



# MEDICAL CLINIC SPACE FOR LEASE

300 N. Osage Street, Independence, Missouri



## LEASE RATE: \$19.50/SF NNN | 5,270 SF SPACE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,034	69,970	138,664
Avg. Household Income	\$59,249	\$71,038	\$79,399

- 5,270 SF move-in ready medical clinic in 17,018 SF office building
- Space features 13 exam rooms, lab, 5 private offices, IT room, large break room with dedicated restroom, ample storage space, and more
- Second floor with walk in entry from parking structure with 30+ dedicated spots
- Monument signage available
- Well maintained building in Downtown Independence, just off the Square
- Co-tenants include Strategos International and Commerce Bank ATM



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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*Exclusive Agent*



## DRONE PHOTOS





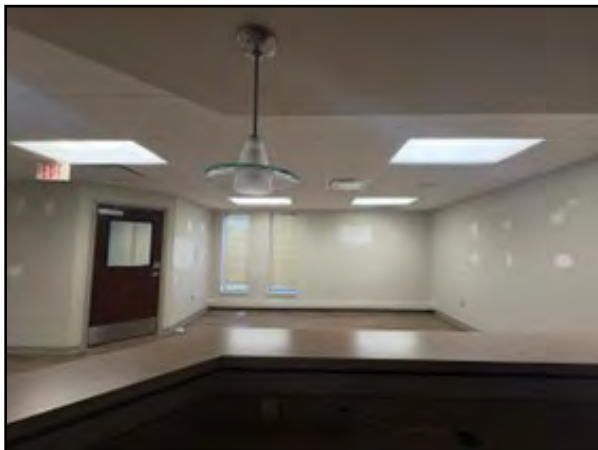
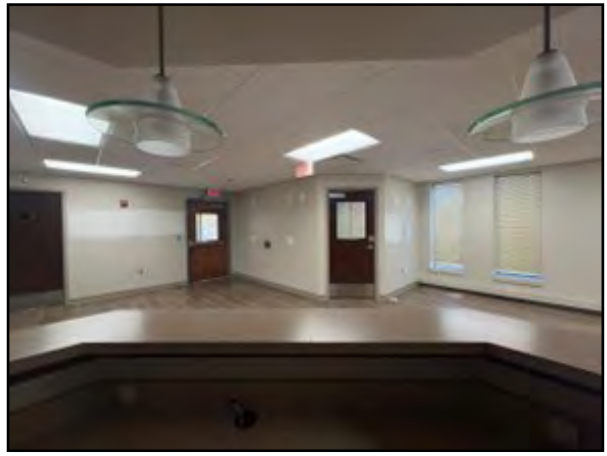
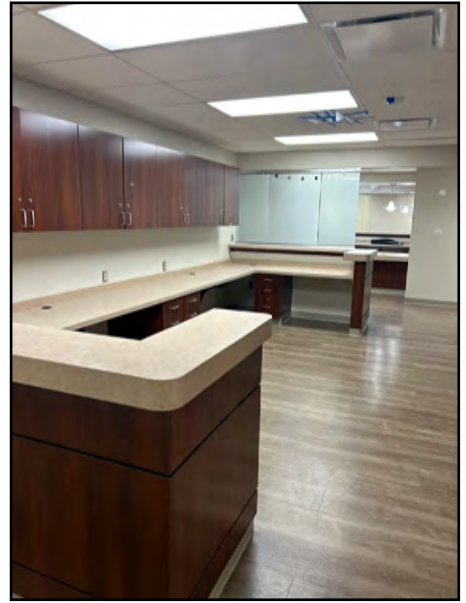
# OFFICE/MEDICAL SPACE FOR LEASE

300 N. Osage Street, Independence, Missouri

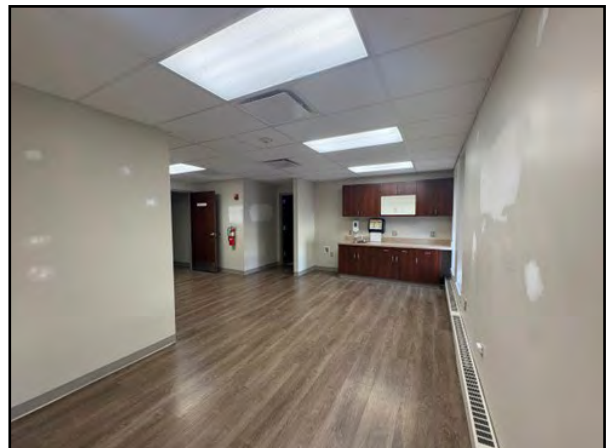
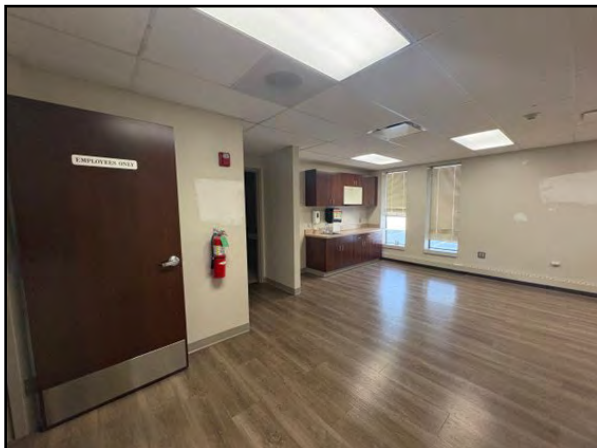
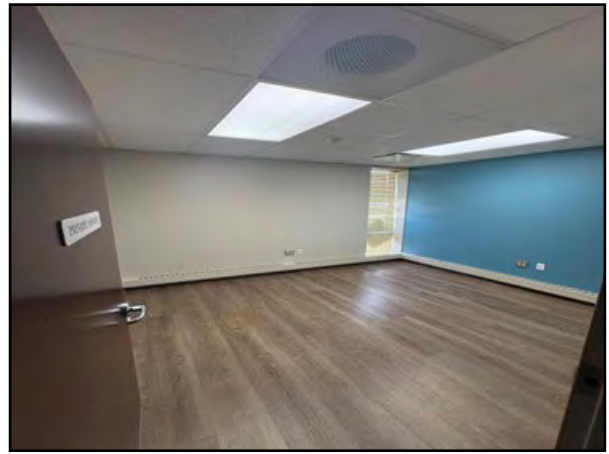
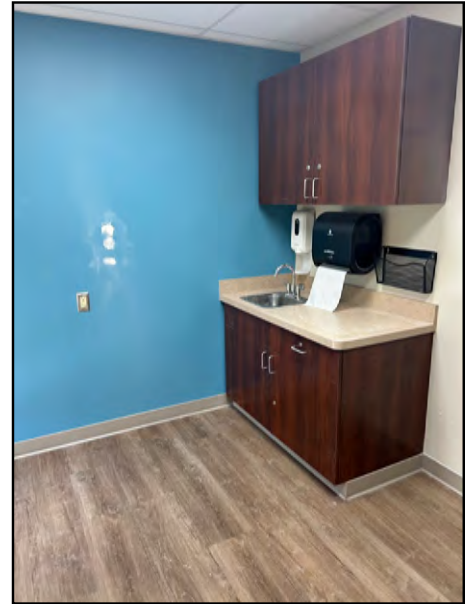
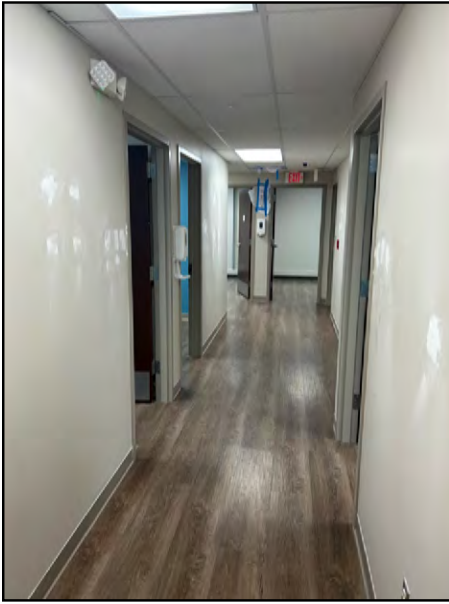
## DRONE PHOTOS



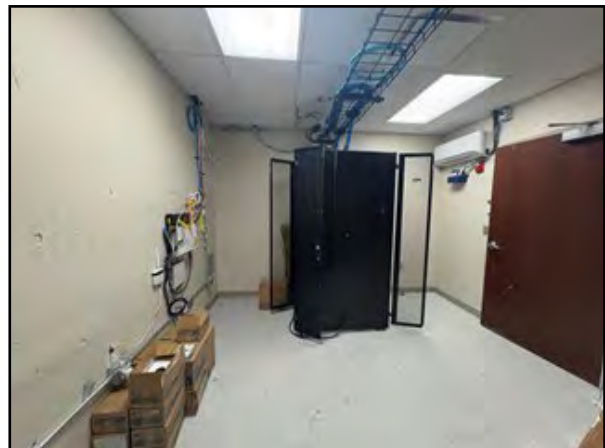
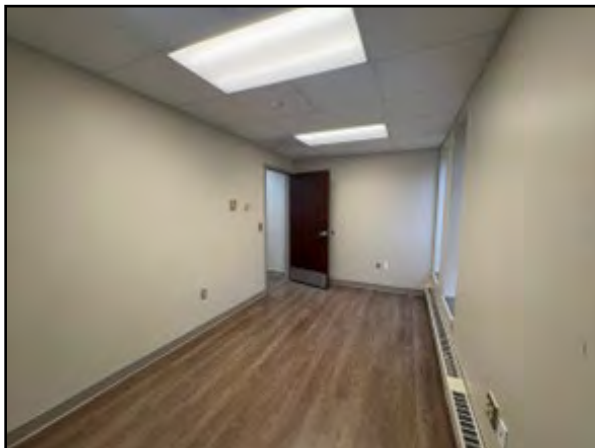
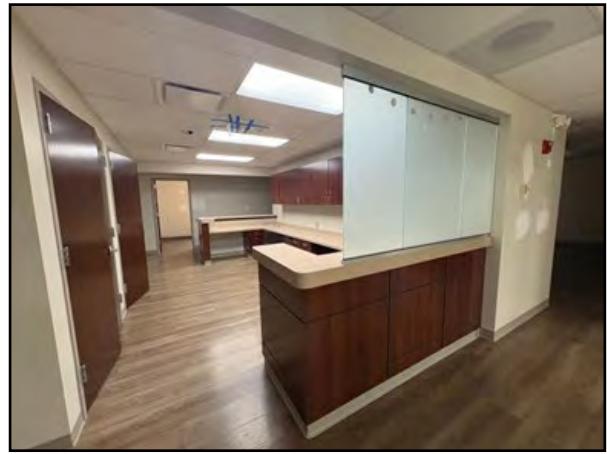
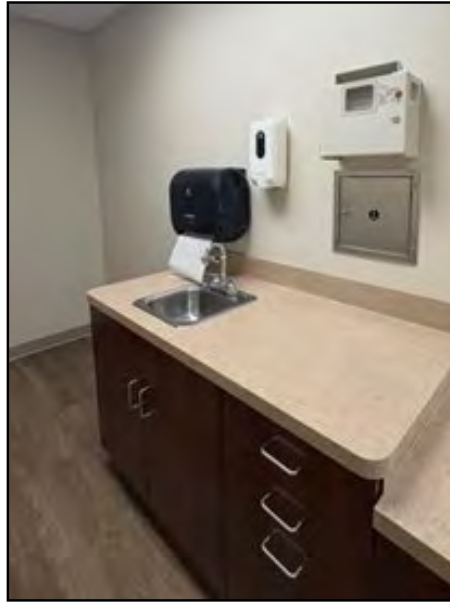
## INTERIOR PHOTOS



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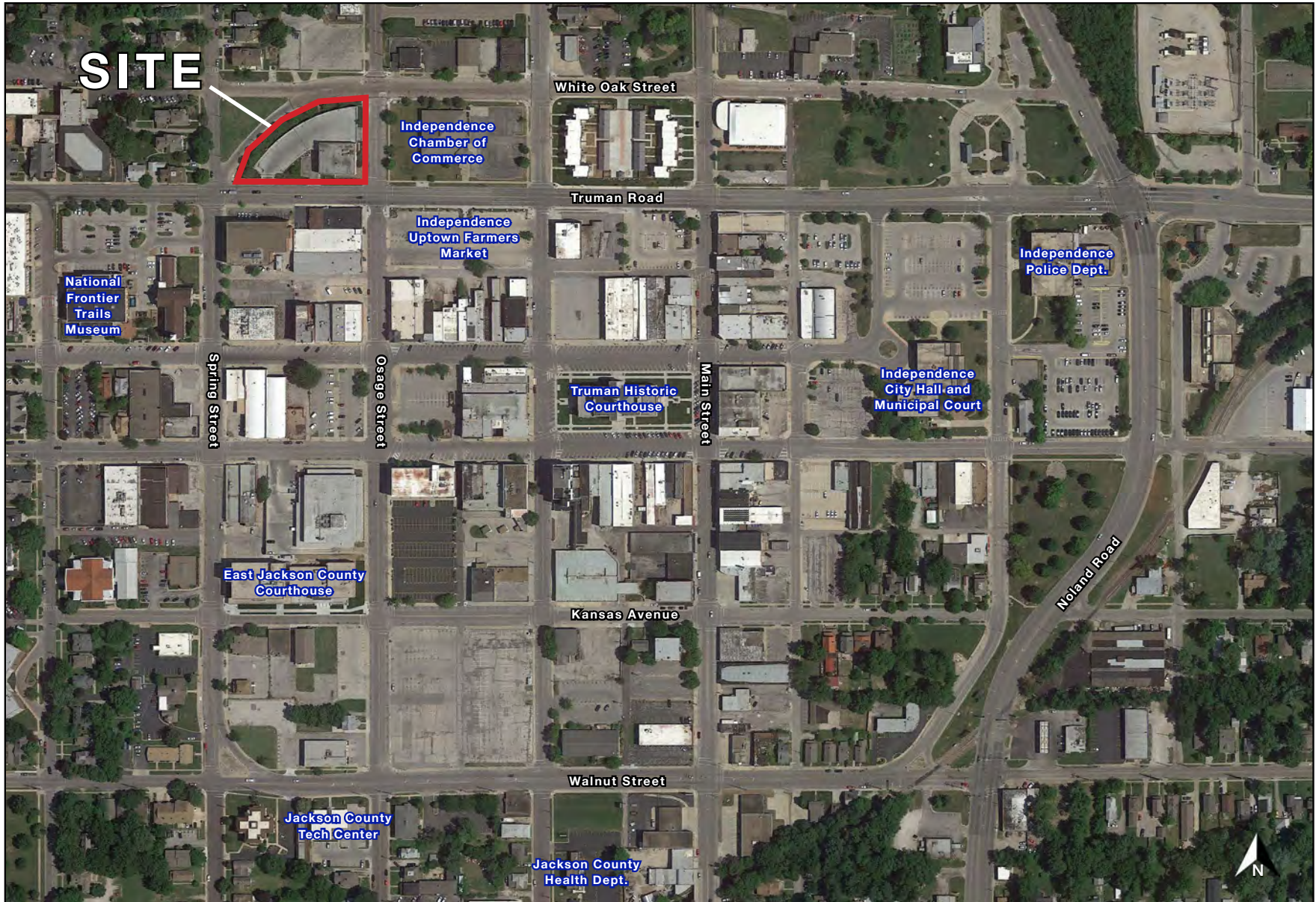




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## 300 N. Osage Street, Independence, Missouri

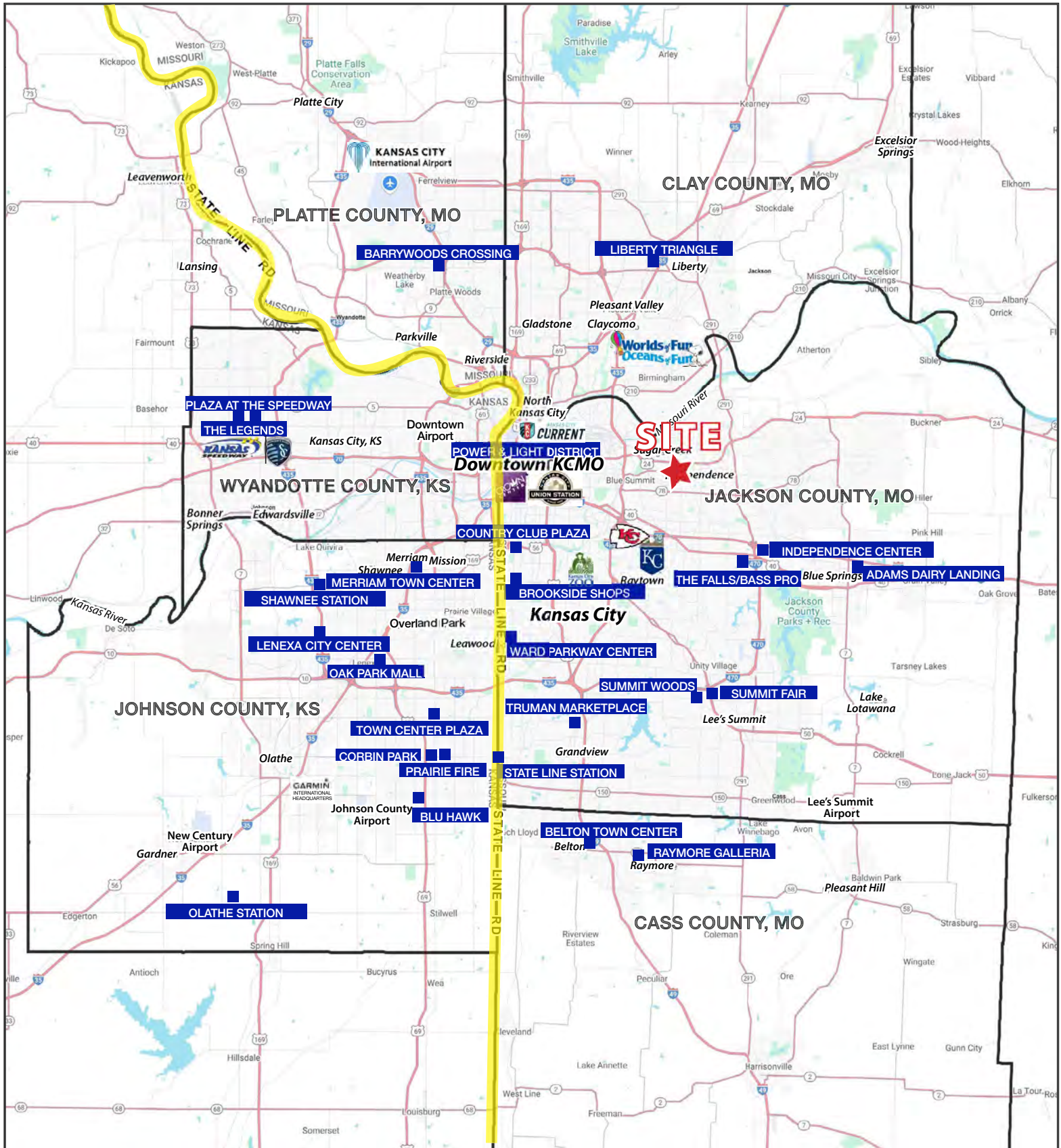
AERIAL





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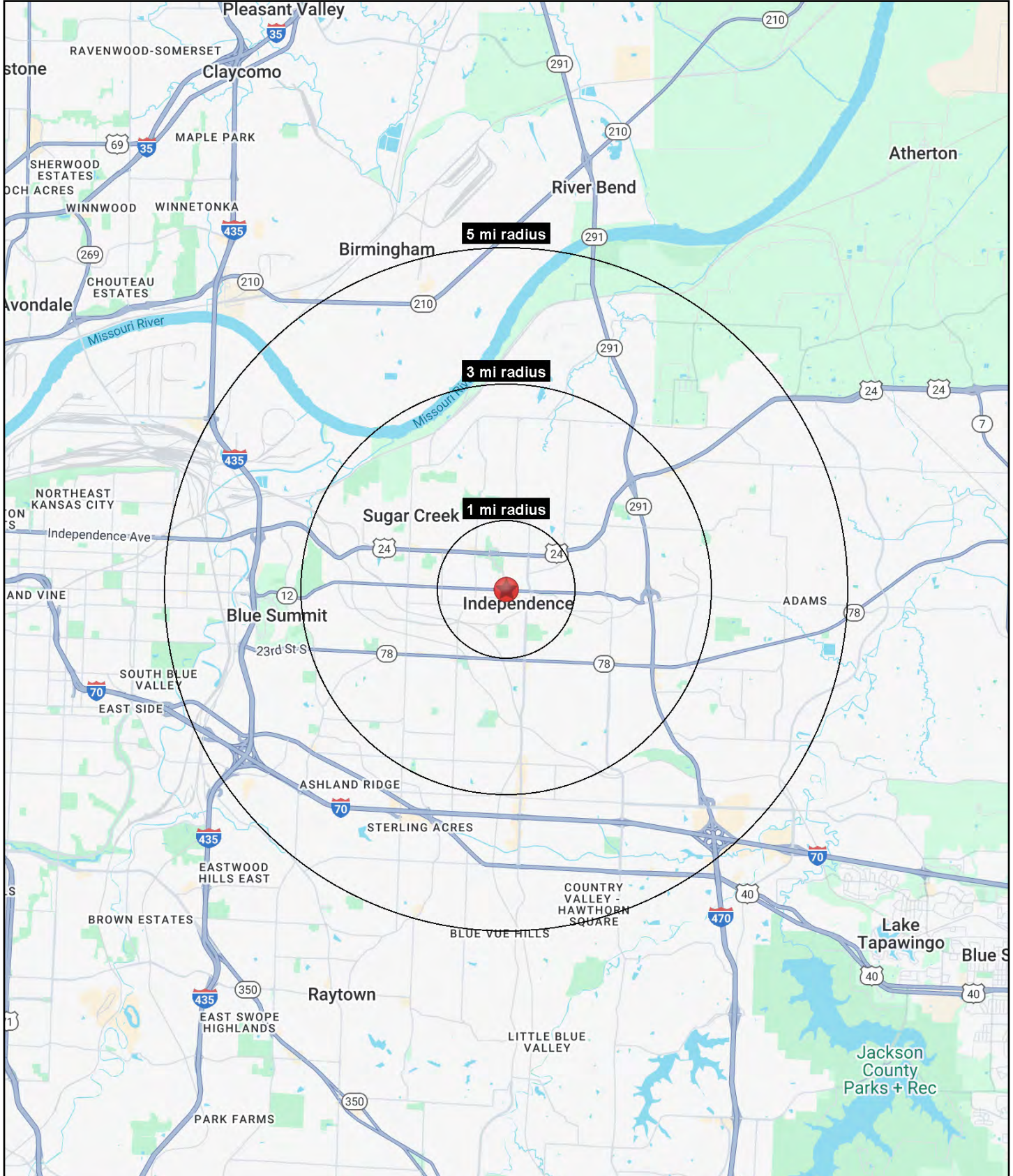
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# OFFICE/MEDICAL SPACE FOR LEASE

## 300 N. Osage Street, Independence, Missouri

300 N. Osage Street Independence, MO 64050	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	11,034	69,970	138,664
2029 Projected Population	10,814	68,178	135,841
2020 Census Population	11,041	70,682	141,531
2010 Census Population	10,666	68,578	136,661
Projected Annual Growth 2024 to 2029	-0.4%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	0.2%	0.1%	0.1%
2024 Median Age	39.9	38.5	38.3
<b>Households</b>			
2024 Estimated Households	4,865	29,741	57,657
2029 Projected Households	4,765	29,027	56,608
2020 Census Households	4,654	29,783	58,130
2010 Census Households	4,585	28,922	56,278
Projected Annual Growth 2024 to 2029	-0.4%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	74.6%	73.4%	70.2%
2024 Estimated Black or African American	12.0%	10.7%	13.0%
2024 Estimated Asian or Pacific Islander	1.3%	1.3%	1.7%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2024 Estimated Other Races	11.4%	14.0%	14.4%
2024 Estimated Hispanic	11.3%	14.1%	14.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$59,249	\$71,038	\$79,399
2024 Estimated Median Household Income	\$44,047	\$54,463	\$61,802
2024 Estimated Per Capita Income	\$26,476	\$30,294	\$33,089
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	4.6%	3.3%	3.4%
2024 Estimated Some High School (Grade Level 9 to 11)	6.7%	7.1%	6.7%
2024 Estimated High School Graduate	34.8%	37.3%	35.6%
2024 Estimated Some College	27.8%	24.5%	23.6%
2024 Estimated Associates Degree Only	8.0%	8.8%	9.3%
2024 Estimated Bachelors Degree Only	11.8%	12.3%	14.0%
2024 Estimated Graduate Degree	6.2%	6.6%	7.5%
<b>Business</b>			
2024 Estimated Total Businesses	541	2,010	3,892
2024 Estimated Total Employees	3,974	17,140	37,646
2024 Estimated Employee Population per Business	7.3	8.5	9.7
2024 Estimated Residential Population per Business	20.4	34.8	35.6

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