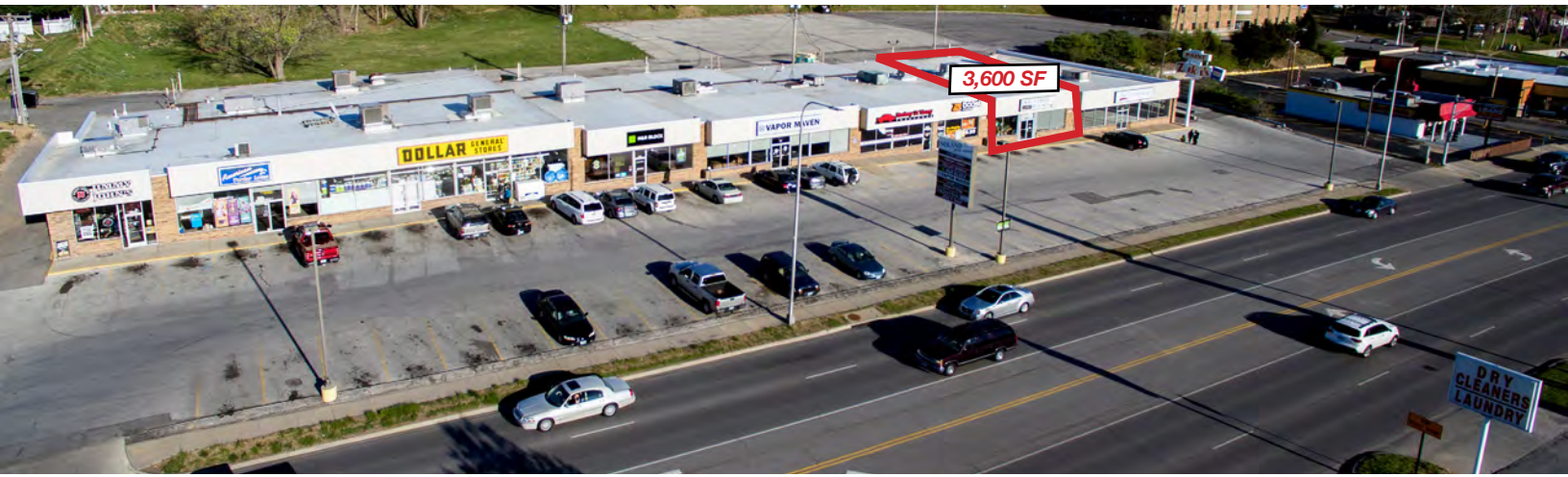




NOLAND ROAD RETAIL SHOPPES

3601-3629 S. Noland Road, Independence, MO



Lease Rate: \$14/SF NNN | 3,600 SF In-Line Space

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,428	81,322	158,229
Avg. Household Income	\$88,311	\$77,272	\$82,547

- Excellent street visibility
- Strong mix of national, regional, and local tenants including H&R Block, Dollar General, and Jimmy John's
- Great ingress and egress
- Minutes from I-70
- Major Jackson County retail corridor

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

For More Information Contact: *Exclusive Agents*
JAY FRIEDMAN | 816.412.7334 | jfriedman@blockandco.com
KARSYN SMITH | 816.412.7372 | karsynsmith@blockandco.com

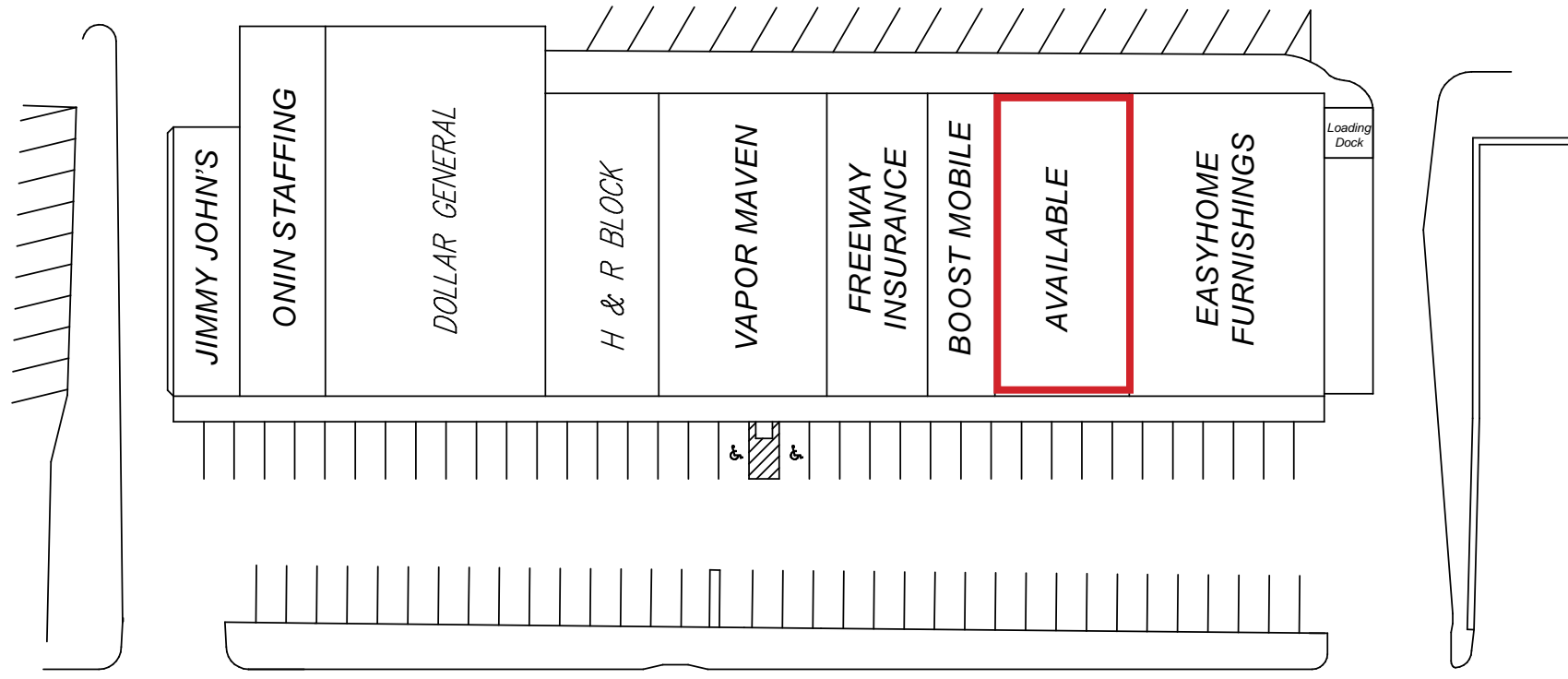




NOLAND ROAD RETAIL SHOPPES

3601-3629 S. Noland Road, Independence, MO

SITE PLAN

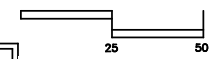


Noland Road

3601-3629 S. NOLAND RD., INDEPENDENCE, MO 64055

S I T E P L A N

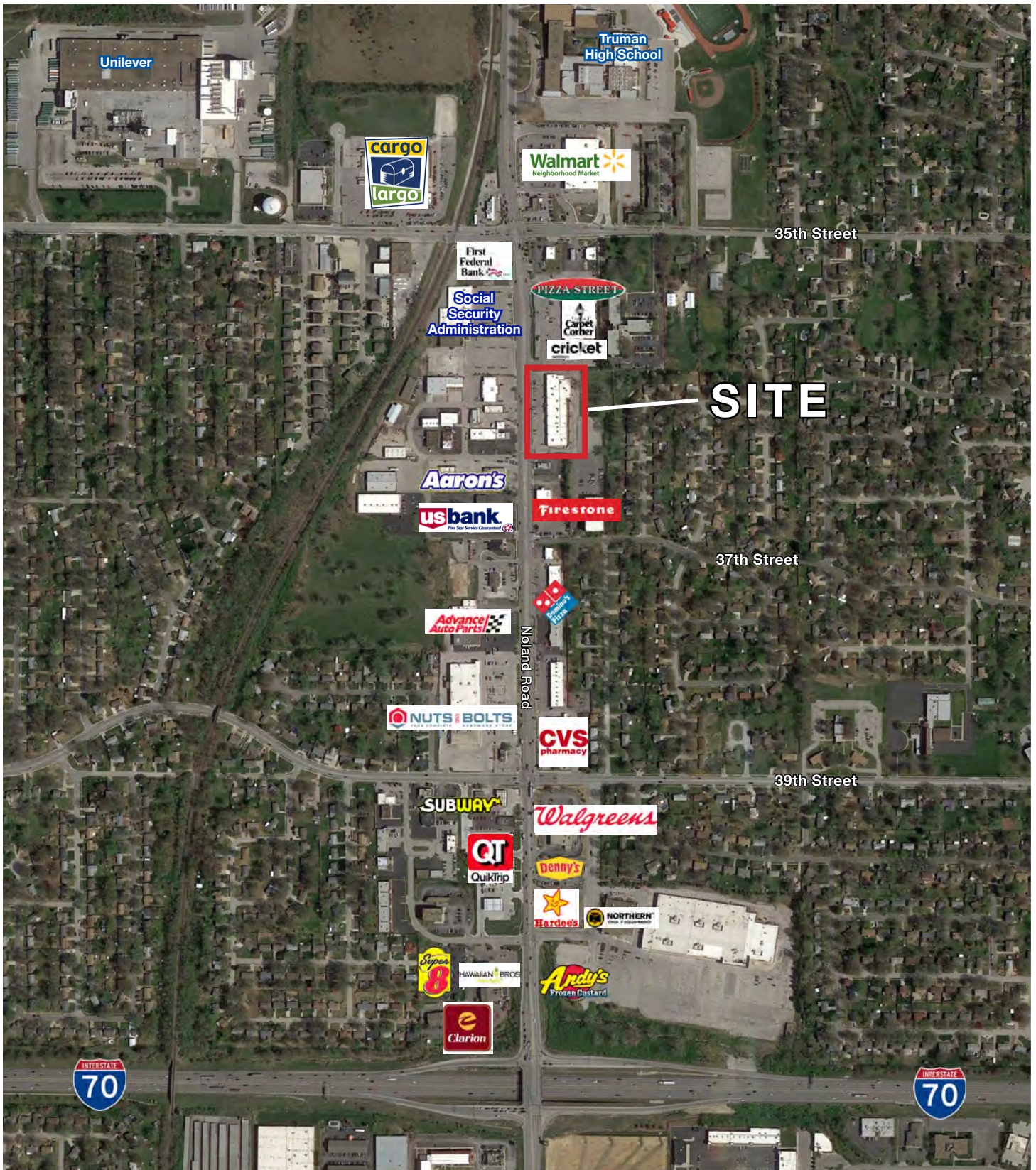
SCALE: 1" = 50'



3601 South Noland Rd.	<i>Jimmy John's</i>	1,600 s.f.	3619 South Noland Rd.	<i>Freeway Insurance</i>	2,700 s.f.
3609 South Noland Rd.	<i>Onin Staffing</i>	2,700 s.f.	3621 South Noland Rd.	<i>Boost Mobile</i>	1,800 s.f.
3611 South Noland Rd.	<i>Dollar General</i>	7,200 s.f.	3623 South Noland Rd.	AVAILABLE	3,600 s.f.
3613 South Noland Rd.	<i>H&R Block</i>	3,060 s.f.	3629 South Noland Rd.	<i>Easyhome Furnishings</i>	5,220 s.f.
3617 South Noland Rd.	<i>Vapor Maven</i>	4,500 s.f.			
TOTAL					32,380 s.f.



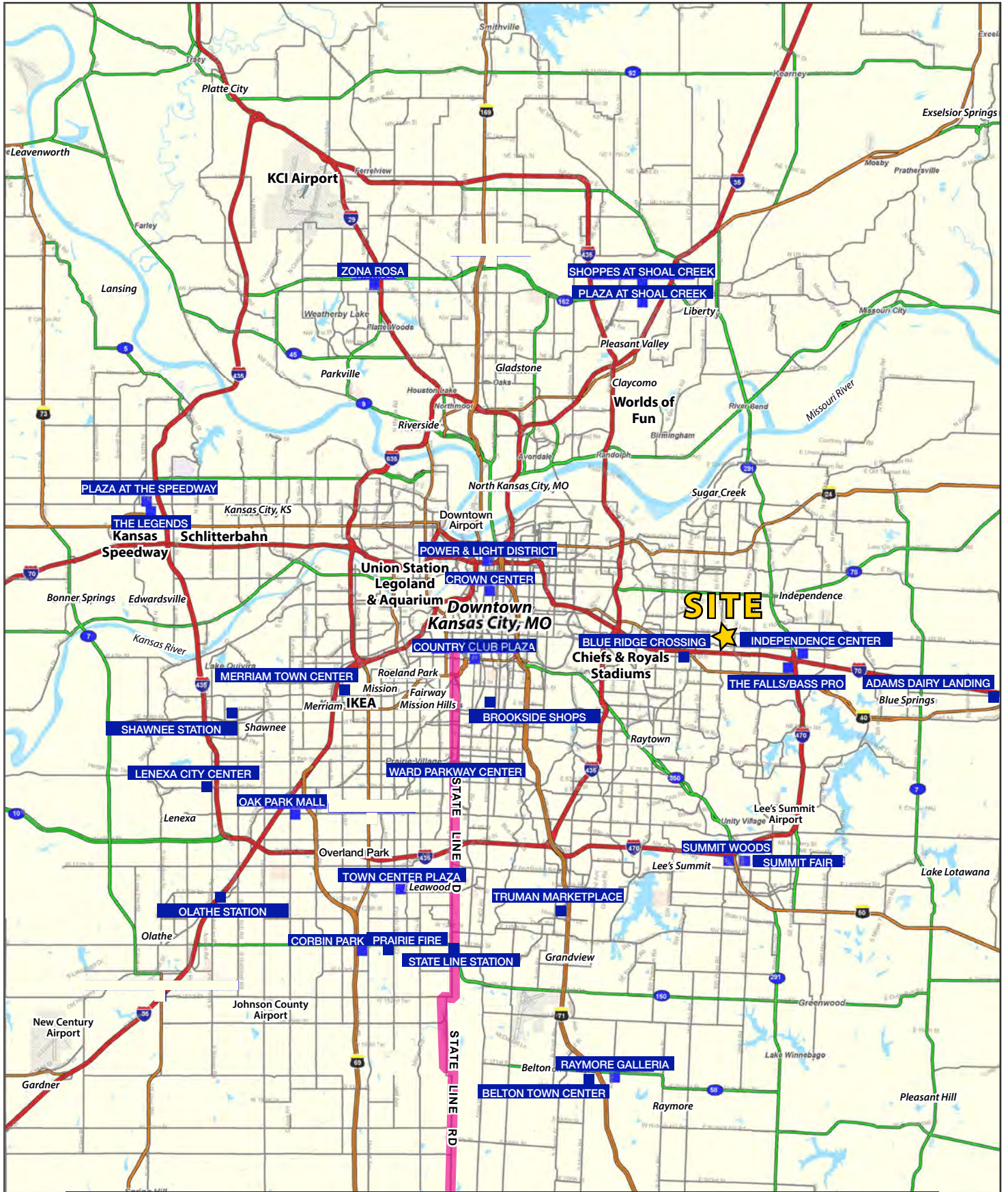
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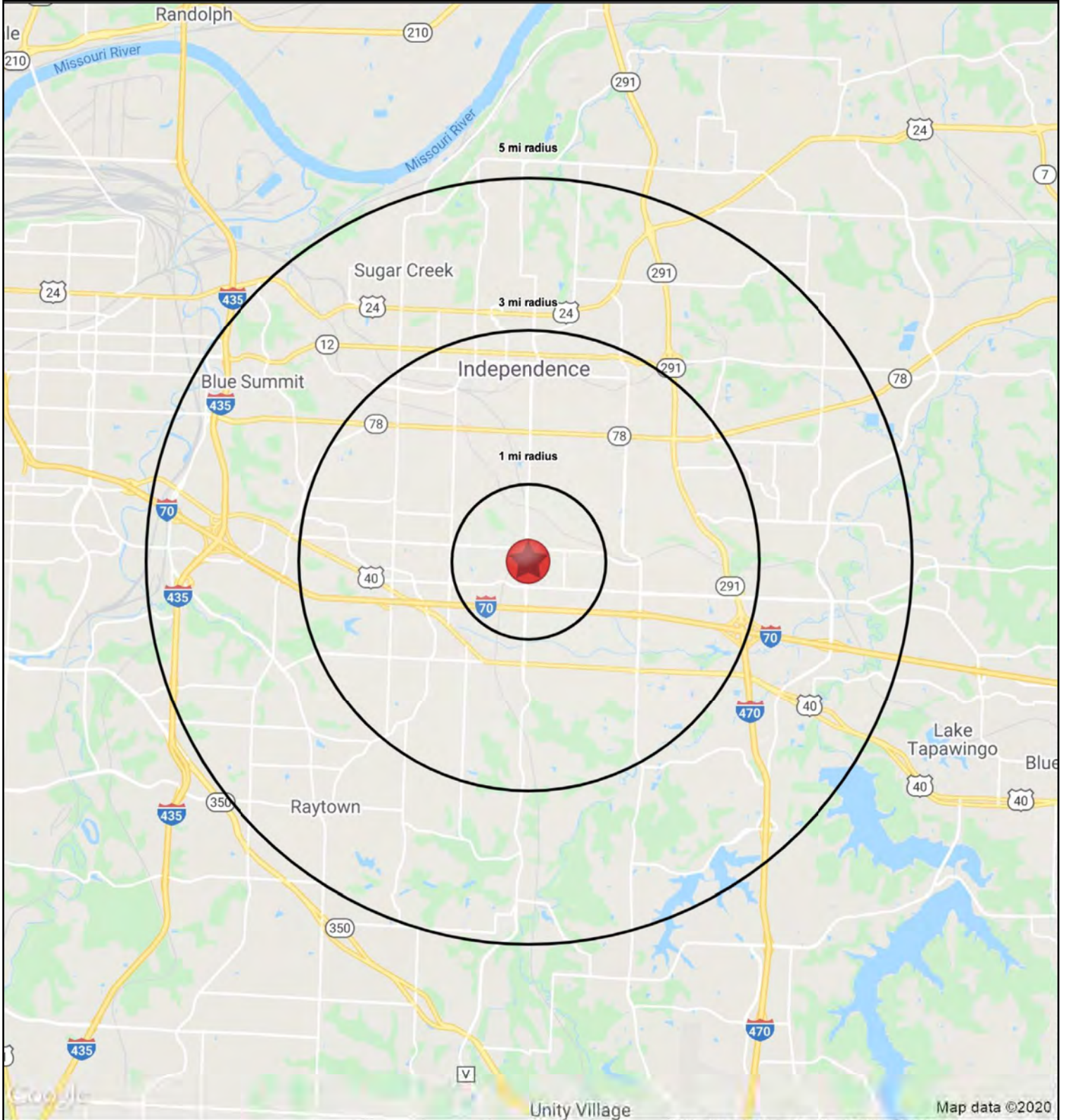




NOLAND ROAD RETAIL SHOPPES

3601-3629 S. Noland Road, Independence, MO







NOLAND ROAD RETAIL SHOPPES

3601-3629 S. Noland Road, Independence, MO

3601 S Noland Rd Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,428	81,322	158,229
2028 Projected Population	9,293	82,690	160,883
2020 Census Population	9,354	81,337	157,668
2010 Census Population	8,647	77,581	151,653
Projected Annual Growth 2023 to 2028	-0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2023	0.7%	0.4%	0.3%
2023 Median Age	43.0	40.5	39.4
Households			
2023 Estimated Households	4,049	35,470	67,539
2028 Projected Households	3,939	35,568	67,743
2020 Census Households	3,970	35,072	66,515
2010 Census Households	3,673	33,514	63,661
Projected Annual Growth 2023 to 2028	-0.5%	-	-
Historical Annual Growth 2010 to 2023	0.8%	0.4%	0.5%
Race and Ethnicity			
2023 Estimated White	75.6%	71.0%	69.6%
2023 Estimated Black or African American	10.5%	15.9%	17.4%
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	11.4%	10.9%	11.0%
2023 Estimated Hispanic	11.2%	10.8%	10.7%
Income			
2023 Estimated Average Household Income	\$88,311	\$77,272	\$82,547
2023 Estimated Median Household Income	\$68,859	\$59,934	\$62,174
2023 Estimated Per Capita Income	\$37,949	\$33,802	\$35,327
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)	4.4%	5.9%	6.6%
2023 Estimated High School Graduate	37.3%	35.7%	35.0%
2023 Estimated Some College	24.7%	24.7%	24.5%
2023 Estimated Associates Degree Only	7.5%	8.0%	8.3%
2023 Estimated Bachelors Degree Only	13.5%	15.0%	15.0%
2023 Estimated Graduate Degree	10.4%	8.3%	8.2%
Business			
2023 Estimated Total Businesses	416	2,489	4,845
2023 Estimated Total Employees	3,418	19,903	46,100
2023 Estimated Employee Population per Business	8.2	8.0	9.5
2023 Estimated Residential Population per Business	22.7	32.7	32.7

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