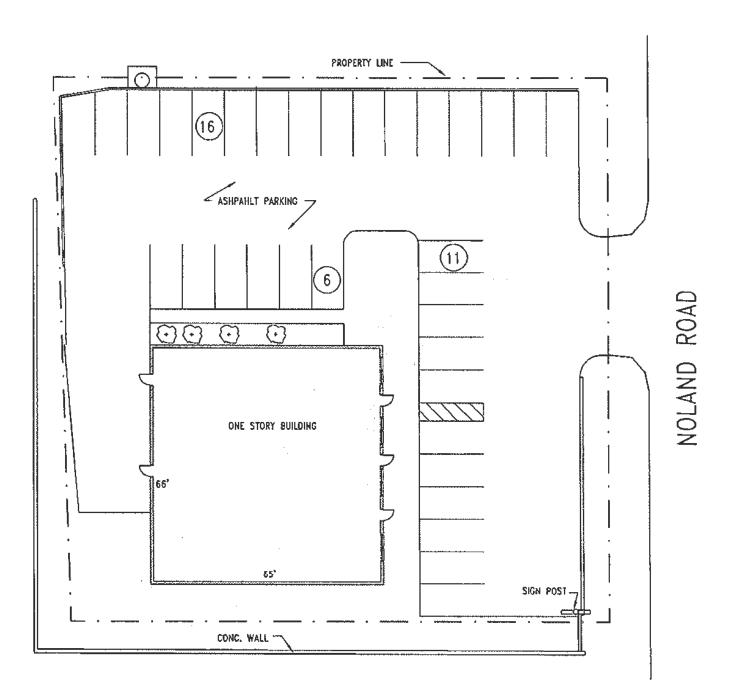


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SITE PLAN



EXISTING SITE PLAN

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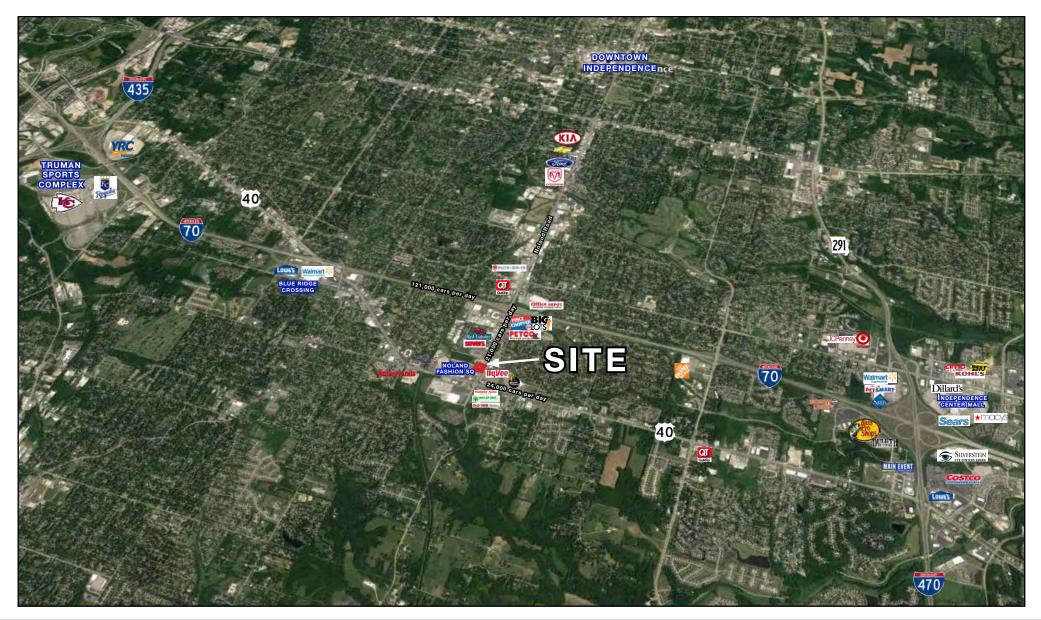


RETAIL SPACE AVAILABLE

4540 S. Noland Road, Independence, MO



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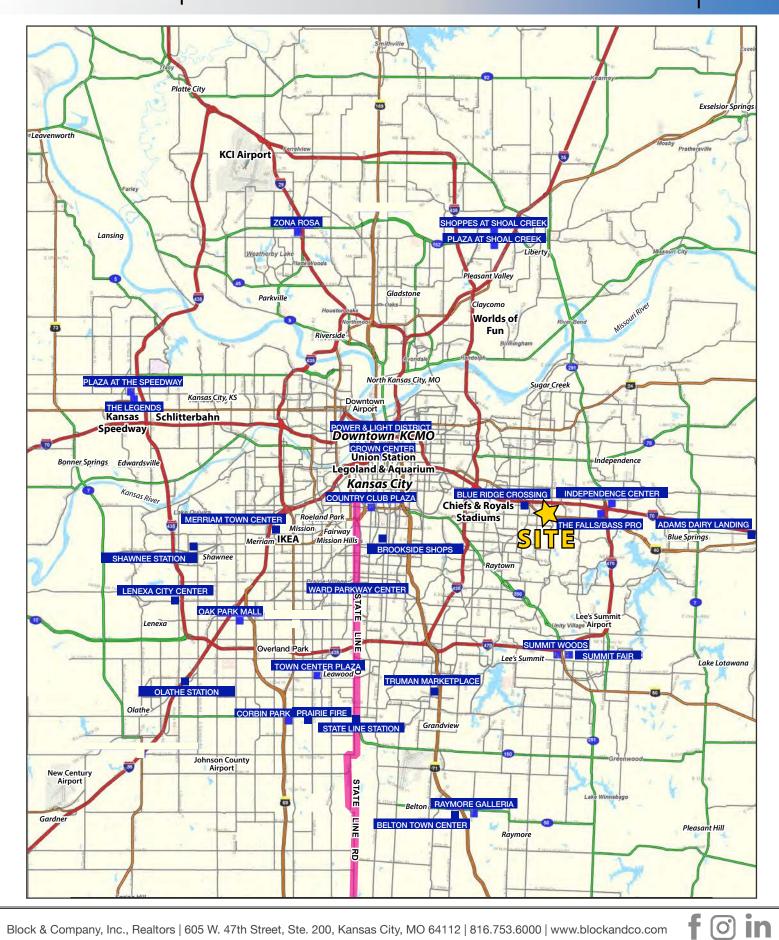




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FOR LEASE



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24) 5 mi radius Sugar Creek (291) 24) 435 (24) (12) Independence (291) (78) Blue Summit 3 mi radius 43 (78) 1 mi radius (40) 29 435 70 (40) Lake Tapawingo Blu (40) (40) (350) Raytow 470 (350) 470 435 V Unity Village 470 49 (350) 470 1000 Map data @2019 470

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4540 S Noland Rd	1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055	Taulus	raulus	radius
Population		_	
2024 Estimated Population	8,339	66,328	156,10
2029 Projected Population	8,143	64,797	154,40
2020 Census Population	8,512	68,236	158,57
2010 Census Population	7,945	64,821	151,77
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.29
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.20
2024 Median Age	42.2	41.4	40.
Households			
2024 Estimated Households	3,689	28,733	66,93
2029 Projected Households	3,588	27,964	65,89
2020 Census Households	3,748	29,255	67,07
2010 Census Households	3,482	27,820	63,73
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.39
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.40
Race and Ethnicity			
2024 Estimated White	71.0%	69.9%	69.39
2024 Estimated Black or African American	16.6%	17.7%	18.39
2024 Estimated Asian or Pacific Islander	2.1%	1.8%	1.60
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.49
2024 Estimated Other Races	9.9%	10.2%	10.39
2024 Estimated Hispanic	9.5%	9.7%	9.79
Income			
2024 Estimated Average Household Income	\$91,442	\$86,046	\$86,36
2024 Estimated Median Household Income	\$74,955	\$70,059	\$68,26
2024 Estimated Per Capita Income	\$40,491	\$37,321	\$37,11
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.4%	2.50
2024 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.5%	5.59
2024 Estimated High School Graduate	30.2%	33.5%	32.99
2024 Estimated Some College	21.1%	24.5%	24.19
2024 Estimated Associates Degree Only	10.2%	8.8%	8.7
2024 Estimated Bachelors Degree Only	19.6%	16.2%	16.79
2024 Estimated Graduate Degree	9.8%	9.2%	9.5%
Business			
2024 Estimated Total Businesses	389	1,924	5,31
2024 Estimated Total Employees	3,038	15,283	51,46
2024 Estimated Employee Population per Business	7.8	7.9	9.
2024 Estimated Residential Population per Business	21.4	34.5	29.

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