



POTENTIAL REDEVELOPMENT OPPORTUNITY
FORMER GORDMANS | Located in Noland Fashion Square
 40 Highway & Noland Road, Independence, MO | A Greater Kansas City Suburb



Lease Rate: \$4.75/SF NNN | Sale Price: \$5,203,360

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,542	61,725	152,724
Avg. Household Income	\$82,052	\$81,358	\$76,321

- Excellent redevelopment opportunity
- Perfect for industrial, call center, apartments, etc.
- 76,520 SF Former Gordmans Anchor space
- Anchor space of 300,000 SF Noland Fashion Square Shopping Center - additional retailers include Olive Garden, Catherine's, Bank of the West, and more
- HyVee Supermarket directly across the street
- Great traffic counts of over 50,000 cars per day at this major commercial intersection

 **CLICK HERE TO VIEW MORE LISTING INFORMATION**

For More Information Contact: *Exclusive Agents*
 ALEX BLOCK | 816.412.7373 | ablock@blockandco.com
 MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com
 DAVID BLOCK | 816.412.7400 | dblock@blockandco.com





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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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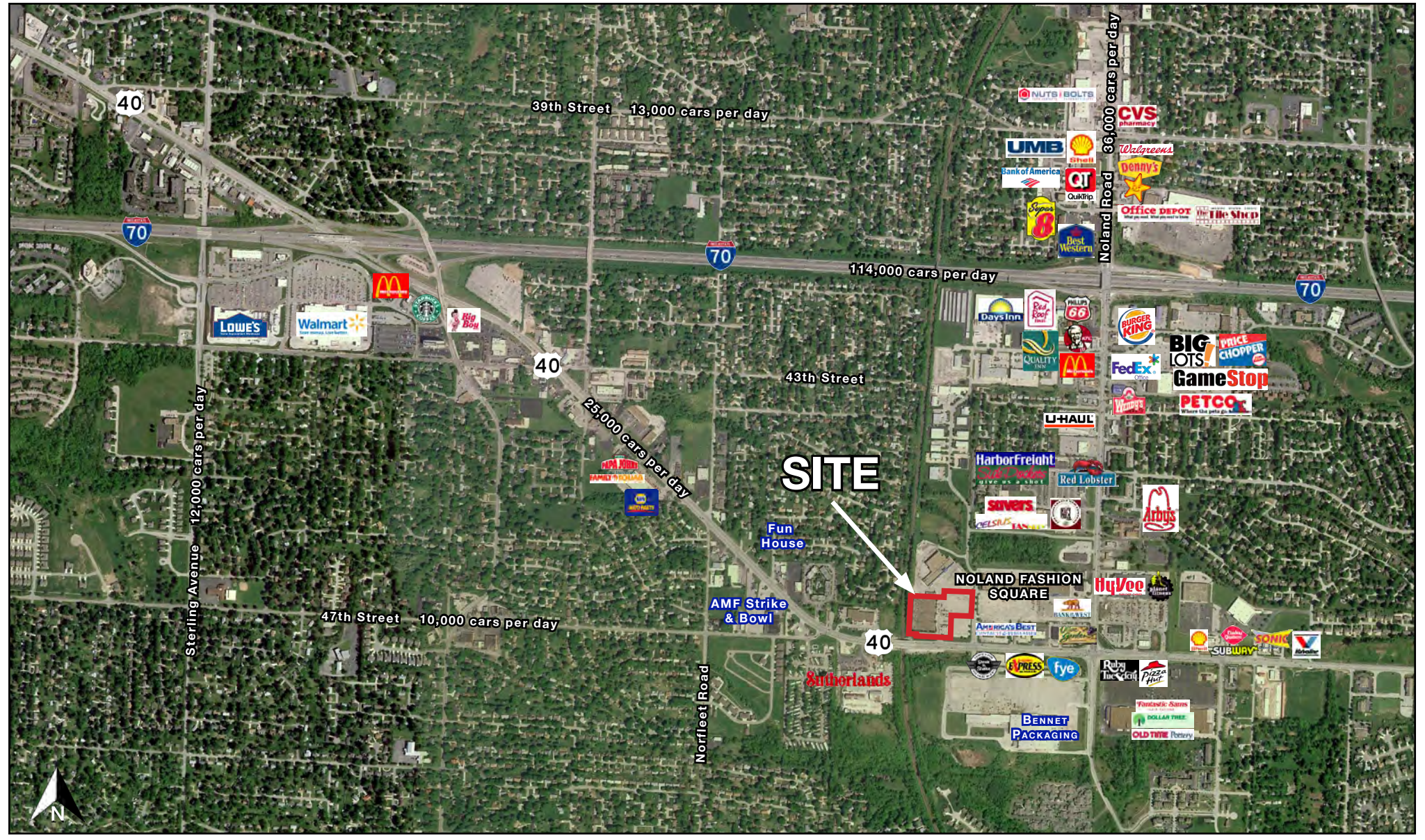


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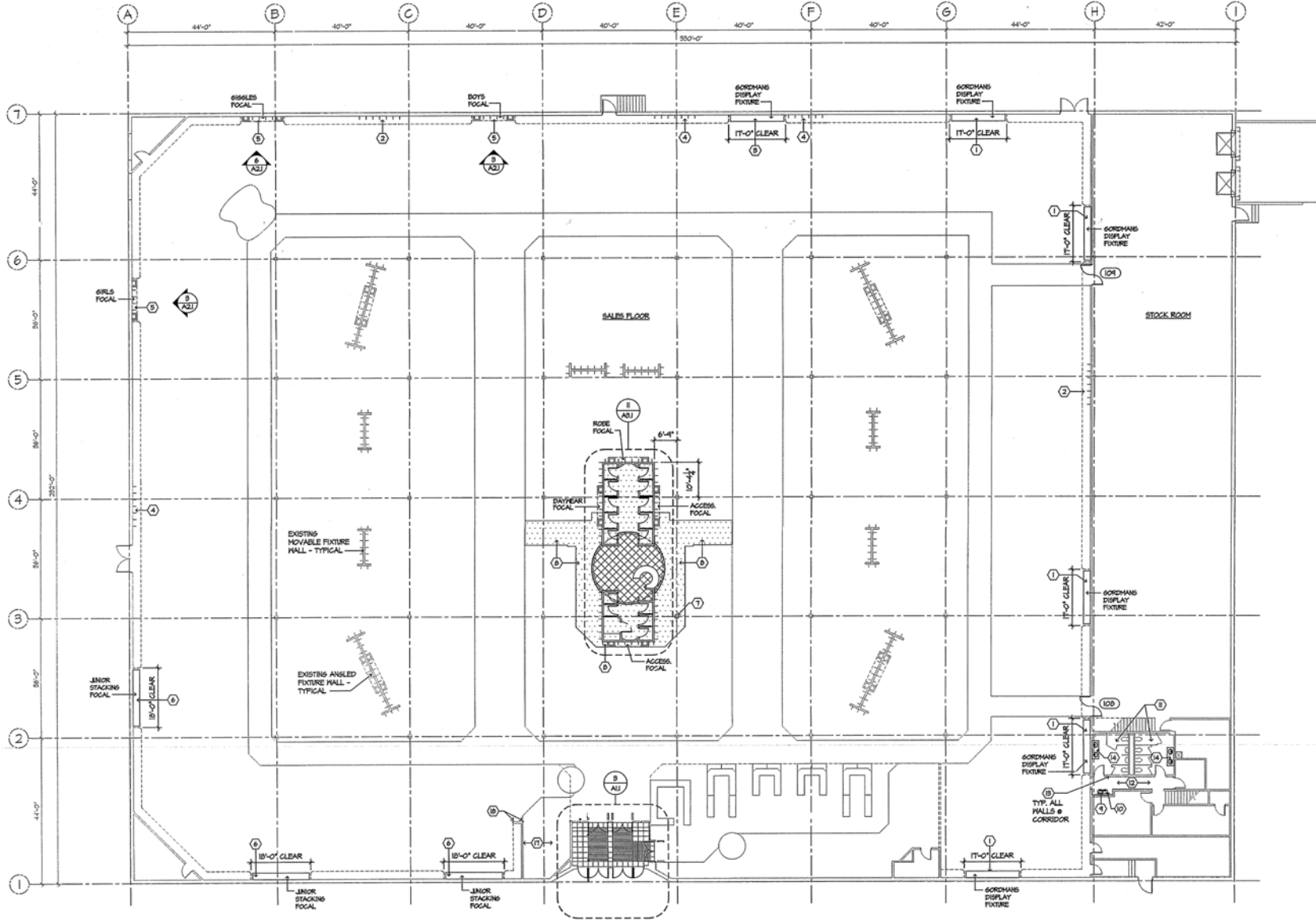


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FLOOR PLAN



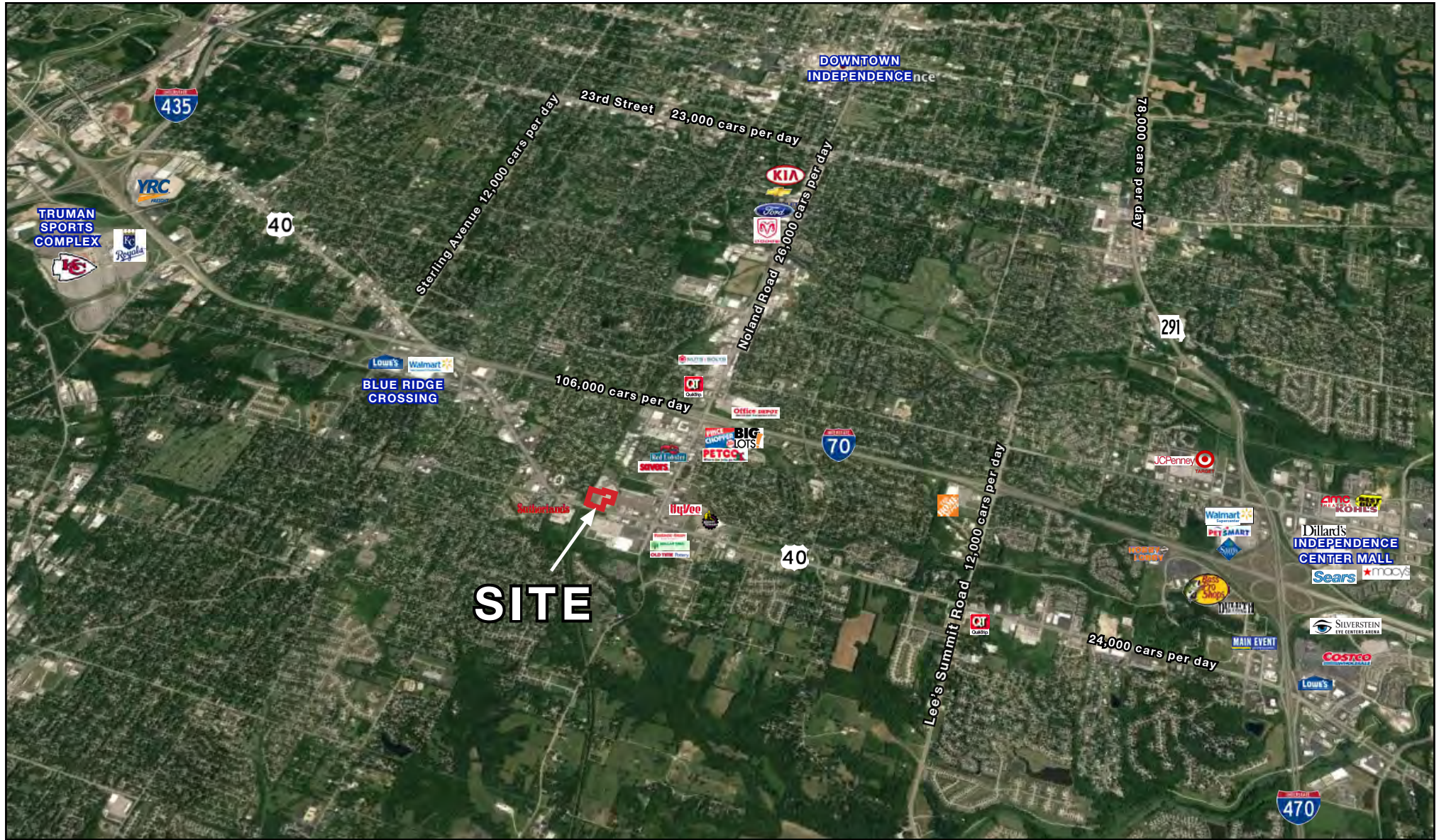


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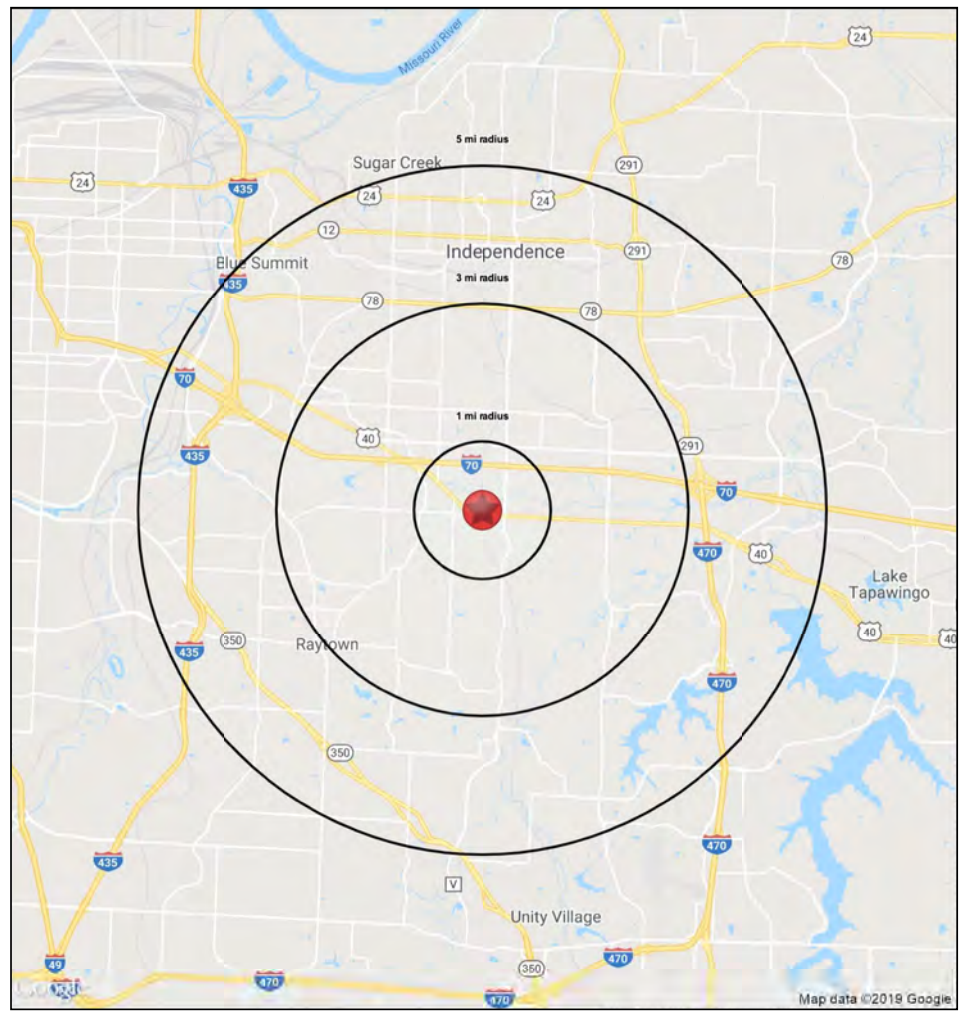
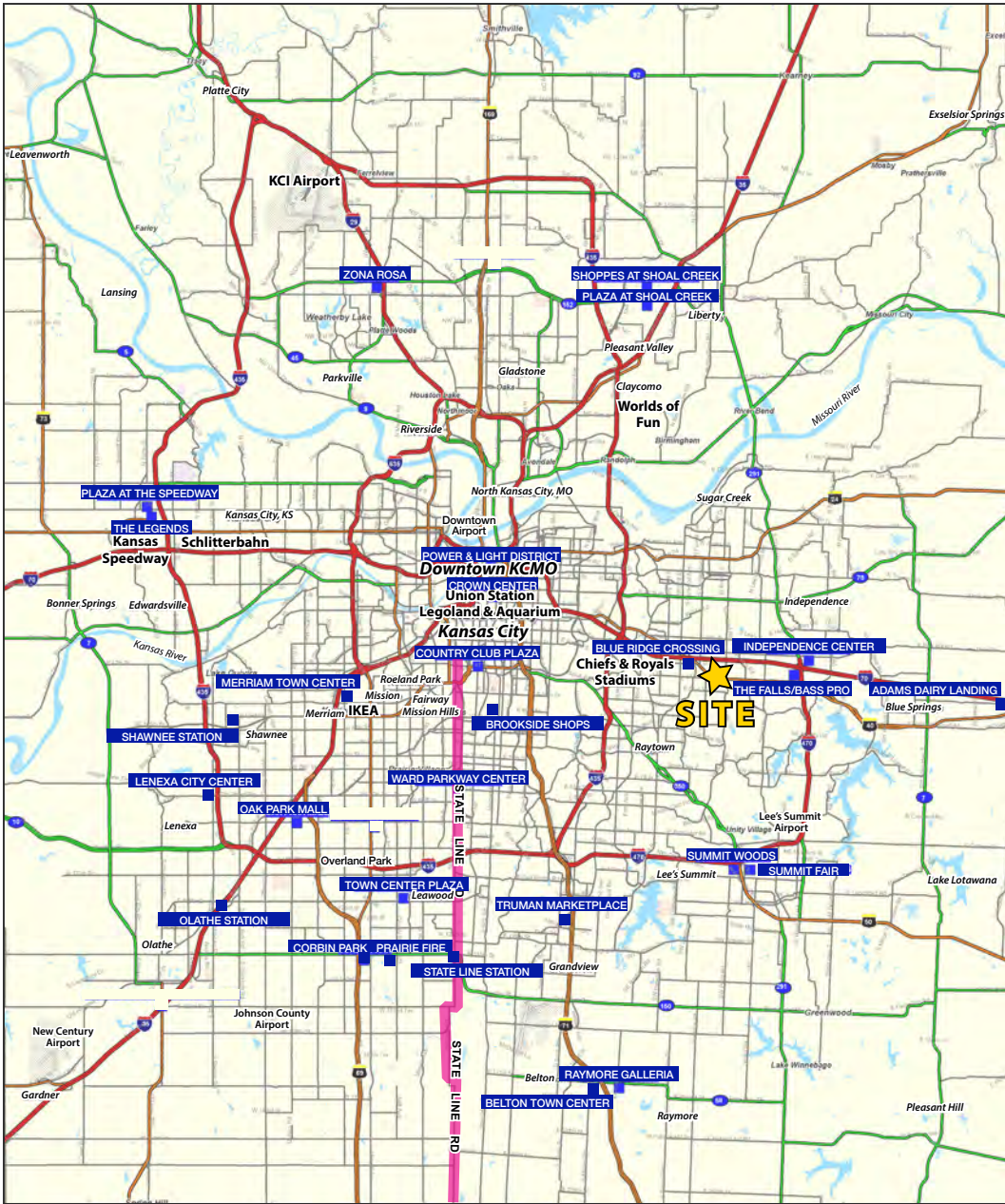




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40 Highway & Noland Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	7,542	61,725	152,724
2026 Projected Population	7,542	61,533	153,174
2010 Census Population	7,638	62,684	152,433
2000 Census Population	7,156	58,468	145,086
Projected Annual Growth 2021 to 2026	-	-	-
Historical Annual Growth 2000 to 2021	0.3%	0.3%	0.3%
2021 Median Age	44.2	42.6	41.1
Households			
2021 Estimated Households	3,365	26,756	65,025
2026 Projected Households	3,374	26,811	65,409
2010 Census Households	3,355	26,779	63,980
2000 Census Households	3,142	25,043	61,265
Projected Annual Growth 2021 to 2026	-	-	0.1%
Historical Annual Growth 2000 to 2021	0.3%	0.3%	0.3%
Race and Ethnicity			
2021 Estimated White	78.6%	77.7%	76.6%
2021 Estimated Black or African American	13.1%	13.3%	13.9%
2021 Estimated Asian or Pacific Islander	1.7%	1.9%	2.1%
2021 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2021 Estimated Other Races	6.1%	6.6%	6.9%
2021 Estimated Hispanic	7.6%	7.9%	7.8%
Income			
2021 Estimated Average Household Income	\$82,052	\$81,358	\$76,321
2021 Estimated Median Household Income	\$55,987	\$59,867	\$58,760
2021 Estimated Per Capita Income	\$36,645	\$35,302	\$32,584
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.6%	2.6%
2021 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.0%	5.7%
2021 Estimated High School Graduate	31.6%	33.9%	33.5%
2021 Estimated Some College	25.2%	25.3%	24.6%
2021 Estimated Associates Degree Only	8.1%	6.6%	7.3%
2021 Estimated Bachelors Degree Only	17.1%	17.4%	16.7%
2021 Estimated Graduate Degree	9.6%	9.3%	9.6%
Business			
2021 Estimated Total Businesses	351	1,545	4,903
2021 Estimated Total Employees	3,454	15,765	60,174
2021 Estimated Employee Population per Business	9.8	10.2	12.3
2021 Estimated Residential Population per Business	21.5	40.0	31.2

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