WALMART SUPERCENTER & SAM'S CLUB PAD

Freestanding, Fully-Equipped Restaurant with Patio

I-70 & 291 Hwy | 3945 Bolger Road, Independence, Missouri

SALE PRICE: $1,300,000 | LEASE RATE: 130,000/YEAR NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,126	52,018	140,244
Avg. Household Income	$82,515	$98,341	$96,715

- Pad site anchored by Walmart, Sam's Club, and Petsmart
- High visibility from 291 Highway, Interstate 70, and surrounding national tenants
- 6,700 SF building (Divisible into 1,800+ SF configurations)
- Prime Pad Site/Potential Redevelopment Opportunity
- Directly across the 291 Highway from Independence Center Mall, a regional shopping/dining destination
- Join McDonald's, Taco Bell, Perkins, and Big O Tires
- Other area tenants include Bass Pro Shop, Target, Dick's, Costco, Lowe's, Chick-fil-A, Starbucks, AMC and more

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact: *Exclusive Agent*

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

SLAYDE JENNERWEIN | 816.412.7363 | sjennerwein@blockandco.com

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AERIAL

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

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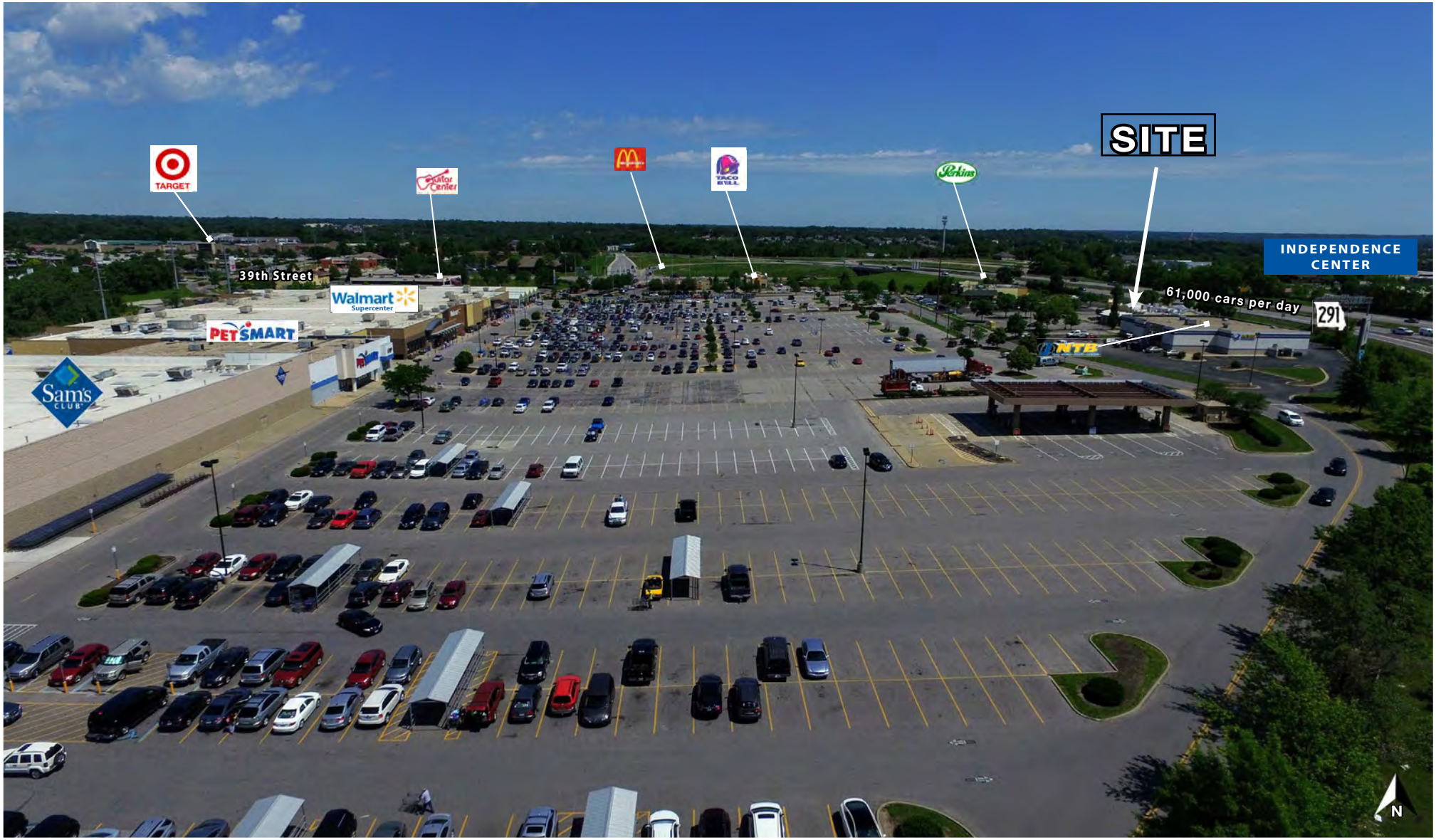
DRONE PHOTO



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PHOTOS

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AREA TENANTS

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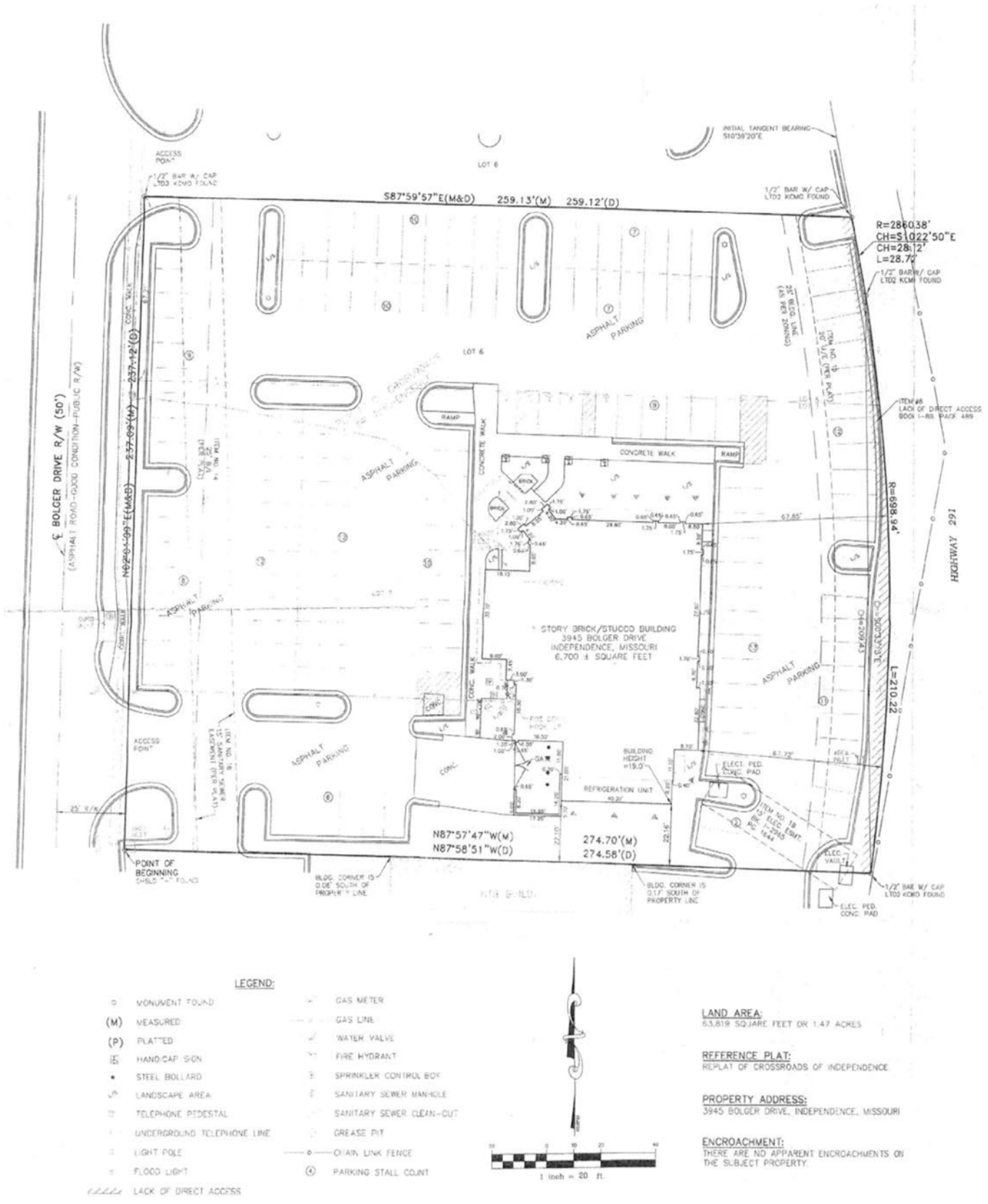
SITE PLAN



LEGEND:

○	MONUMENT FOUND	⊙	GAS METER
(M)	MEASURED		GAS LINE
(P)	PLATTED	⊗	WATER VALVE
♿	HANDICAP SIGN		FIRE HYDRANT
•	STEEL BOLLARD	S	SPRINKLER CONTROL BOX
	LANDSCAPE AREA	Ⓢ	SANITARY SEWER MANHOLE
T	TELEPHONE PEDESTAL		SANITARY SEWER CLEAN-OUT
	UNDERGROUND TELEPHONE LINE		GREASE PIT
	LIGHT POLE	-o-	CHAIN LINK FENCE
	FLOOD LIGHT	④	PARKING STALL COUNT
	LACK OF DIRECT ACCESS		

LAND AREA:
63,819 SQUARE FEET OR 1.47 ACRES

REFERENCE PLAT:
REPLAT OF CROSSROADS OF INDEPENDENCE

PROPERTY ADDRESS:
3945 BOLGER DRIVE, INDEPENDENCE, MISSOURI

ENCROACHMENT:
THERE ARE NO APPARENT ENCROACHMENTS ON THE SUBJECT PROPERTY.

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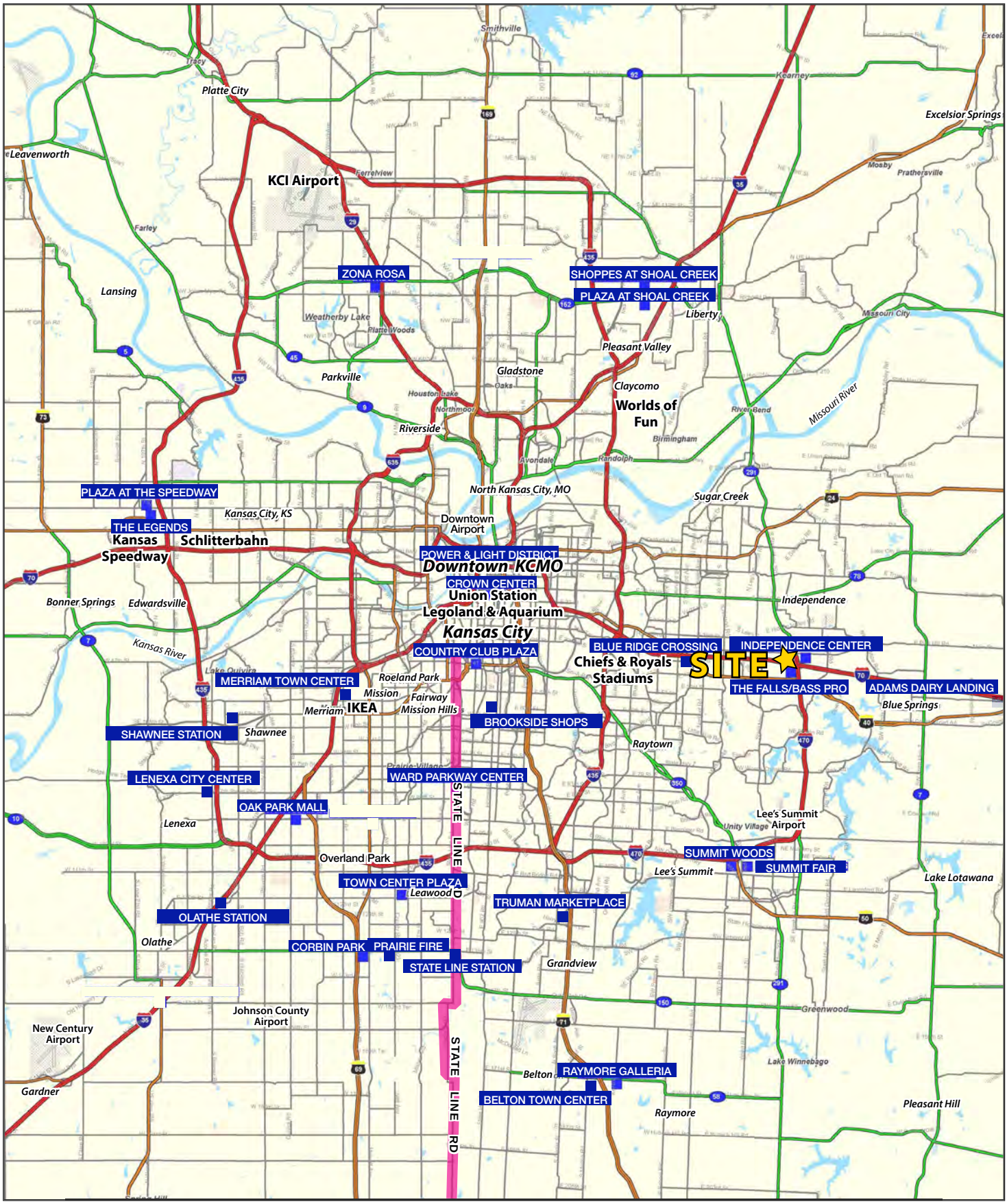

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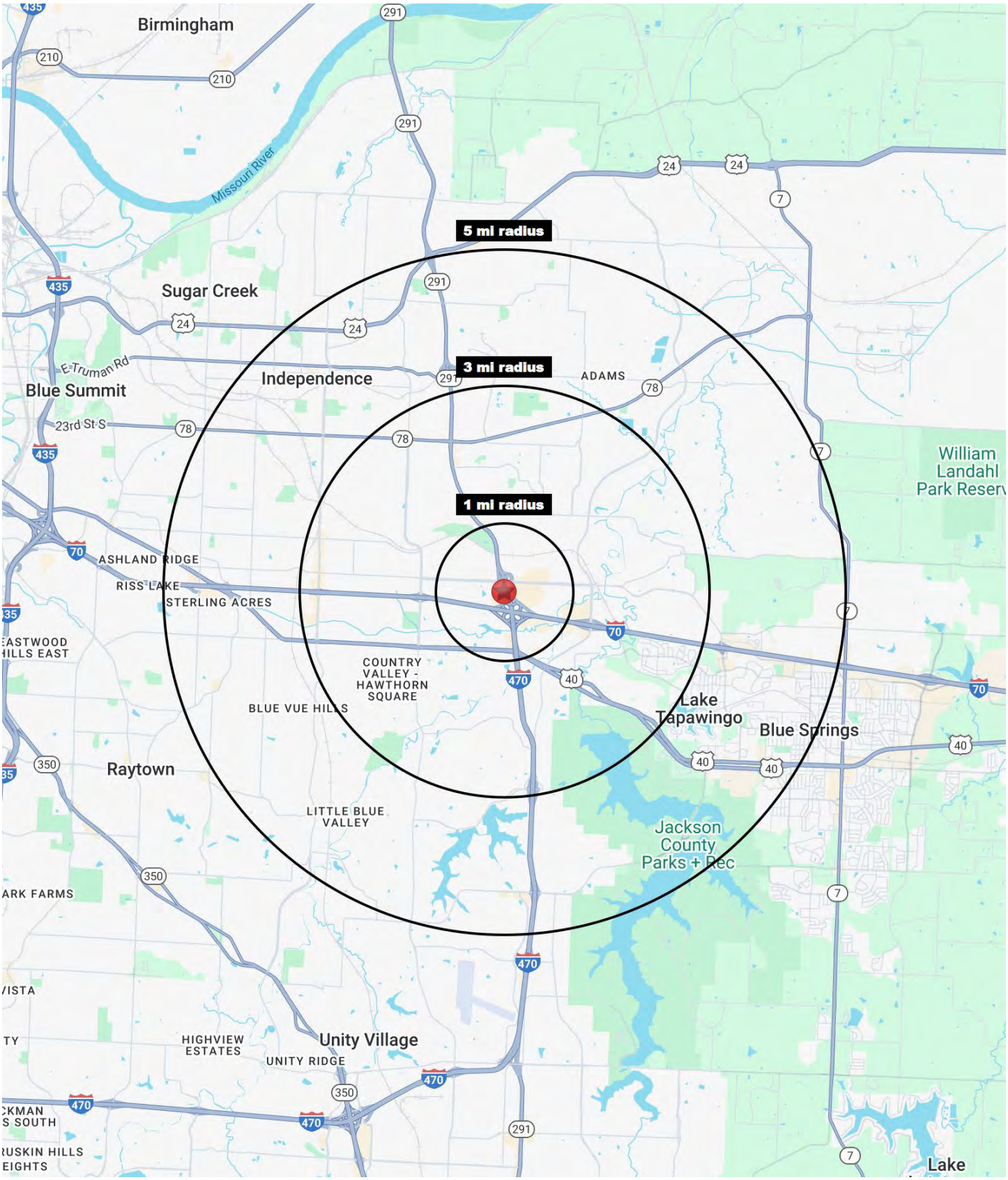

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3945 Bolger Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	6,126	52,018	140,244
2029 Projected Population	5,959	50,759	138,578
2020 Census Population	6,500	55,303	144,055
2010 Census Population	5,574	50,966	135,122
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2024	0.7%	0.1%	0.3%
2024 Median Age	42.7	43.5	40.6
Households			
2024 Estimated Households	3,078	22,801	58,603
2029 Projected Households	3,000	22,280	58,050
2020 Census Households	3,099	23,519	59,127
2010 Census Households	2,483	21,530	55,417
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2024	1.7%	0.4%	0.4%
Race and Ethnicity			
2024 Estimated White	71.2%	76.7%	74.1%
2024 Estimated Black or African American	14.2%	10.9%	13.5%
2024 Estimated Asian or Pacific Islander	2.5%	2.2%	1.9%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2024 Estimated Other Races	11.7%	9.7%	10.2%
2024 Estimated Hispanic	11.8%	9.4%	9.8%
Income			
2024 Estimated Average Household Income	$82,515	$98,341	$96,715
2024 Estimated Median Household Income	$67,432	$79,052	$76,684
2024 Estimated Per Capita Income	$41,650	$43,168	$40,484
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.9%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	3.3%	3.9%	4.5%
2024 Estimated High School Graduate	34.4%	31.5%	31.7%
2024 Estimated Some College	24.7%	23.3%	23.7%
2024 Estimated Associates Degree Only	7.4%	9.4%	8.8%
2024 Estimated Bachelors Degree Only	17.5%	18.8%	18.1%
2024 Estimated Graduate Degree	10.9%	11.2%	11.0%
Business			
2024 Estimated Total Businesses	372	1,862	4,704
2024 Estimated Total Employees	5,858	20,614	41,549
2024 Estimated Employee Population per Business	15.7	11.1	8.8
2024 Estimated Residential Population per Business	16.4	27.9	29.8

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