



NOLAND PLAZA | Retail Space For Lease

3503-3545 S. Noland Road, Independence, Missouri



LEASE RATE: \$12-\$14/SF NNN | 3,200 SF & 8,265 SF SPACES



- 3,200 SF and 8,265 SF in-line retail spaces
- Major Jackson County retail corridor
- Great ingress and egress
- Abundant parking
- Traffic counts over 23,000 cars per day on 35th Street and Noland Road

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,671	82,953	158,284
Avg. Household Income	\$87,854	\$76,636	\$82,579



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

JAY FRIEDMAN | 816.412.7334 | jfriedman@blockandco.com

KARSYN SMITH | 816.412.7372 | karsynsmith@blockandco.com

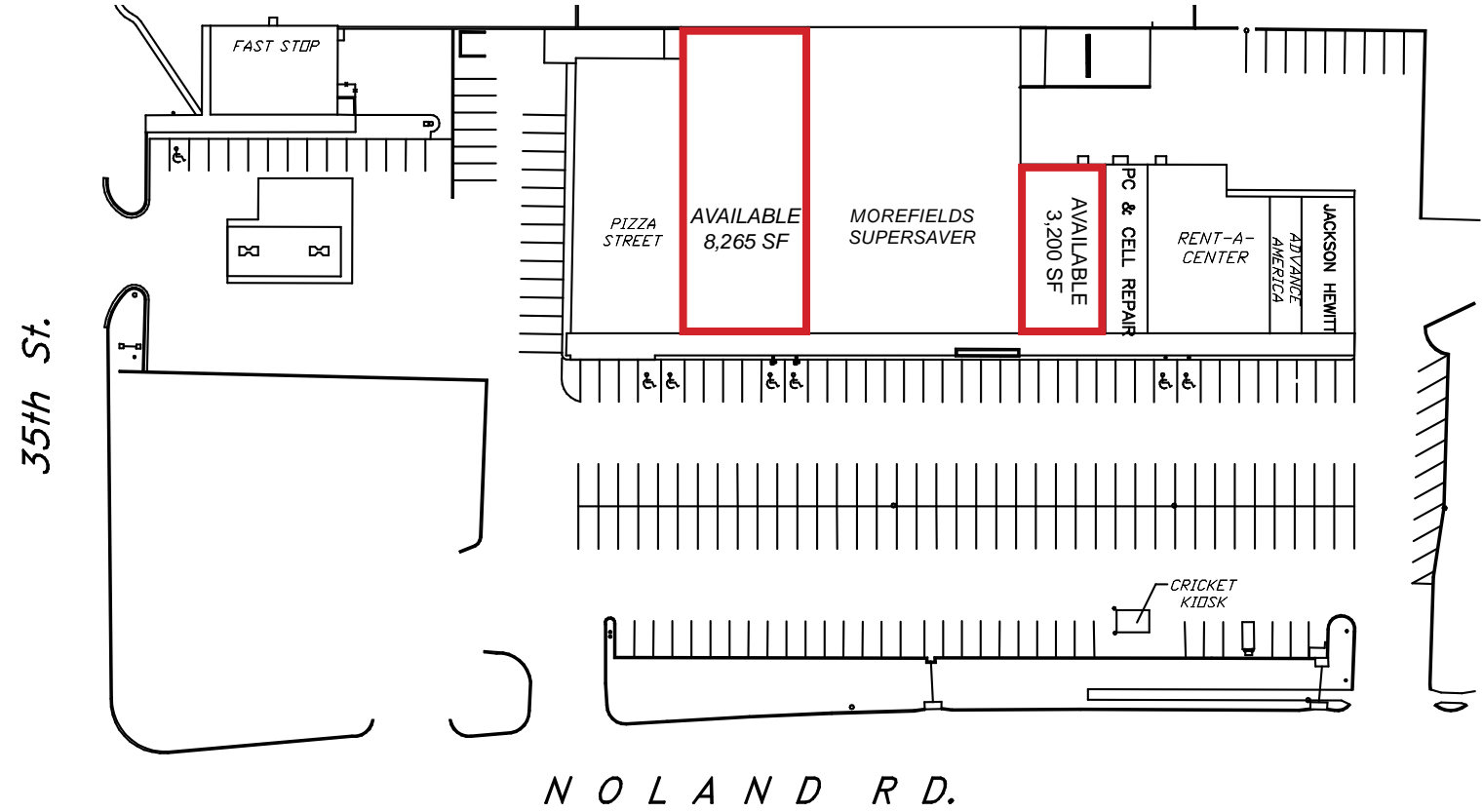
Exclusive Agents





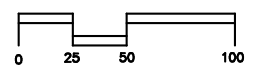
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S I T E P L A N

SCALE: 1" = 100'



PARKING = 186 TOTAL SPACES

3503 S. NOLAND RD.	PIZZA STREET ENTERPRISES	6,500 sq. ft.
3505 S. NOLAND RD.	AVAILABLE	8,265 sq. ft.
3507 S. NOLAND RD.	MOREFIELDS SUPERSAVER	14,935 sq. ft.
3509 S. NOLAND RD.	AVAILABLE	3,200 sq. ft.
3511 S. NOLAND RD.	PC & CELLULAR REPAIR	1,600 sq. ft.
3513 S. NOLAND RD.	RENT-A-CENTER INC.	4,440 sq. ft.
3517 S. NOLAND RD.	ADVANCE AMERICA CASH ADVANCE	975 sq. ft.
3519 S. NOLAND RD.	JACKSON HEWITT TAX SERVICE	1,625 sq. ft.
TOTAL		41,540 sq. ft.





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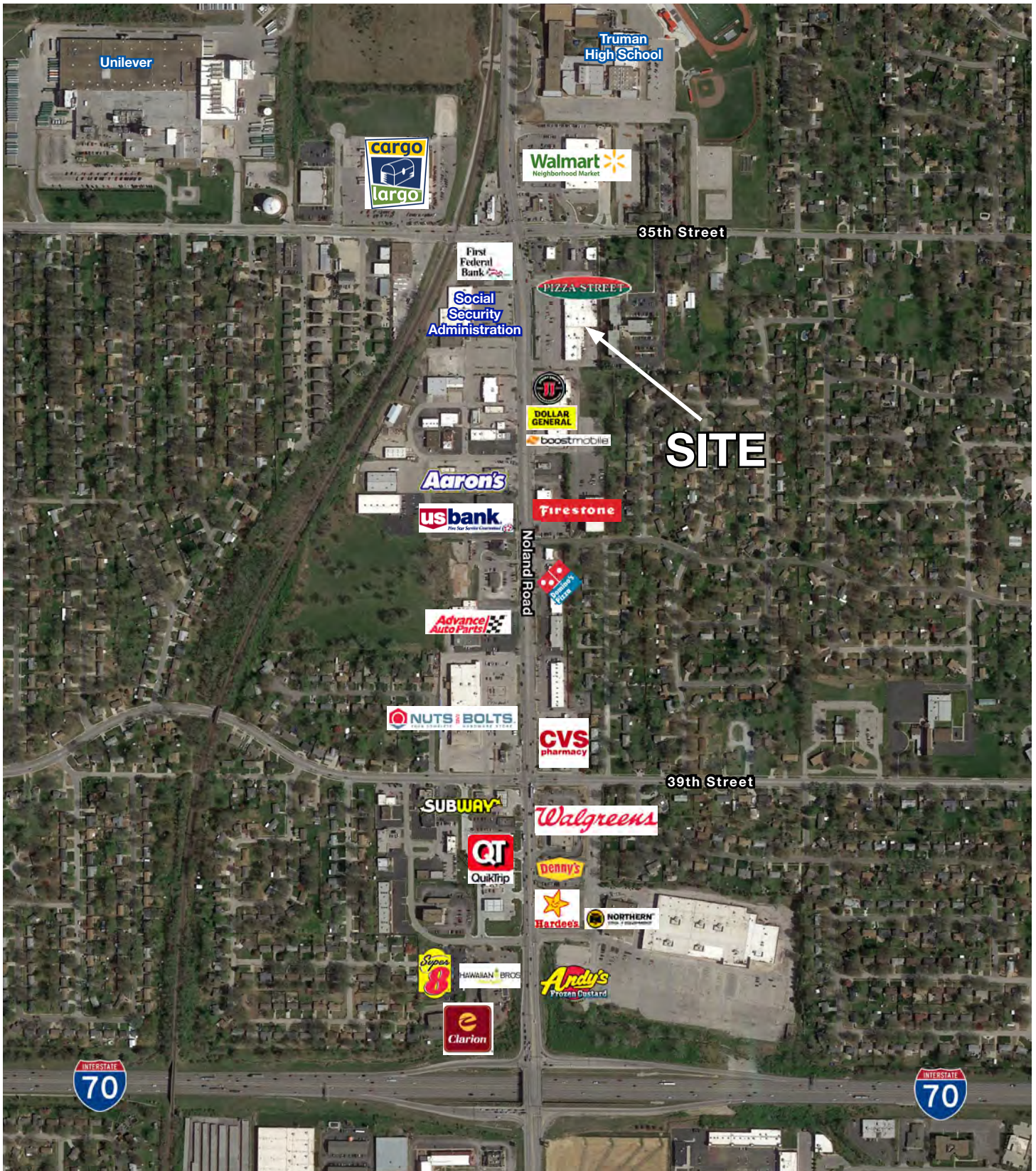
3,200 SF IN-LINE SPACE INTERIOR PHOTOS



AERIAL



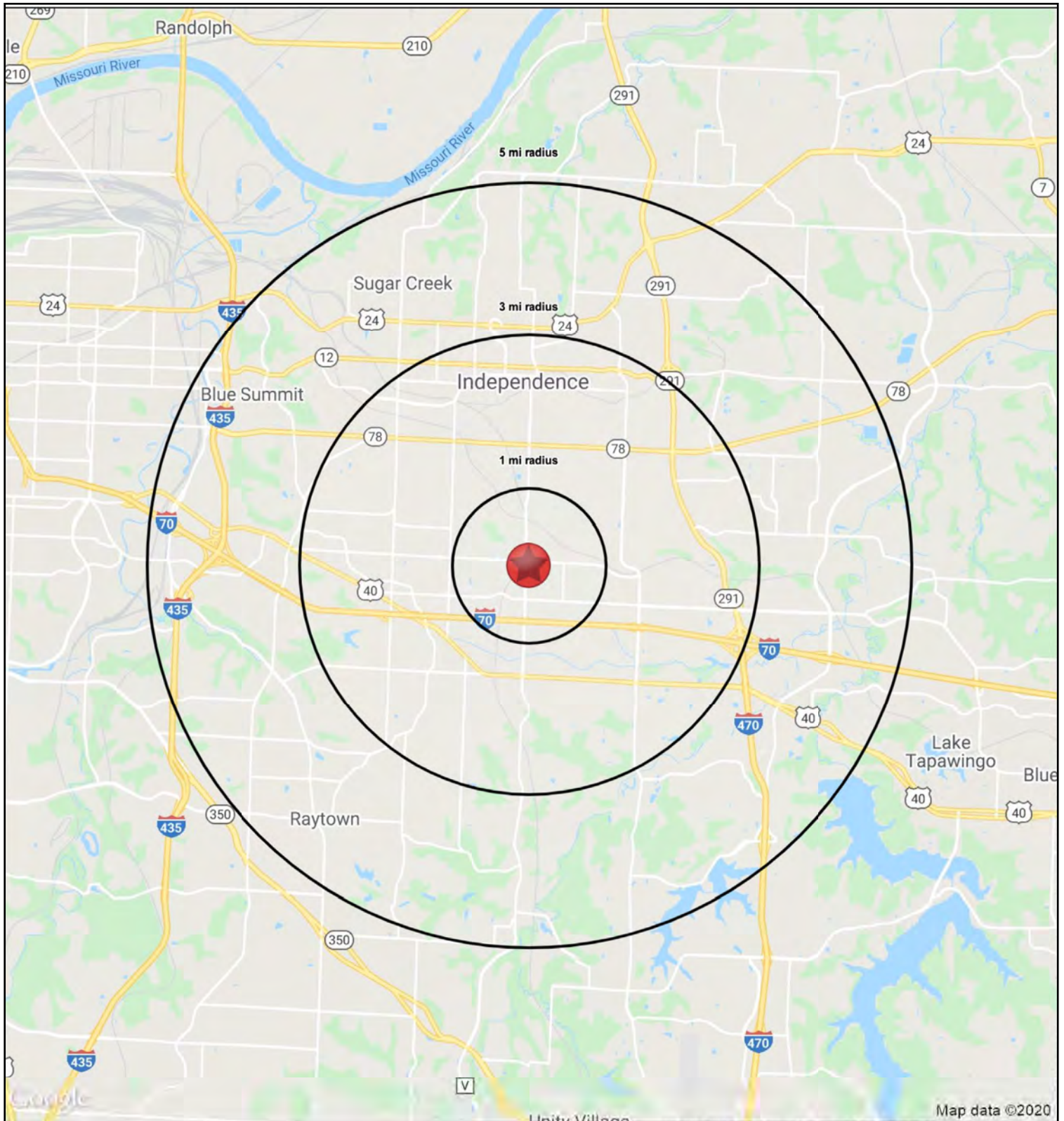
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3503 S Noland Rd Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,671	82,953	158,284
2028 Projected Population	8,541	84,375	160,920
2020 Census Population	8,566	82,918	157,763
2010 Census Population	7,912	78,951	151,734
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	43.2	40.5	39.4
Households			
2023 Estimated Households	3,703	36,238	67,521
2028 Projected Households	3,600	36,350	67,717
2020 Census Households	3,611	35,805	66,510
2010 Census Households	3,345	34,123	63,647
Projected Annual Growth 2023 to 2028	-0.6%	-	-
Historical Annual Growth 2010 to 2023	0.8%	0.5%	0.5%
Race and Ethnicity			
2023 Estimated White	76.1%	71.1%	69.7%
2023 Estimated Black or African American	10.1%	15.8%	17.2%
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	11.5%	10.9%	11.0%
2023 Estimated Hispanic	11.2%	10.8%	10.7%
Income			
2023 Estimated Average Household Income	\$87,854	\$76,636	\$82,579
2023 Estimated Median Household Income	\$68,326	\$59,472	\$62,158
2023 Estimated Per Capita Income	\$37,551	\$33,579	\$35,319
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.4%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	4.1%	6.0%	6.7%
2023 Estimated High School Graduate	37.7%	35.9%	35.0%
2023 Estimated Some College	24.9%	24.6%	24.5%
2023 Estimated Associates Degree Only	7.2%	8.0%	8.3%
2023 Estimated Bachelors Degree Only	13.2%	14.9%	15.0%
2023 Estimated Graduate Degree	10.7%	8.3%	8.2%
Business			
2023 Estimated Total Businesses	309	2,510	4,844
2023 Estimated Total Employees	2,550	20,473	46,019
2023 Estimated Employee Population per Business	8.3	8.2	9.5
2023 Estimated Residential Population per Business	28.1	33.0	32.7

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