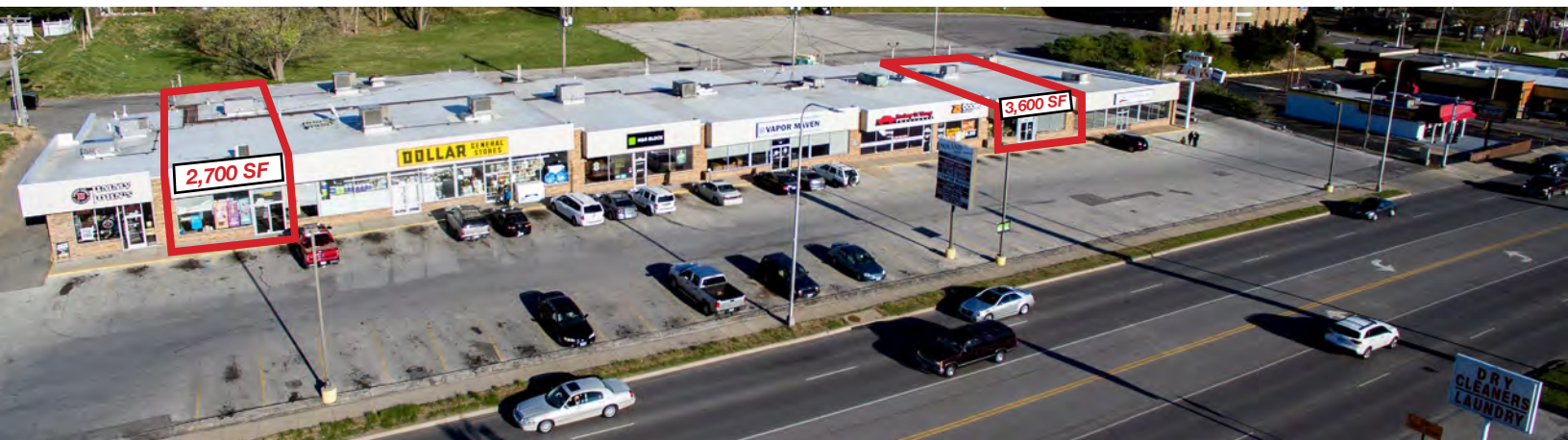




NOLAND ROAD RETAIL SHOPPES

3601-3629 S. Noland Road, Independence, MO



Lease Rate: \$14/SF NNN | 2,700 SF & 3,600 SF Spaces

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,698	79,146	154,866
Avg. Household Income	\$87,517	\$79,719	\$84,848

- 3,600 SF in-line space available
- 2,700 SF in-line space available October 2026
- Excellent street visibility
- Strong mix of national, regional, and local tenants including H&R Block, Dollar General, and Jimmy John's
- Great ingress and egress
- Minutes from I-70
- Major Jackson County retail corridor



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

JAY FRIEDMAN | 816.412.7334 | jfriedman@blockandco.com

KARSYN SMITH | 816.412.7372 | karsynsmith@blockandco.com

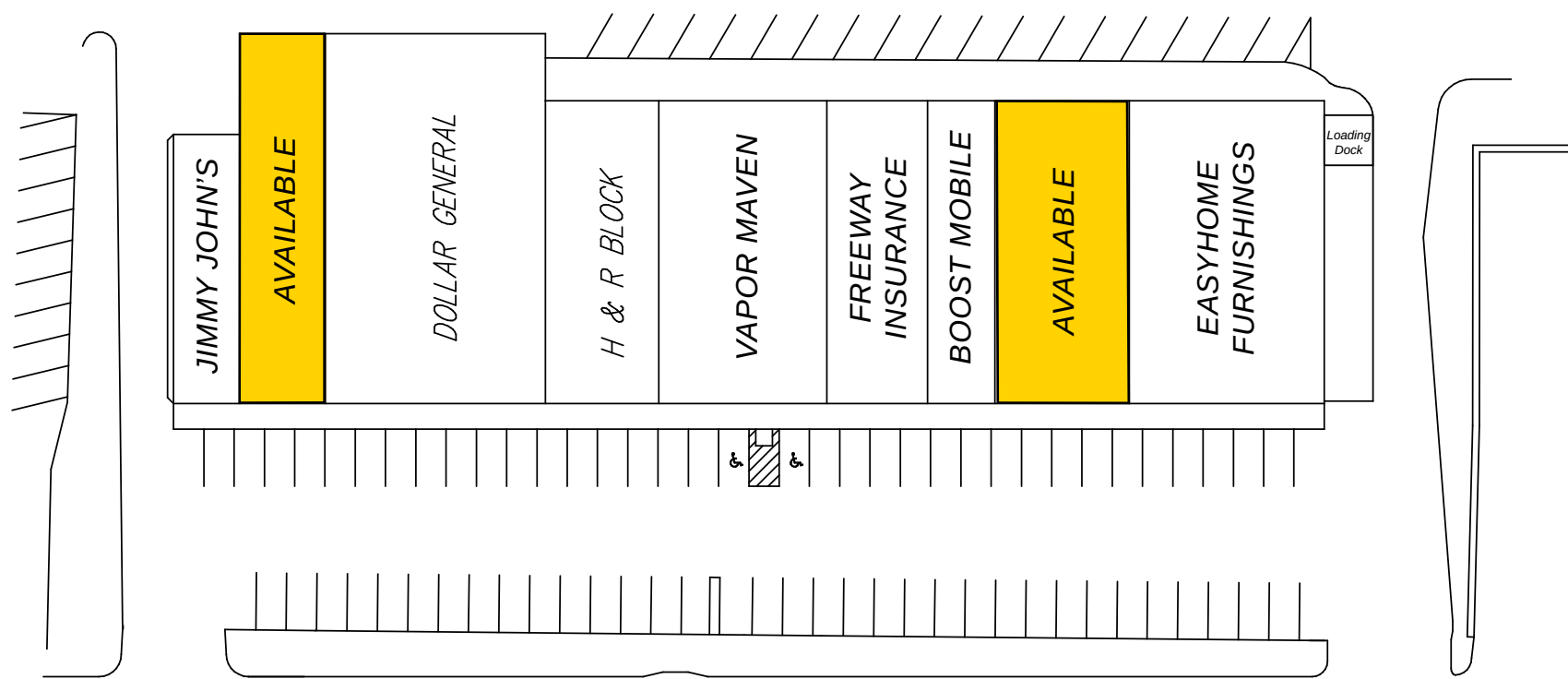
Exclusive Agents



NOLAND ROAD RETAIL SHOPPES

3601-3629 S. Noland Road, Independence, MO

SITE PLAN

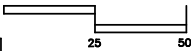


Noland Road

3601-3629 S. NOLAND RD., INDEPENDENCE, MO 64055

S I T E P L A N

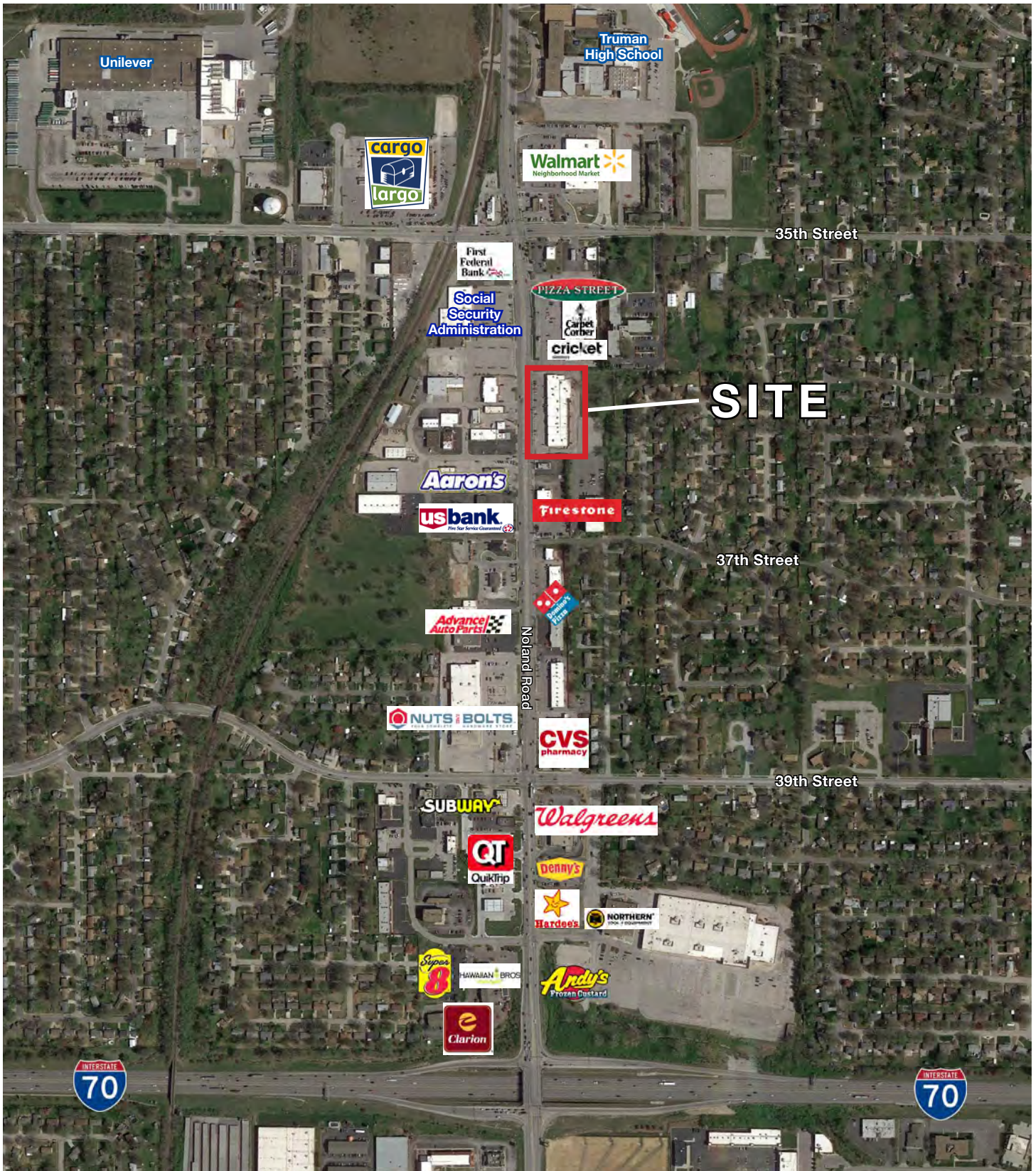
SCALE: 1"= 50'



3601 South Noland Rd.	Jimmy John's	1,600 s.f.	3619 South Noland Rd.	Freeway Insurance	2,700 s.f.
3609 South Noland Rd.	AVAILABLE	2,700 s.f.	3621 South Noland Rd.	Boost Mobile	1,800 s.f.
3611 South Noland Rd.	Dollar General	7,200 s.f.	3623 South Noland Rd.	AVAILABLE	3,600 s.f.
3613 South Noland Rd.	H&R Block	3,060 s.f.	3629 South Noland Rd.	Easyhome Furnishings	5,220 s.f.
3617 South Noland Rd.	Vapor Maven	4,500 s.f.			
				TOTAL	32,380 s.f.



AERIAL

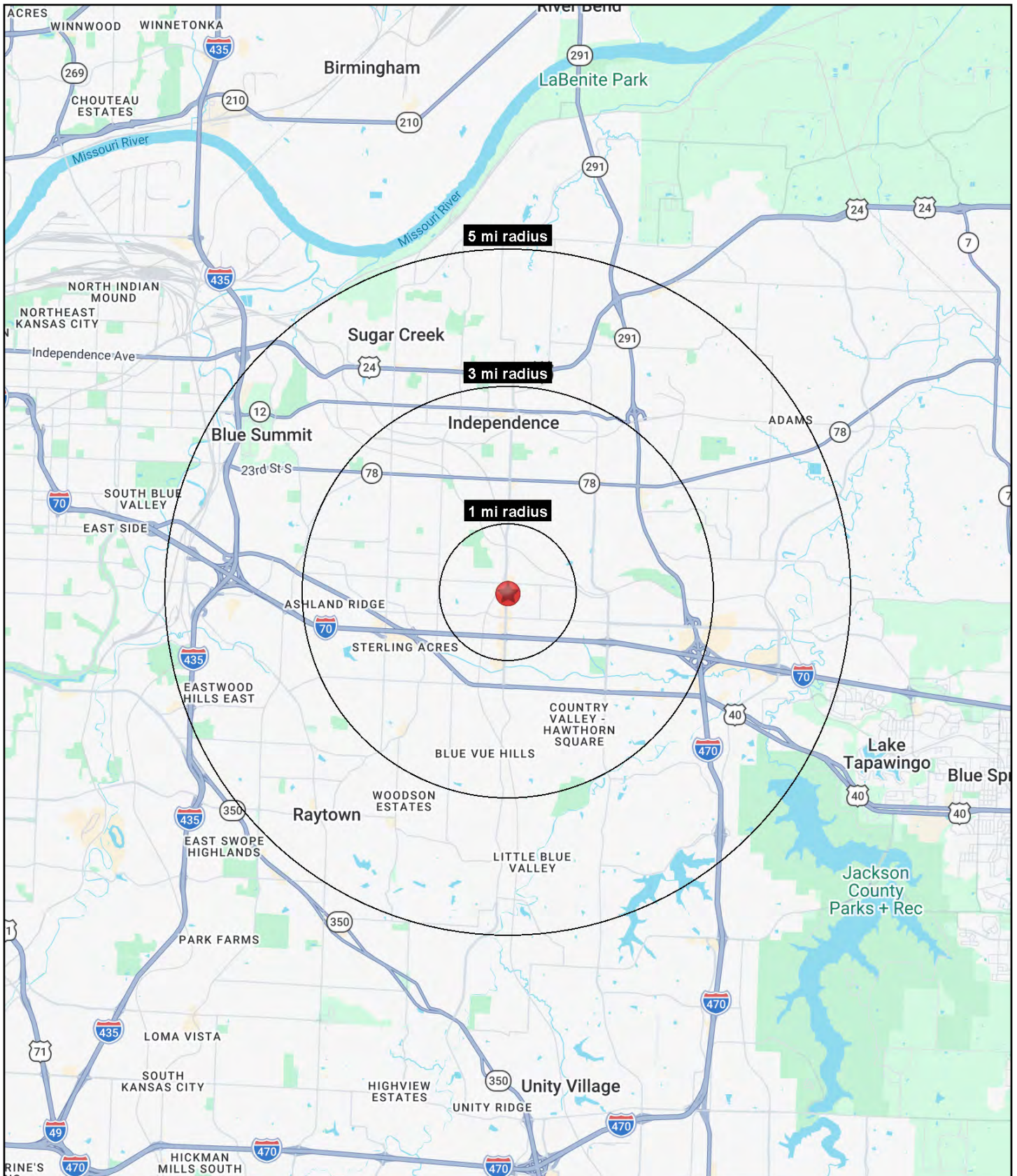




All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

NOLAND ROAD RETAIL SHOPPES

3601-3629 S. Noland Road, Independence, MO





NOLAND ROAD RETAIL SHOPPES

3601-3629 S. Noland Road, Independence, MO

3601-3629 S. Noland Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,698	79,146	154,866
2030 Projected Population	8,292	77,348	152,493
2020 Census Population	9,354	81,337	157,668
2010 Census Population	8,647	77,581	151,653
Projected Annual Growth 2025 to 2030	-0.9%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2025	-	0.1%	0.1%
2025 Median Age	41.8	40.6	39.9
Households			
2025 Estimated Households	3,686	34,148	65,514
2030 Projected Households	3,528	33,635	65,035
2020 Census Households	3,970	35,072	66,515
2010 Census Households	3,673	33,514	63,661
Projected Annual Growth 2025 to 2030	-0.9%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2025	-	0.1%	0.2%
Race and Ethnicity			
2025 Estimated White	74.5%	70.1%	68.5%
2025 Estimated Black or African American	9.4%	15.1%	16.7%
2025 Estimated Asian or Pacific Islander	2.1%	1.8%	1.7%
2025 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%
2025 Estimated Other Races	13.3%	12.4%	12.6%
2025 Estimated Hispanic	13.6%	12.8%	12.8%
Income			
2025 Estimated Average Household Income	\$87,517	\$79,719	\$84,848
2025 Estimated Median Household Income	\$71,045	\$63,644	\$66,692
2025 Estimated Per Capita Income	\$37,101	\$34,510	\$36,002
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.7%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	3.8%	5.6%	6.2%
2025 Estimated High School Graduate	36.4%	34.4%	34.3%
2025 Estimated Some College	23.8%	24.5%	24.1%
2025 Estimated Associates Degree Only	10.3%	9.5%	8.9%
2025 Estimated Bachelors Degree Only	13.6%	14.9%	15.1%
2025 Estimated Graduate Degree	10.0%	8.5%	8.6%
Business			
2025 Estimated Total Businesses	440	2,594	4,977
2025 Estimated Total Employees	3,447	19,987	45,680
2025 Estimated Employee Population per Business	7.8	7.7	9.2
2025 Estimated Residential Population per Business	19.8	30.5	31.1

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1