FLEX WAREHOUSE SPACE FOR LEASE

815 W. 23rd Street South, Independence, Missouri



LEASE RATE: $14/SF FULL SERVICE | 5,000 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,172	79,623	150,367
Avg. Household Income	$71,262	$75,887	$82,135

- Available For Lease - February 1, 2027
- Industrial Flex Warehouse Space
- Full Dock, Half Dock, and Drive in Door
- 10 ft clearance height and 12 ft to the roof deck
- Includes renovated offices, showroom, and conference room
- Private access to the space
- Centrally located on 23rd Street in Independence

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact: *Exclusive Agent*
GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

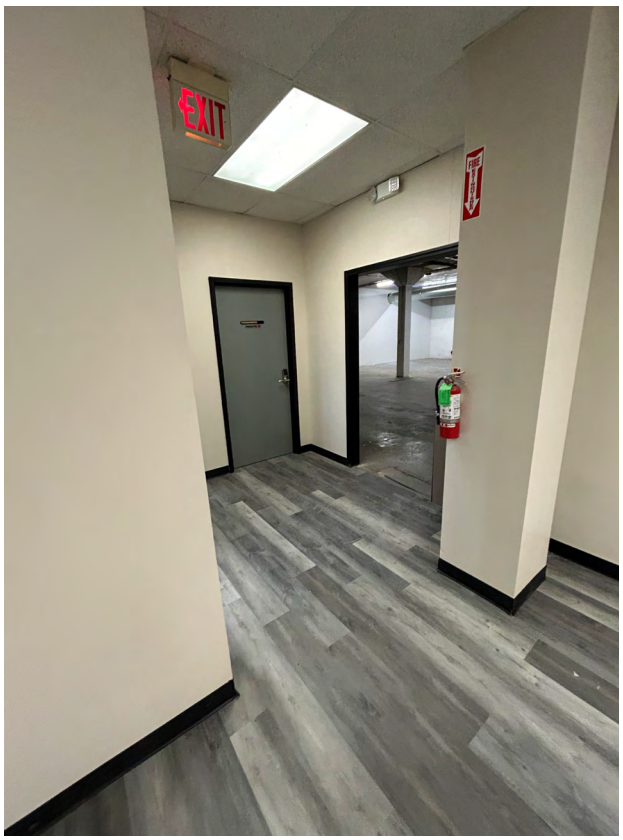
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PHOTOS









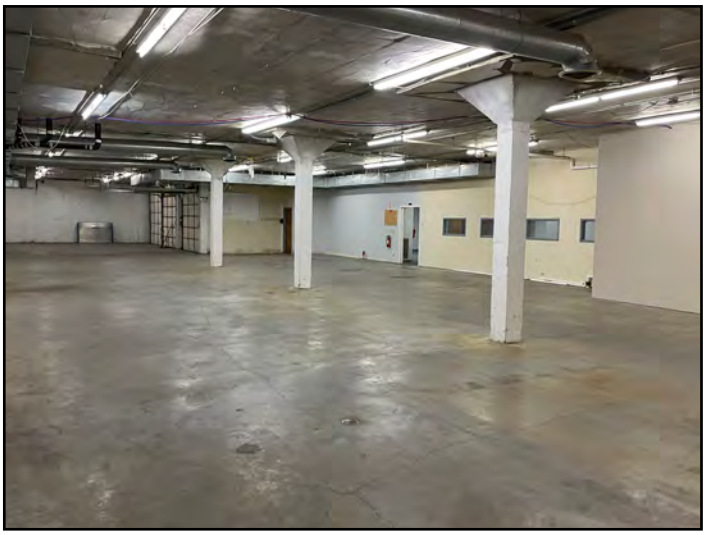
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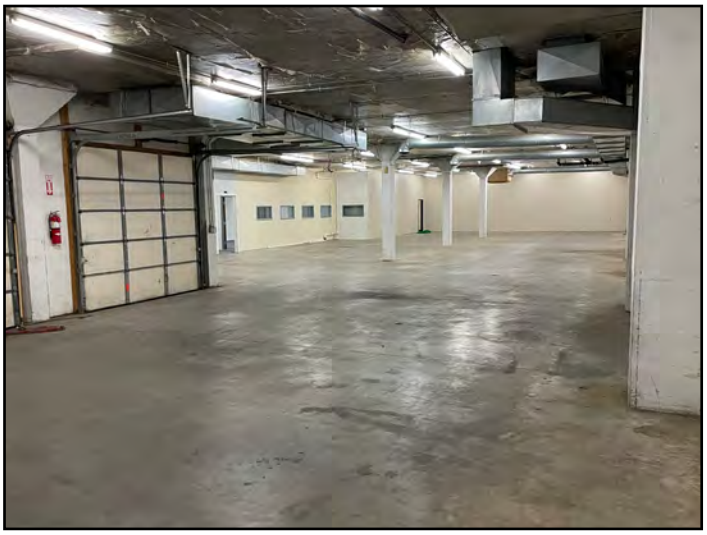
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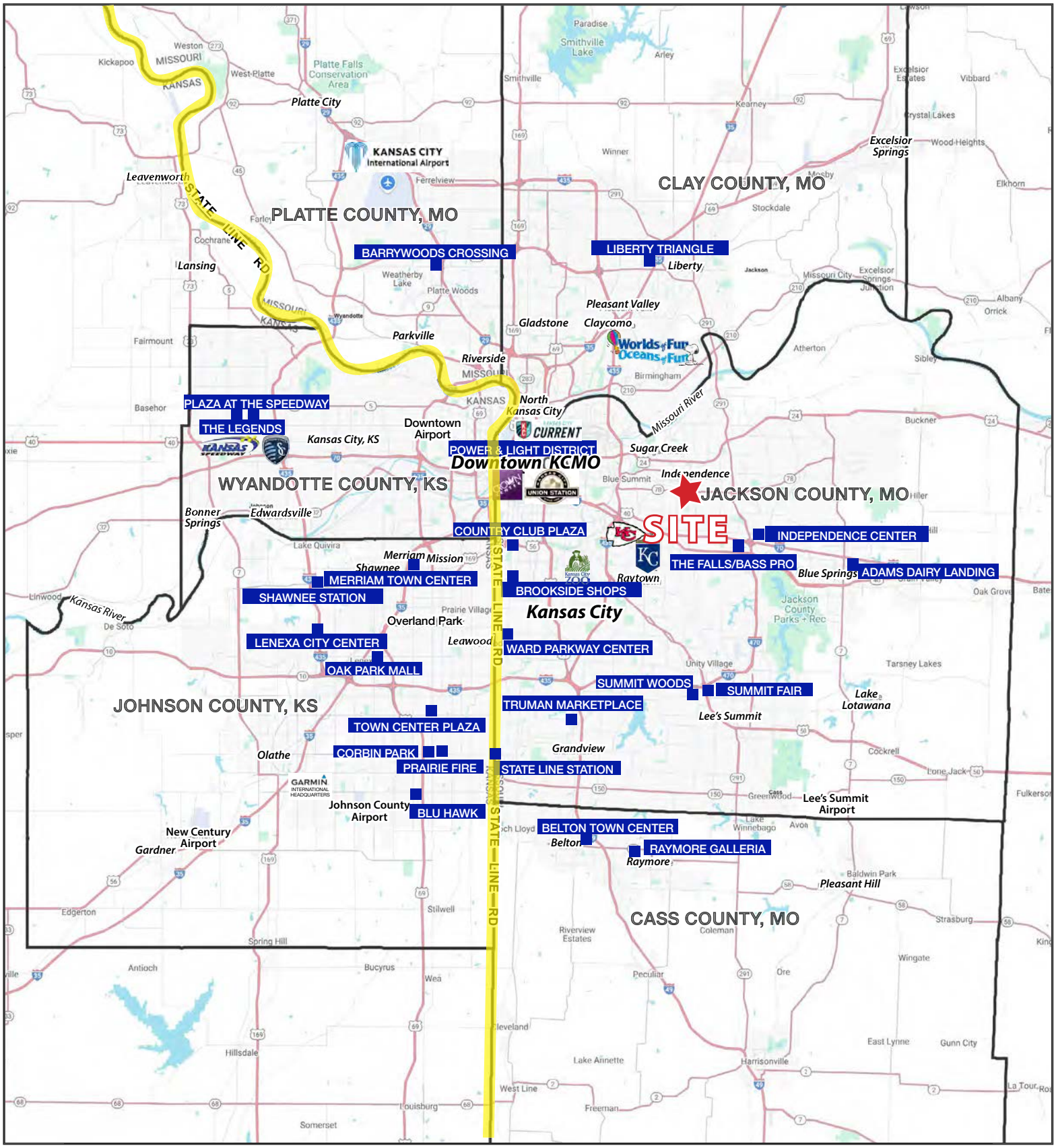
AERIAL



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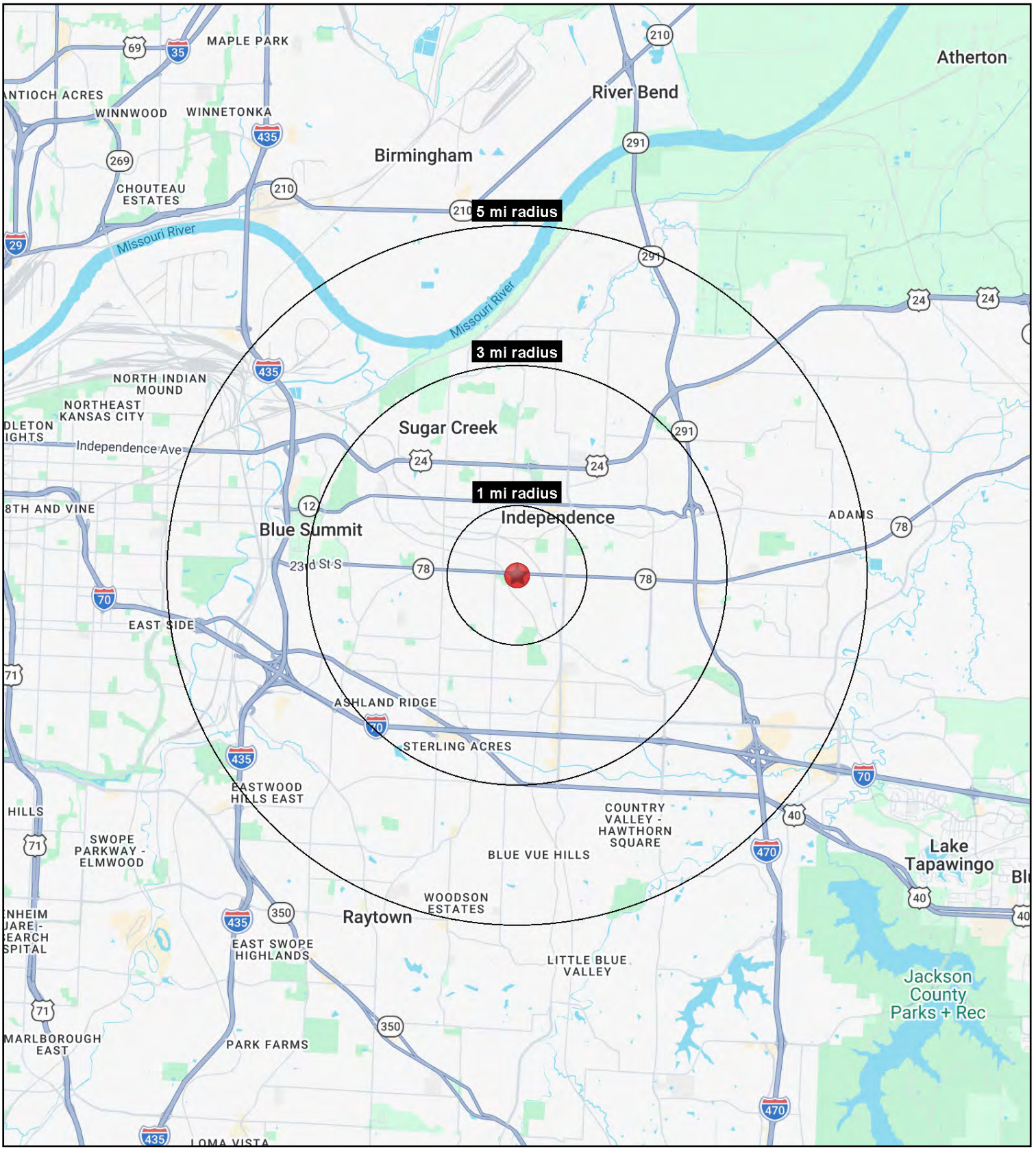


Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

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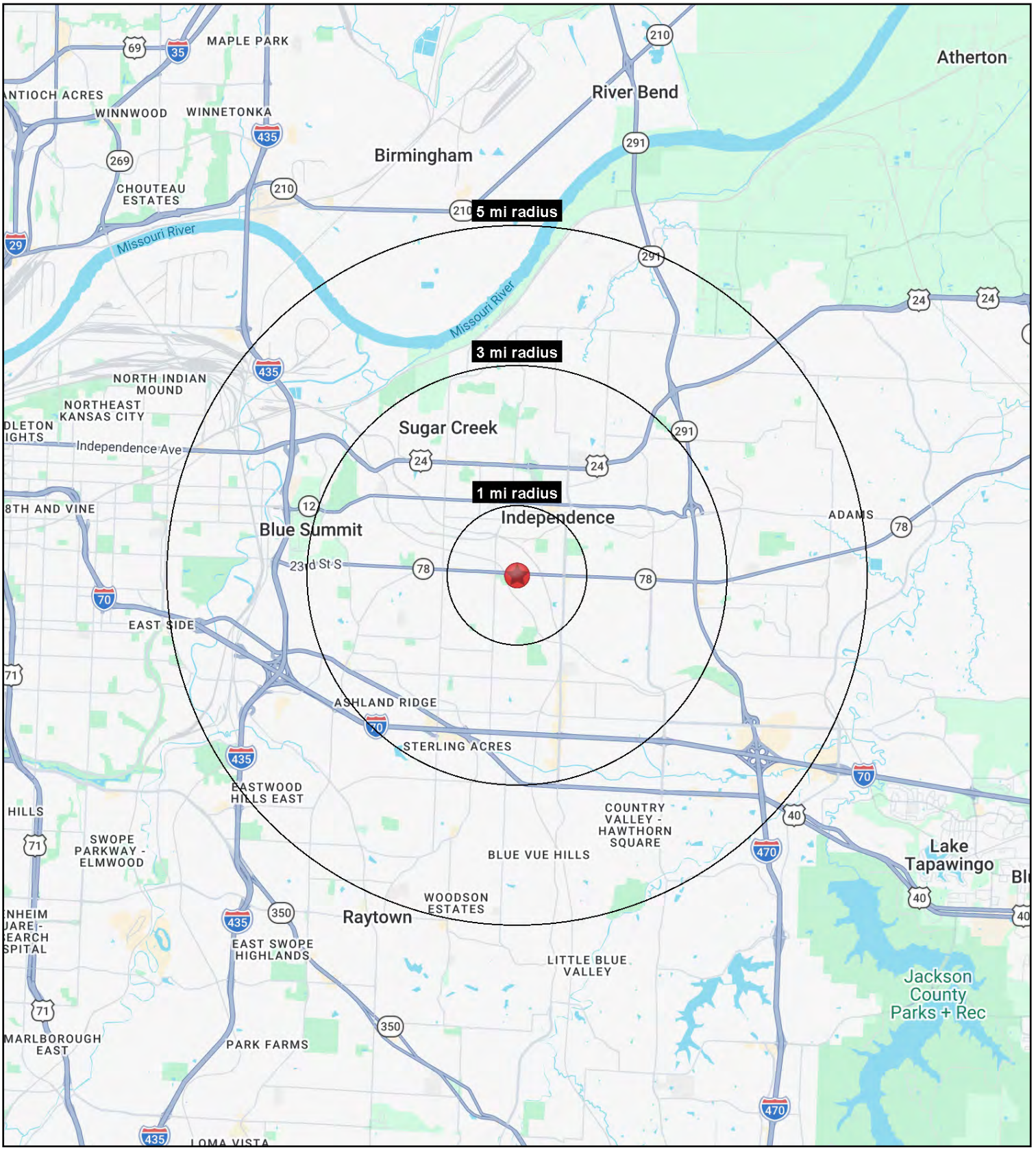
815 West 23rd St S Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	10,172	79,623	150,367
2031 Projected Population	9,958	77,994	148,213
2020 Census Population	10,436	80,343	152,971
2010 Census Population	10,269	77,960	148,062
Projected Annual Growth 2026 to 2031	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2026	-	0.1%	-
2026 Median Age	37.3	39.1	38.6
Households			
2026 Estimated Households	4,462	34,286	63,324
2031 Projected Households	4,342	33,447	62,222
2020 Census Households	4,392	34,443	63,542
2010 Census Households	4,366	33,451	61,318
Projected Annual Growth 2026 to 2031	-0.5%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2026	0.1%	0.2%	0.2%
Race and Ethnicity			
2026 Estimated White	73.7%	71.1%	66.4%
2026 Estimated Black or African American	10.7%	12.4%	16.1%
2026 Estimated Asian or Pacific Islander	1.1%	1.5%	1.8%
2026 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.6%
2026 Estimated Other Races	13.7%	14.3%	15.2%
2026 Estimated Hispanic	14.2%	14.8%	15.8%
Income			
2026 Estimated Average Household Income	$71,262	$75,887	$82,135
2026 Estimated Median Household Income	$54,506	$59,839	$63,939
2026 Estimated Per Capita Income	$31,369	$32,786	$34,676
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	3.9%	3.6%	3.7%
2026 Estimated Some High School (Grade Level 9 to 11)	6.5%	7.7%	7.4%
2026 Estimated High School Graduate	38.4%	37.8%	36.3%
2026 Estimated Some College	26.0%	22.7%	22.8%
2026 Estimated Associates Degree Only	6.8%	8.5%	8.7%
2026 Estimated Bachelors Degree Only	11.4%	13.1%	13.7%
2026 Estimated Graduate Degree	7.0%	6.6%	7.4%
Business			
2026 Estimated Total Businesses	448	2,596	4,533
2026 Estimated Total Employees	2,895	21,333	43,707
2026 Estimated Employee Population per Business	6.5	8.2	9.6
2026 Estimated Residential Population per Business	22.7	30.7	33.2

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