



## LEASE RATE: \$10/SF NNN | 1,400 SF AVAILABLE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,003	77,715	153,495
Avg. Household Income	\$102,671	\$85,249	\$89,255

- Two 1,400 SF spaces available
- High traffic location
- Great visibility to Noland Road
- Strong population



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

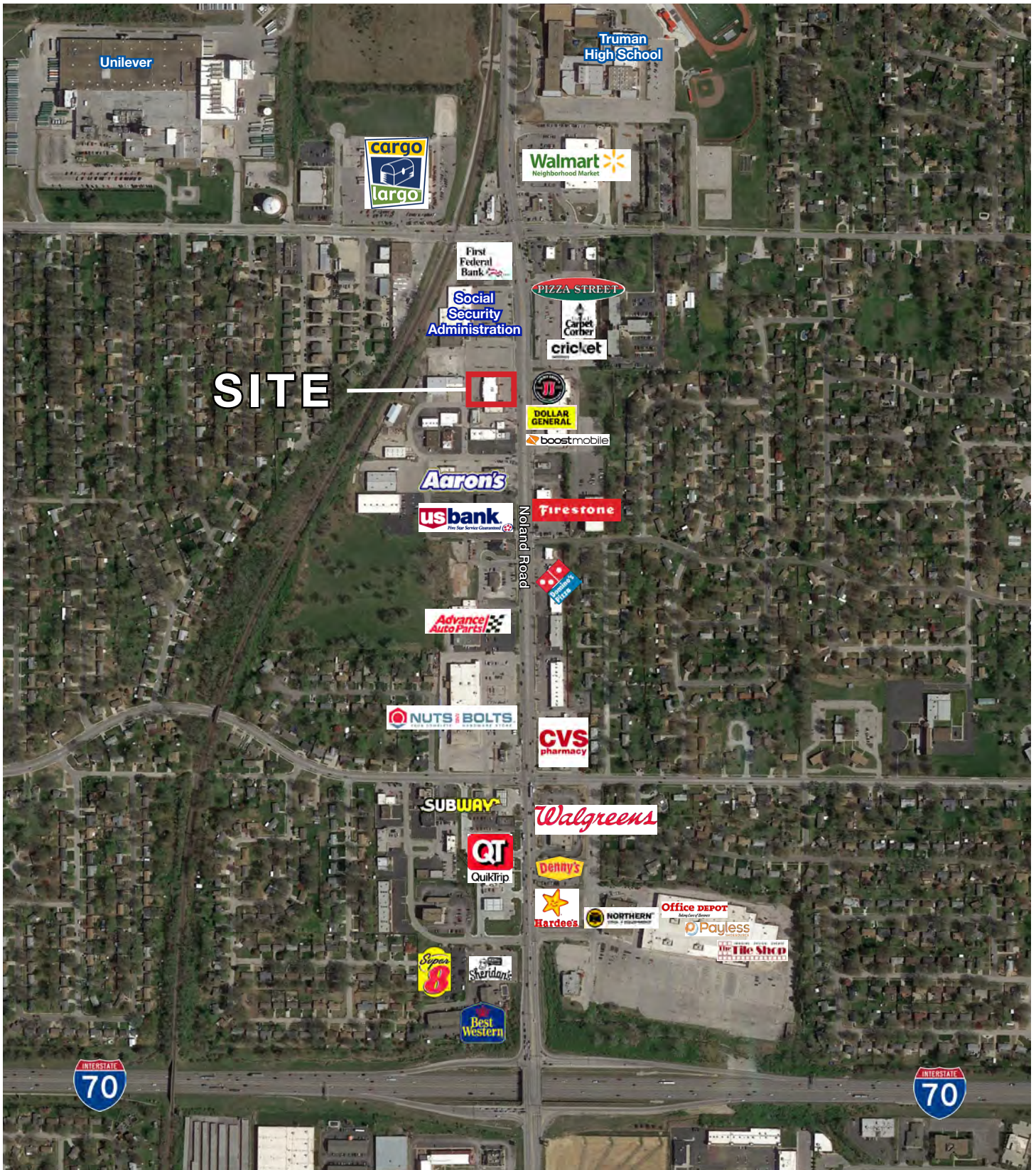
For More Information Contact:

BILL MAAS, CCIM | 816.412.7392 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)

Exclusive Agent



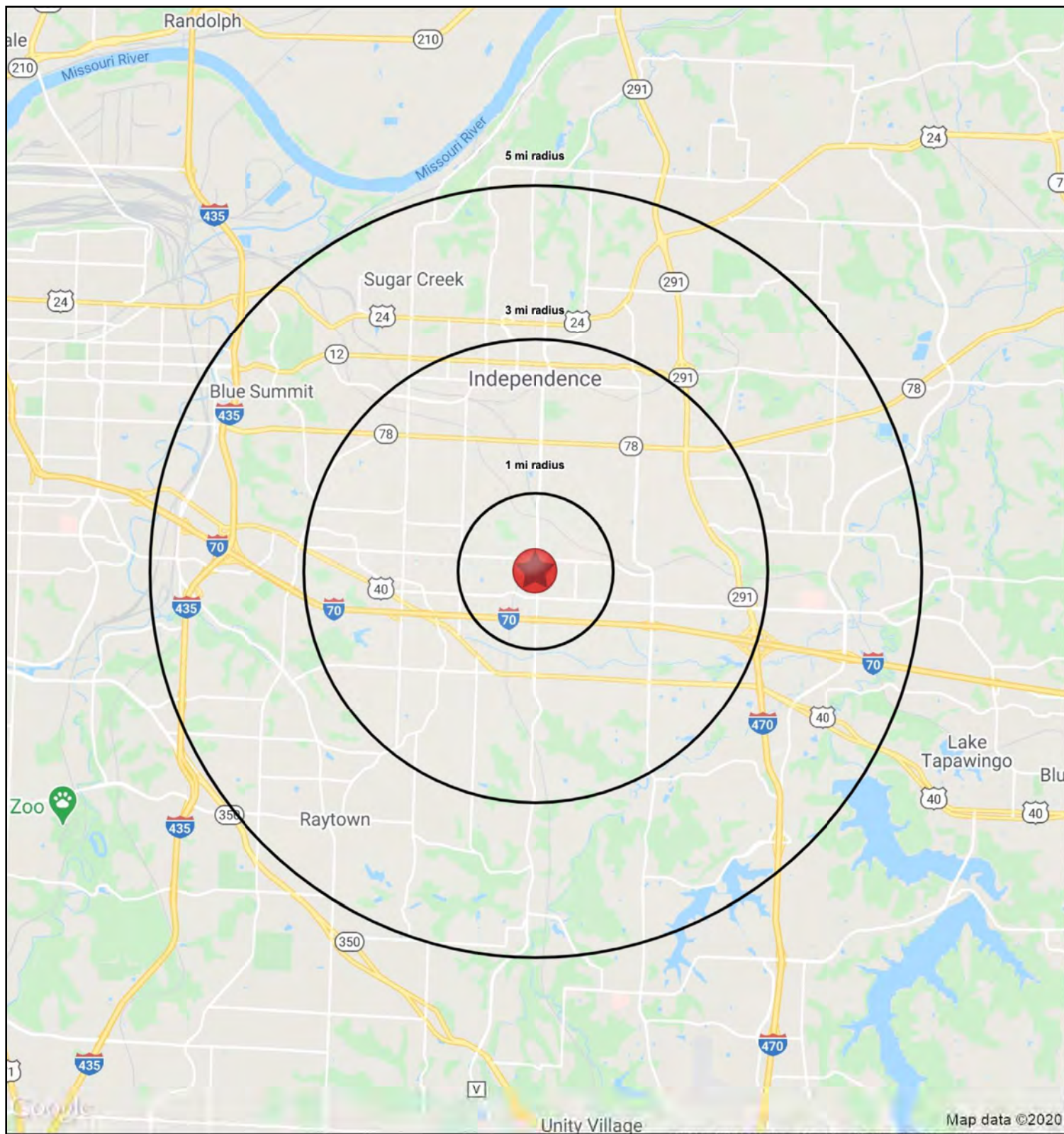
## AERIAL













# OFFICE / RETAIL SPACE

3600 S. Noland Road, Independence, MO

FOR  
LEASE

3600 S Noland Rd Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	9,003	77,715	153,495
2028 Projected Population	8,148	73,784	148,113
2020 Census Population	9,692	80,735	157,671
2010 Census Population	8,978	77,182	151,746
Projected Annual Growth 2023 to 2028	-1.9%	-1.0%	-0.7%
Historical Annual Growth 2010 to 2023	-	-	-
2023 Median Age	44.1	41.6	40.4
<b>Households</b>			
2023 Estimated Households	3,795	33,413	64,955
2028 Projected Households	3,380	31,229	61,601
2020 Census Households	4,123	34,727	66,551
2010 Census Households	3,824	33,333	63,719
Projected Annual Growth 2023 to 2028	-2.2%	-1.3%	-1.0%
Historical Annual Growth 2010 to 2023	-	-	0.1%
<b>Race and Ethnicity</b>			
2023 Estimated White	76.8%	73.5%	72.6%
2023 Estimated Black or African American	8.3%	13.1%	14.2%
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	12.5%	11.2%	11.1%
2023 Estimated Hispanic	11.6%	10.5%	10.4%
<b>Income</b>			
2023 Estimated Average Household Income	\$102,671	\$85,249	\$89,255
2023 Estimated Median Household Income	\$73,064	\$62,108	\$64,116
2023 Estimated Per Capita Income	\$43,300	\$36,755	\$37,865
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.3%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	4.1%	5.6%	6.3%
2023 Estimated High School Graduate	36.1%	35.0%	34.4%
2023 Estimated Some College	24.8%	24.6%	24.3%
2023 Estimated Associates Degree Only	8.0%	8.0%	8.3%
2023 Estimated Bachelors Degree Only	14.3%	15.7%	15.7%
2023 Estimated Graduate Degree	10.5%	8.8%	8.7%
<b>Business</b>			
2023 Estimated Total Businesses	419	2,508	4,889
2023 Estimated Total Employees	3,442	20,109	46,733
2023 Estimated Employee Population per Business	8.2	8.0	9.6
2023 Estimated Residential Population per Business	21.5	31.0	31.4

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