



# Freestanding Restaurant For Sale or Lease

12712 E. US 40 Highway, Independence, Missouri



## Lease Rate: \$14/SF NNN | 6,785 SF on 1.44 Acres

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,235	70,824	160,883
Avg. Household Income	\$79,931	\$69,461	\$70,460

- 2nd generation restaurant with two hood systems, grease trap and walk-in included
- Open floor plan with large kitchen
- Ample parking (120+) on 1.44 acre paved lot
- Formerly Samurai Steak & Sushi
- Strong commercial corridor



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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Exclusive Agents



## DRONE IMAGES





## INTERIOR PHOTOS







This aerial map illustrates the Noland Fashion Square area in St. Louis, Missouri, highlighting traffic volume and surrounding commercial developments. The map features the following details:

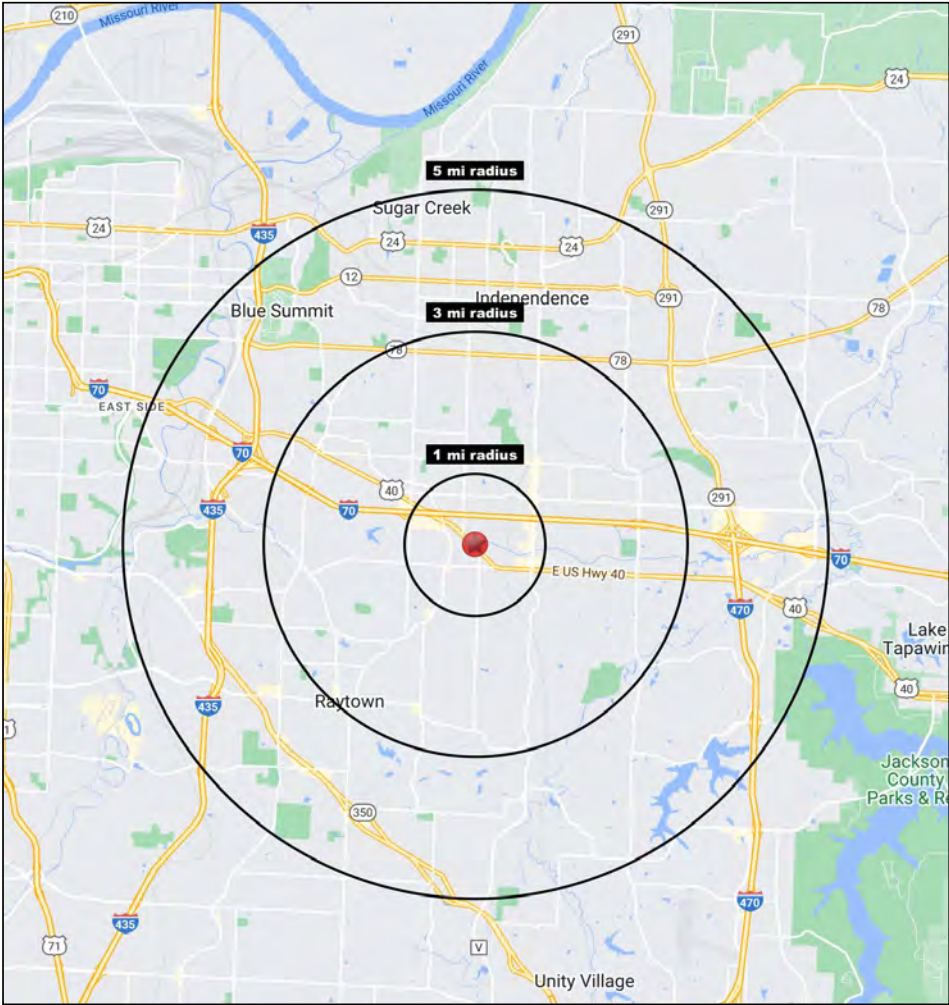
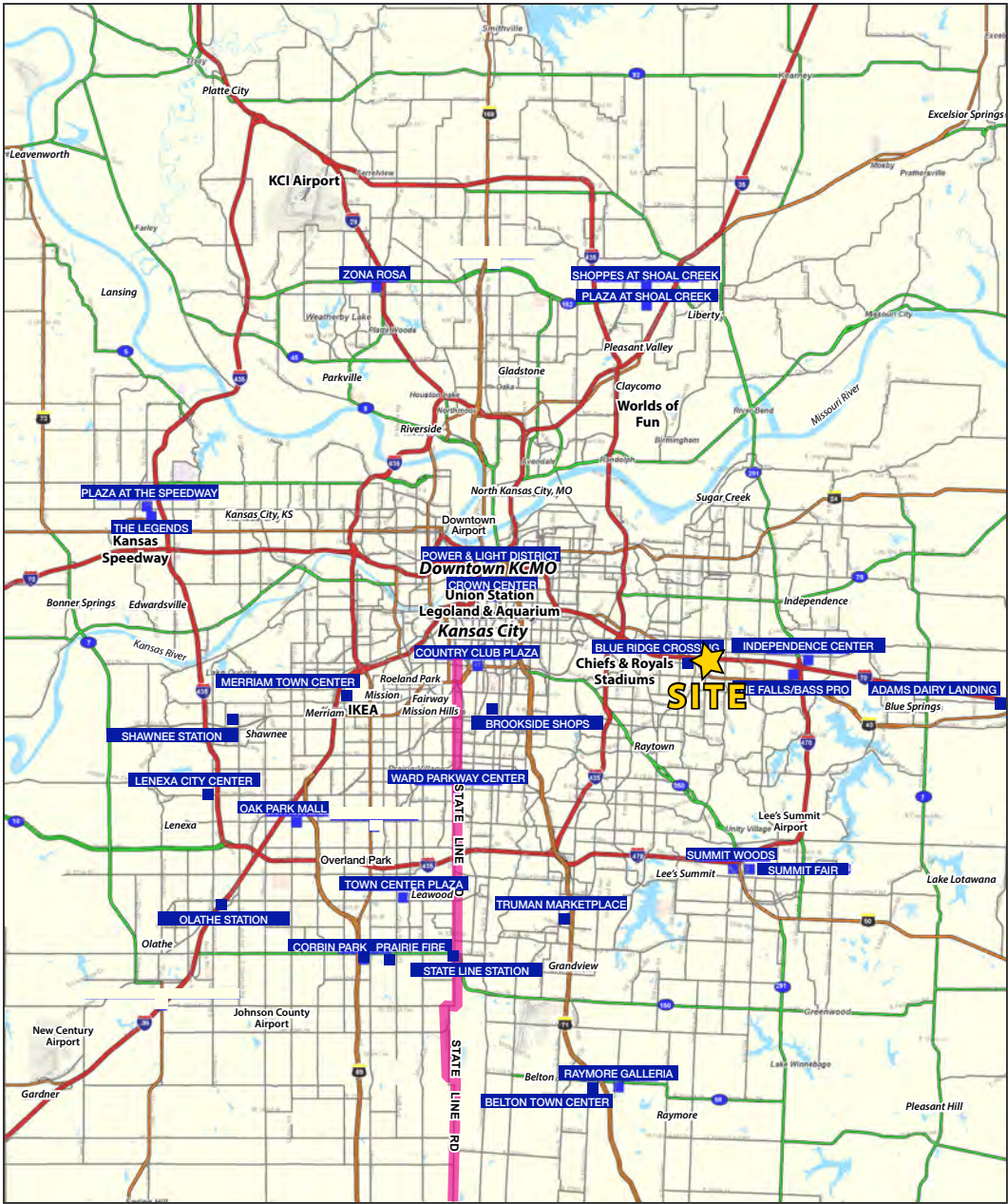
- Major Roadways:**
  - Interstate 70 (I-70):** Runs horizontally across the upper portion of the map.
  - Interstate 40 (I-40):** Runs diagonally from the bottom left towards the center.
  - Noland Road:** A vertical road on the right side of the map.
  - Sterling Avenue:** A vertical road on the left side of the map.
  - Norfleet Road:** A vertical road at the bottom center of the map.
- Traffic Volume Data:**
  - 39th Street:** 13,000 cars per day
  - 43rd Street:** 114,000 cars per day
  - 47th Street:** 10,000 cars per day
  - Sterling Avenue:** 12,000 cars per day
  - Noland Road:** 36,000 cars per day
  - Site Area:** 25,000 cars per day (indicated by an arrow pointing to a red-outlined area)
- Commercial Developments and Businesses:**
  - Walmart:** Located near the intersection of I-70 and Sterling Avenue.
  - McDonald's:** Multiple locations, including one near the site area and another near the intersection of I-70 and Noland Road.
  - CVS Pharmacy:** Located near the intersection of I-70 and Noland Road.
  - Walgreens:** Located near the intersection of I-70 and Noland Road.
  - Office Depot:** Located near the intersection of I-70 and Noland Road.
  - Best Western:** Located near the intersection of I-70 and Noland Road.
  - Days Inn:** Located near the intersection of I-70 and Noland Road.
  - Quality Inn:** Located near the intersection of I-70 and Noland Road.
  - Red Lobster:** Located near the intersection of I-70 and Noland Road.
  - Arby's:** Located near the intersection of I-70 and Noland Road.
  - Big Lots:** Located near the intersection of I-70 and Noland Road.
  - Price Chopper:** Located near the intersection of I-70 and Noland Road.
  - GameStop:** Located near the intersection of I-70 and Noland Road.
  - PETCO:** Located near the intersection of I-70 and Noland Road.
  - Harbor Freight:** Located near the intersection of I-70 and Noland Road.
  - Red Lobster:** Located near the intersection of I-70 and Noland Road.
  - SONY's:** Located near the intersection of I-70 and Noland Road.
  - DELTA:** Located near the intersection of I-70 and Noland Road.
  - AMF Strike & Bowl:** Located near the intersection of I-40 and Norfleet Road.
  - Fun House:** Located near the intersection of I-40 and Norfleet Road.
  - Anchorlands:** Located near the intersection of I-40 and Norfleet Road.
  - Benet Packaging:** Located near the intersection of I-40 and Norfleet Road.
  - Old Time Pottery:** Located near the intersection of I-40 and Norfleet Road.
  - Subway:** Located near the intersection of I-40 and Norfleet Road.
  - SONIC:** Located near the intersection of I-40 and Norfleet Road.
  - PIZZA HUT:** Located near the intersection of I-40 and Norfleet Road.
  - Starbucks:** Located near the intersection of I-40 and Norfleet Road.
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- Other Features:**
  - Lowes:** Located near the intersection of I-70 and Sterling Avenue.
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Independence, MO 64055	radius	radius	radius
<b>Population</b>			
2022 Estimated Population	9,235	70,824	160,883
2027 Projected Population	9,291	72,244	164,294
2020 Census Population	9,358	71,215	160,625
2010 Census Population	8,916	67,970	155,006
Projected Annual Growth 2022 to 2027	0.1%	0.4%	0.4%
Historical Annual Growth 2010 to 2022	0.3%	0.3%	0.3%
2022 Median Age	41.0	40.7	39.9
<b>Households</b>			
2022 Estimated Households	4,041	30,559	68,755
2027 Projected Households	4,034	30,835	69,495
2020 Census Households	4,074	30,541	68,232
2010 Census Households	3,880	29,004	65,222
Projected Annual Growth 2022 to 2027	-	0.2%	0.2%
Historical Annual Growth 2010 to 2022	0.3%	0.4%	0.5%
<b>Race and Ethnicity</b>			
2022 Estimated White	69.5%	67.3%	67.7%
2022 Estimated Black or African American	17.4%	20.1%	19.6%
2022 Estimated Asian or Pacific Islander	1.8%	1.6%	1.6%
2022 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2022 Estimated Other Races	10.8%	10.5%	10.6%
2022 Estimated Hispanic	10.7%	10.2%	10.2%
<b>Income</b>			
2022 Estimated Average Household Income	\$79,931	\$69,461	\$70,460
2022 Estimated Median Household Income	\$59,609	\$58,065	\$58,322
2022 Estimated Per Capita Income	\$35,018	\$30,037	\$30,206
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	4.0%	2.7%	3.0%
2022 Estimated Some High School (Grade Level 9 to 11)	5.7%	4.7%	5.7%
2022 Estimated High School Graduate	35.1%	34.3%	33.6%
2022 Estimated Some College	24.5%	24.8%	24.9%
2022 Estimated Associates Degree Only	9.2%	7.7%	7.7%
2022 Estimated Bachelors Degree Only	15.1%	16.3%	15.9%
2022 Estimated Graduate Degree	6.3%	9.3%	9.2%
<b>Business</b>			
2022 Estimated Total Businesses	365	1,829	4,979
2022 Estimated Total Employees	3,494	17,162	59,265
2022 Estimated Employee Population per Business	9.6	9.4	11.9
2022 Estimated Residential Population per Business	25.3	38.7	32.3

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