



LEASE RATE: \$18/SF NNN | LAST REMAINING SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,140	72,335	151,082
Avg. Household Income	\$88,668	\$70,062	\$69,715

- New facade renovation complete
- 1715 SF In-Line Space
- In-Line Retail Space For Lease between Grassroots, Inc. and Cricket Wireless
- Located on the "Miracle Mile" of Noland Road
- Excellent access and visibility
- Close proximity to Interstate 70
- Abundant parking
- Noland Road carries over 29,240 cars per day

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

For More Information Contact: *Exclusive Agents*
 PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com
 MARSHAL BLOUNT | 816.412.7342 | mblount@blockandco.com

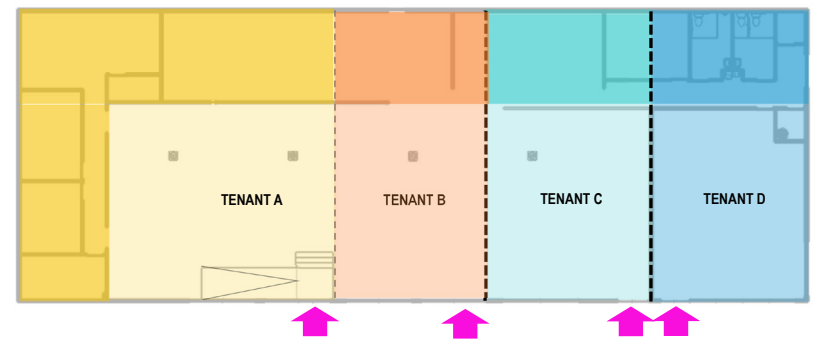
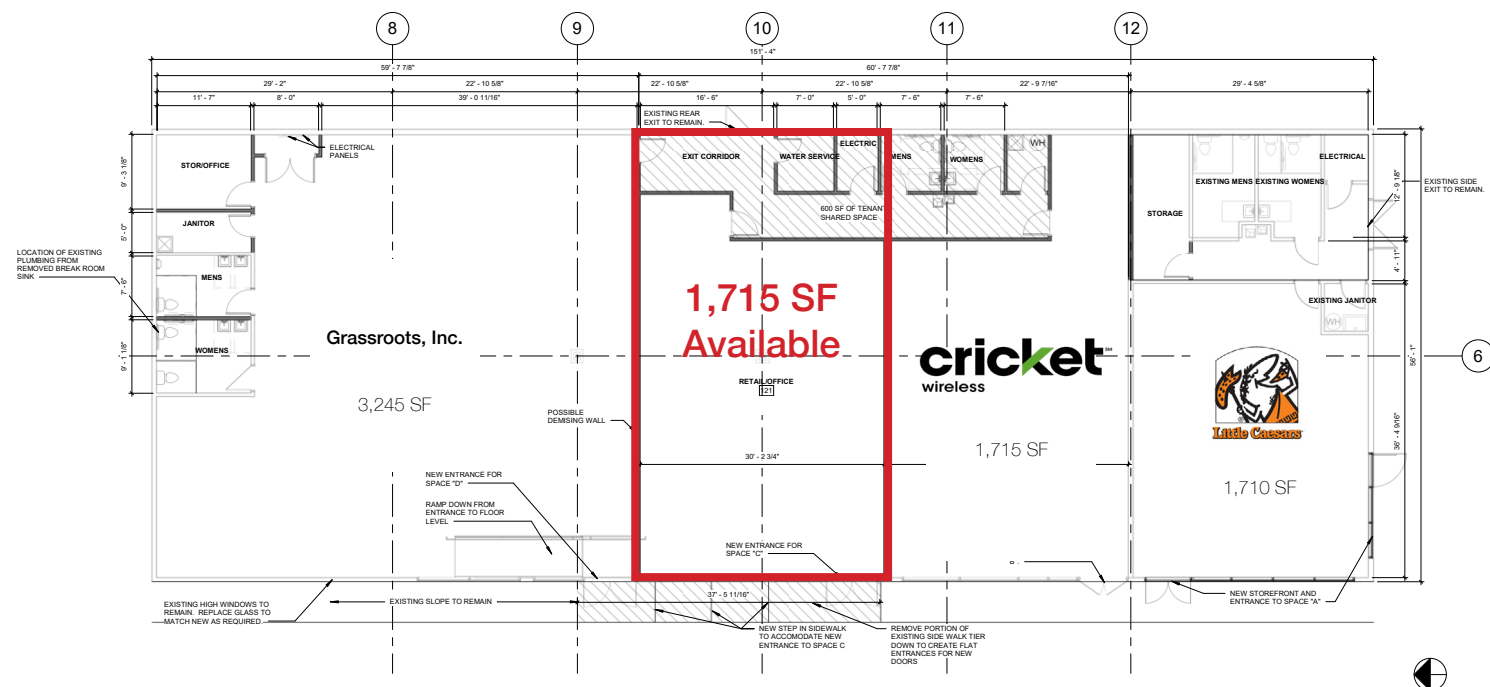
PROPOSED NEW FACADE





Independence Retail Building Redevelopment

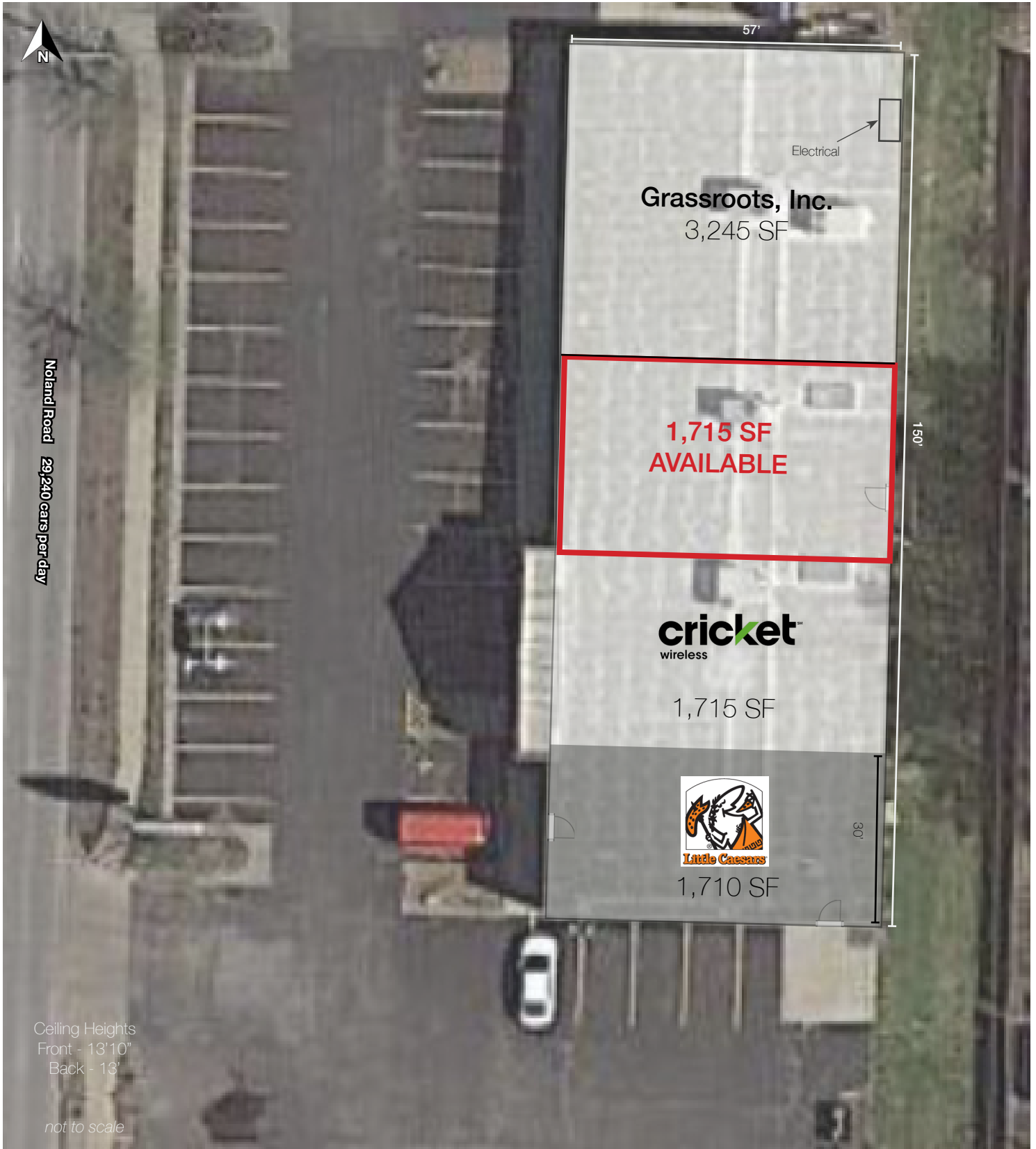
3721 S. Noland Road, Independence, MO



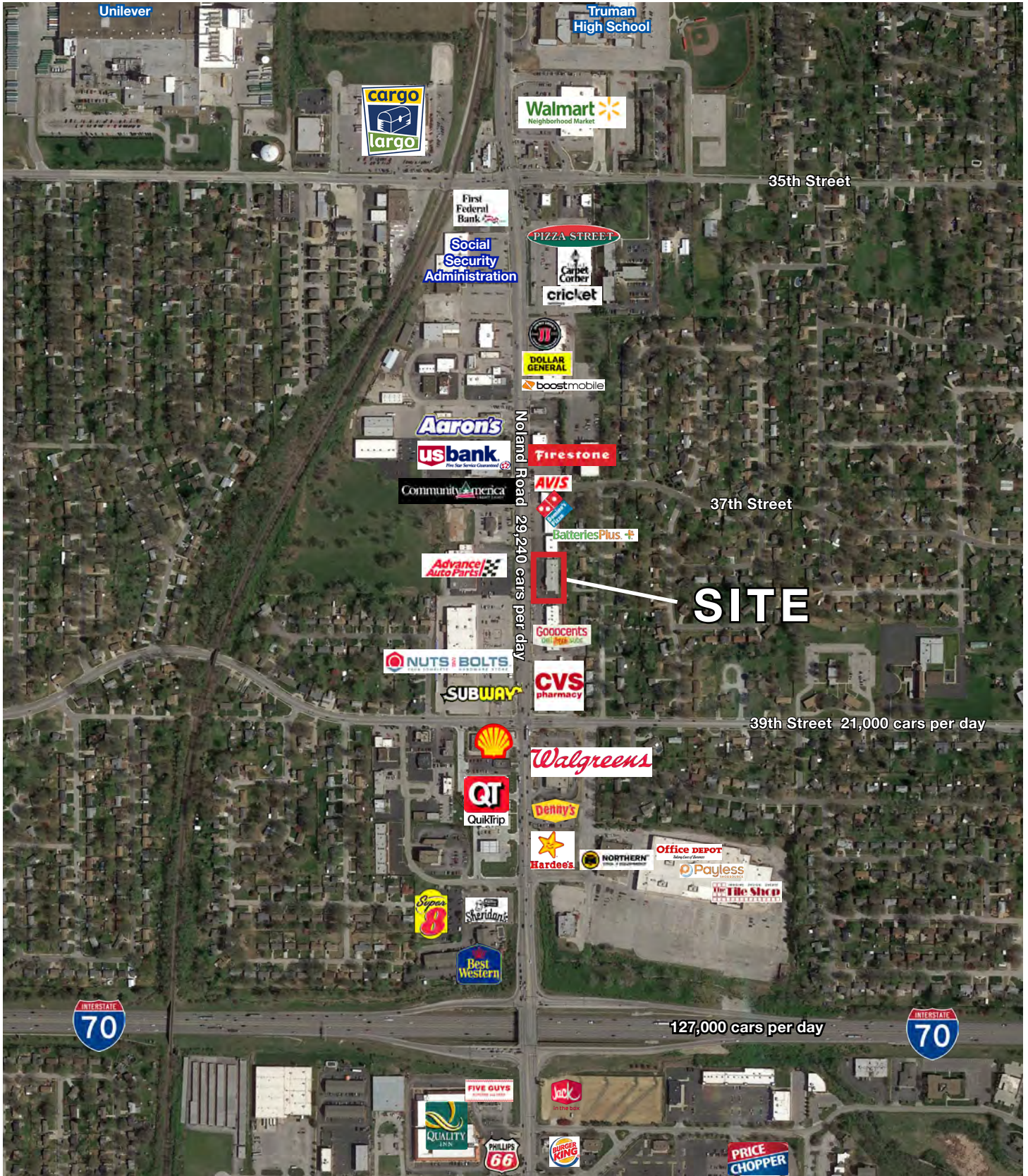
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SITE PLAN

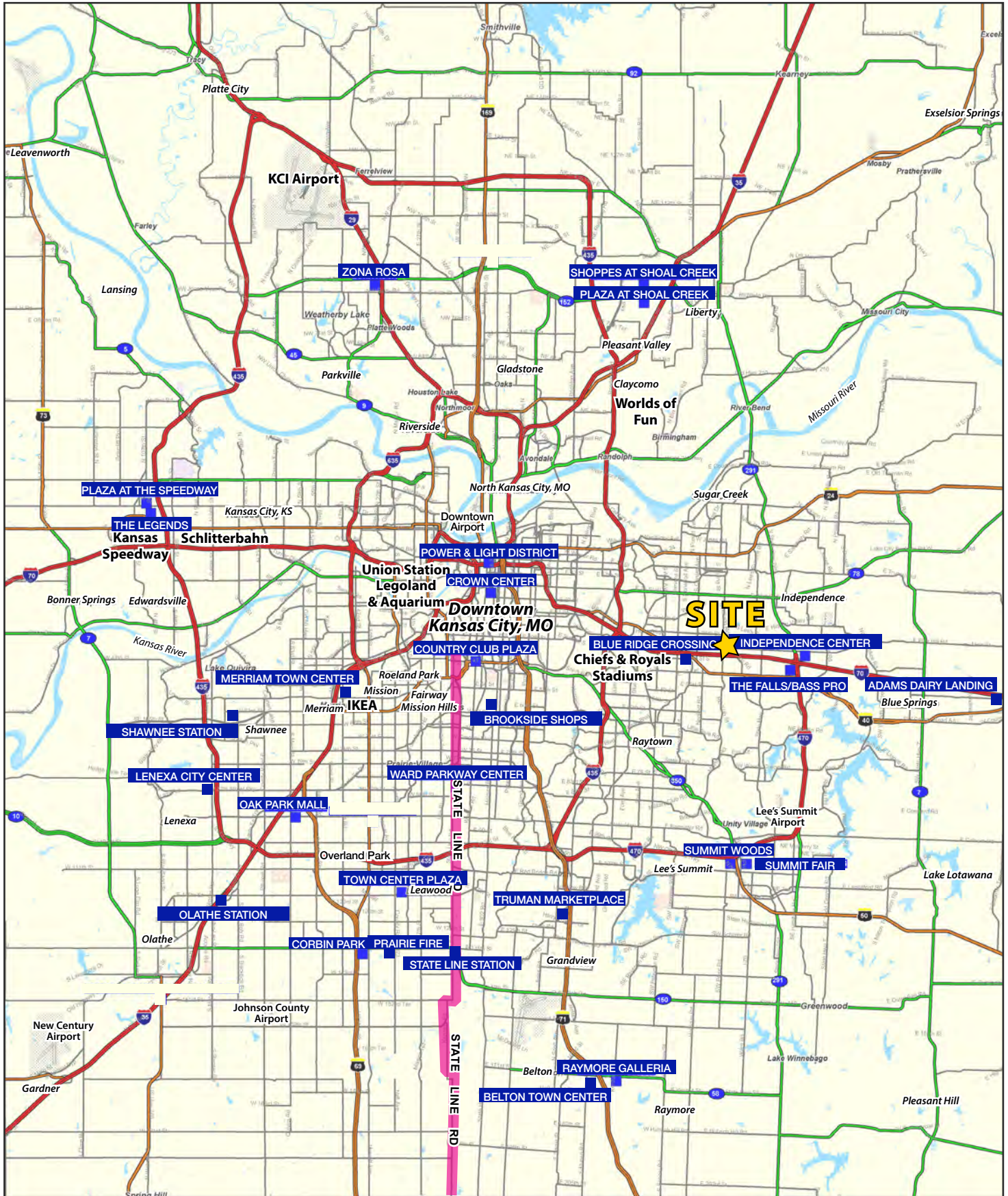


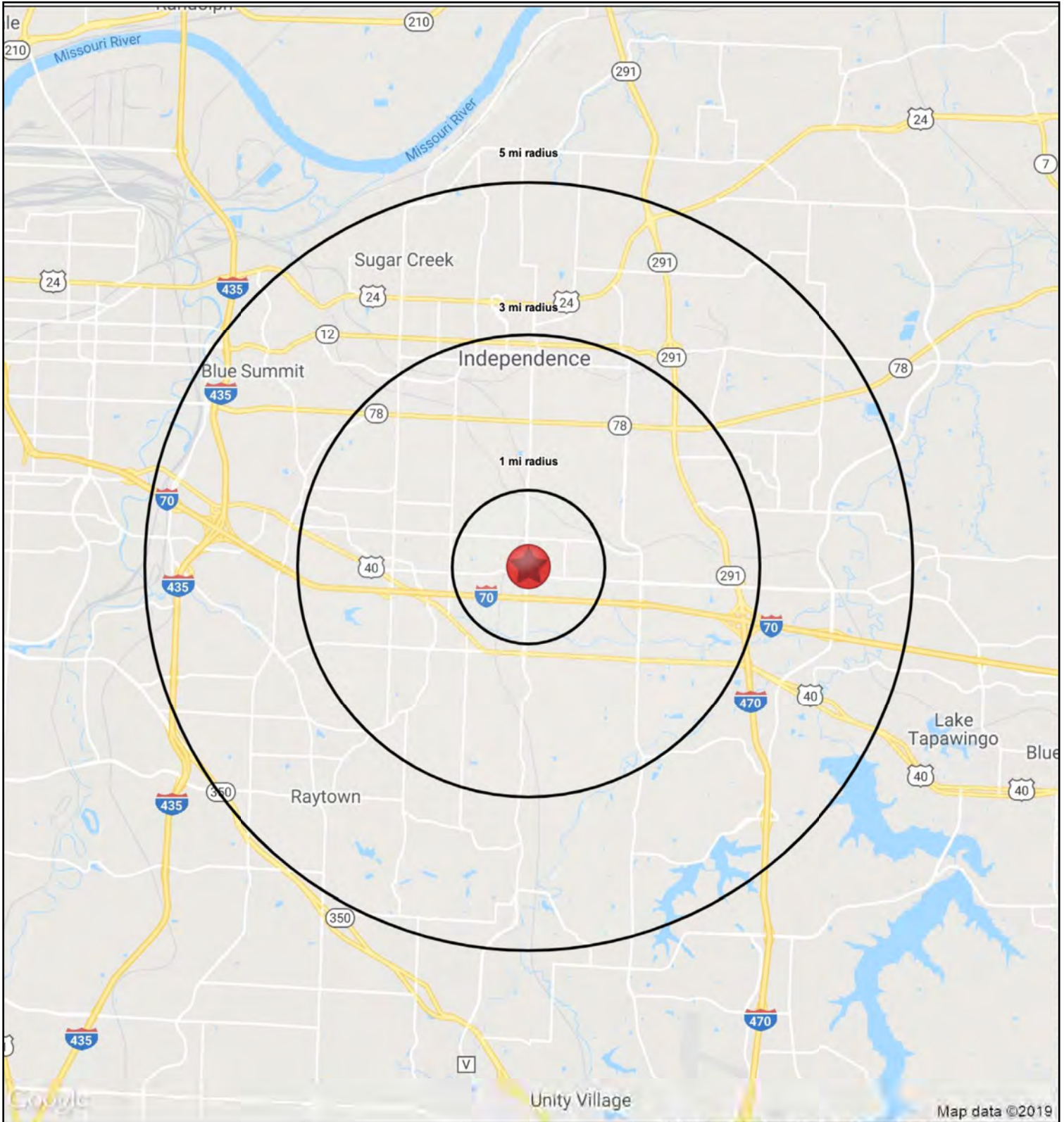
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Independence Retail Building Redevelopment

3721 S. Noland Road, Independence, MO







Independence Retail Building Redevelopment

3721 S. Noland Road, Independence, MO

3721 S Noland Rd

Independence, MO 64055

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	9,140	72,335	151,082
	2025 Projected Population	9,008	71,517	150,538
	2010 Census Population	9,336	73,241	151,915
	2000 Census Population	9,325	70,265	146,614
	Projected Annual Growth 2020 to 2025	-0.3%	-0.2%	-
	Historical Annual Growth 2000 to 2020	-	0.1%	0.2%
	2020 Median Age	44.9	41.9	40.6
HOUSEHOLDS	2020 Estimated Households	4,124	32,821	66,776
	2025 Projected Households	4,002	31,918	65,441
	2010 Census Households	4,006	31,597	63,839
	2000 Census Households	4,113	30,560	62,035
	Projected Annual Growth 2020 to 2025	-0.6%	-0.6%	-0.4%
	Historical Annual Growth 2000 to 2020	-	0.4%	0.4%
RACE AND ETHNICITY	2020 Estimated White	84.3%	79.7%	78.3%
	2020 Estimated Black or African American	5.2%	10.7%	12.0%
	2020 Estimated Asian or Pacific Islander	2.0%	1.9%	2.0%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
	2020 Estimated Other Races	7.9%	7.1%	7.3%
	2020 Estimated Hispanic	9.6%	8.4%	8.3%
INCOME	2020 Estimated Average Household Income	\$88,668	\$70,062	\$69,715
	2020 Estimated Median Household Income	\$57,299	\$51,204	\$53,620
	2020 Estimated Per Capita Income	\$40,023	\$31,842	\$30,887
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.9%	2.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.8%	6.7%	6.8%
	2020 Estimated High School Graduate	35.2%	34.6%	33.9%
	2020 Estimated Some College	25.3%	25.3%	25.1%
	2020 Estimated Associates Degree Only	6.7%	7.6%	7.6%
	2020 Estimated Bachelors Degree Only	16.8%	15.2%	15.4%
	2020 Estimated Graduate Degree	7.5%	7.6%	8.3%
BUSINESS	2020 Estimated Total Businesses	454	2,412	4,981
	2020 Estimated Total Employees	5,219	26,273	55,758
	2020 Estimated Employee Population per Business	11.5	10.9	11.2
	2020 Estimated Residential Population per Business	20.1	30.0	30.3





INDEPENDENCE RETAIL BUILDING

3721 S. Noland Road, Independence, MO

FOR
LEASE



LEASE RATE: \$15-\$18/SF NNN | 1,710 SF TO 6,840 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,118	72,365	151,069
Avg. Household Income	\$84,924	\$66,891	\$65,500

- Building to have new facade
- Located on the “Miracle Mile” of Noland Road
- Excellent access and visibility
- Close proximity to Interstate 70
- Abundant parking
- Noland Road carries over 29,240 cars per day



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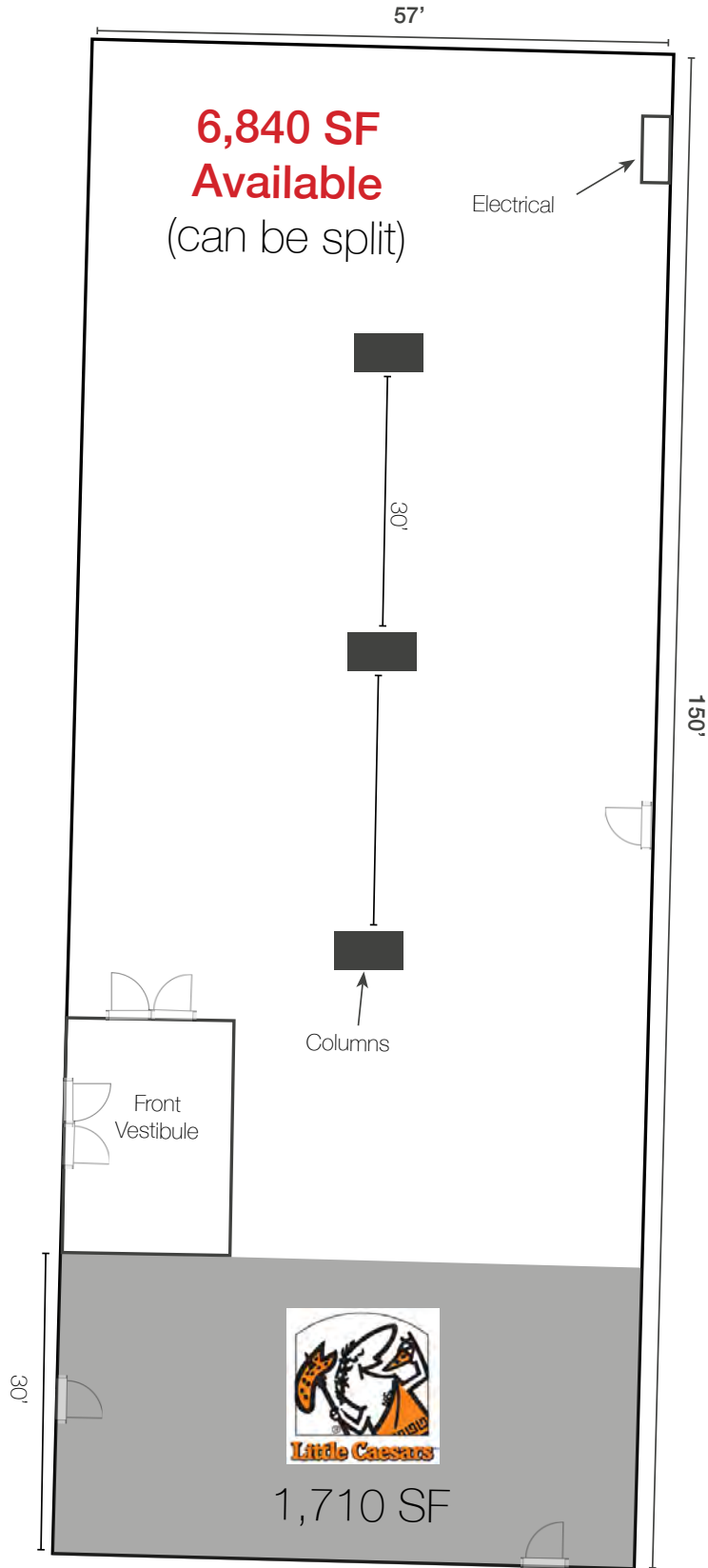
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SITE PLAN



Ceiling Heights
Front - 13'10"
Back - 13'

not to scale