



NOLAND PLAZA | Retail Space For Lease

3503-3545 S. Noland Road, Independence, Missouri



LEASE RATE: \$12-\$14/SF NNN | 8,265 SF SPACE



- 8,265 SF in-line retail space available
- Major Jackson County retail corridor
- Great ingress and egress
- Abundant parking
- Traffic counts over 23,000 cars per day on 35th Street and Noland Road

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,046	81,161	155,212
Avg. Household Income	\$85,431	\$78,589	\$84,211



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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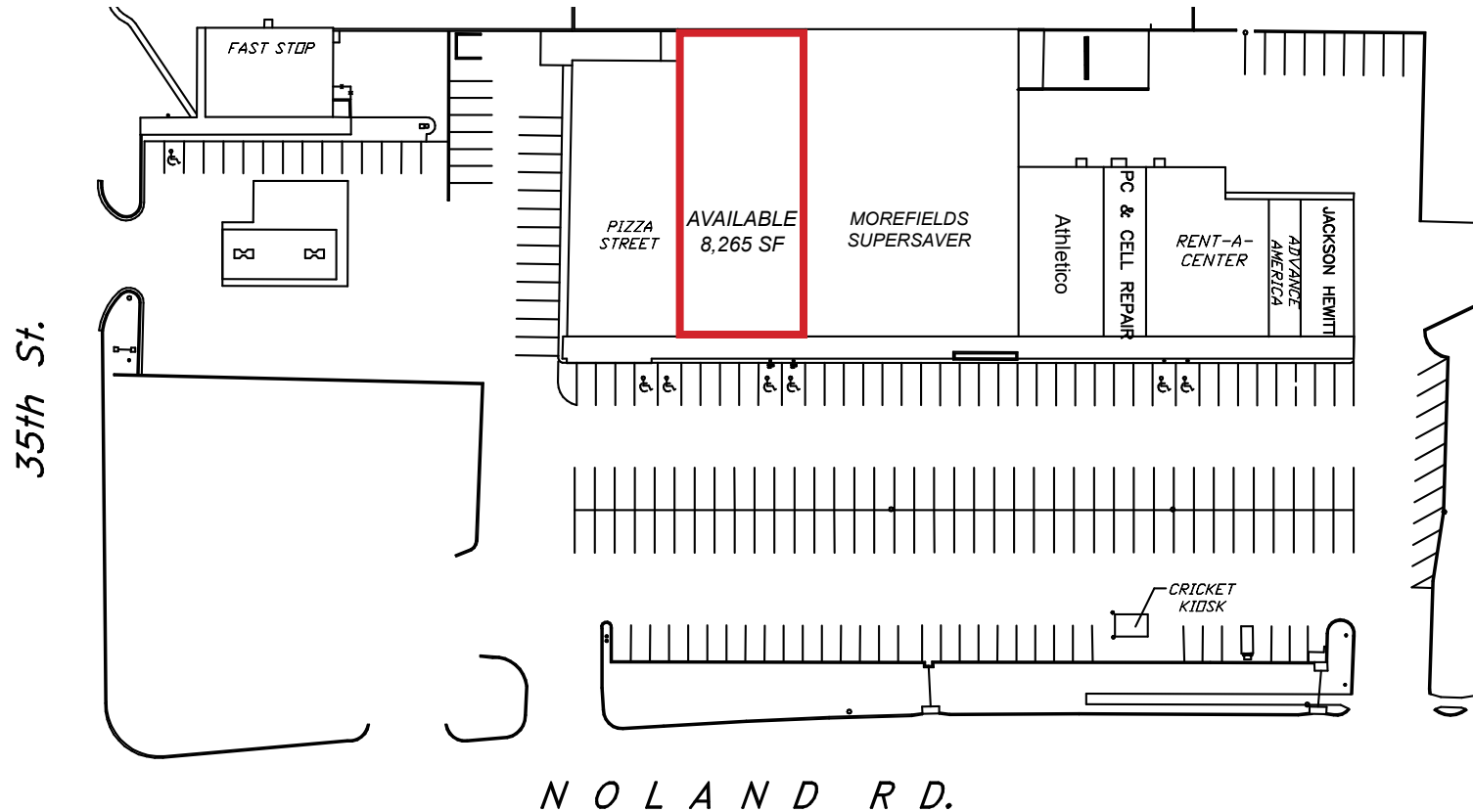
Exclusive Agents





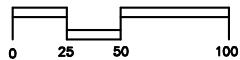
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S I T E P L A N

SCALE: 1" = 100'



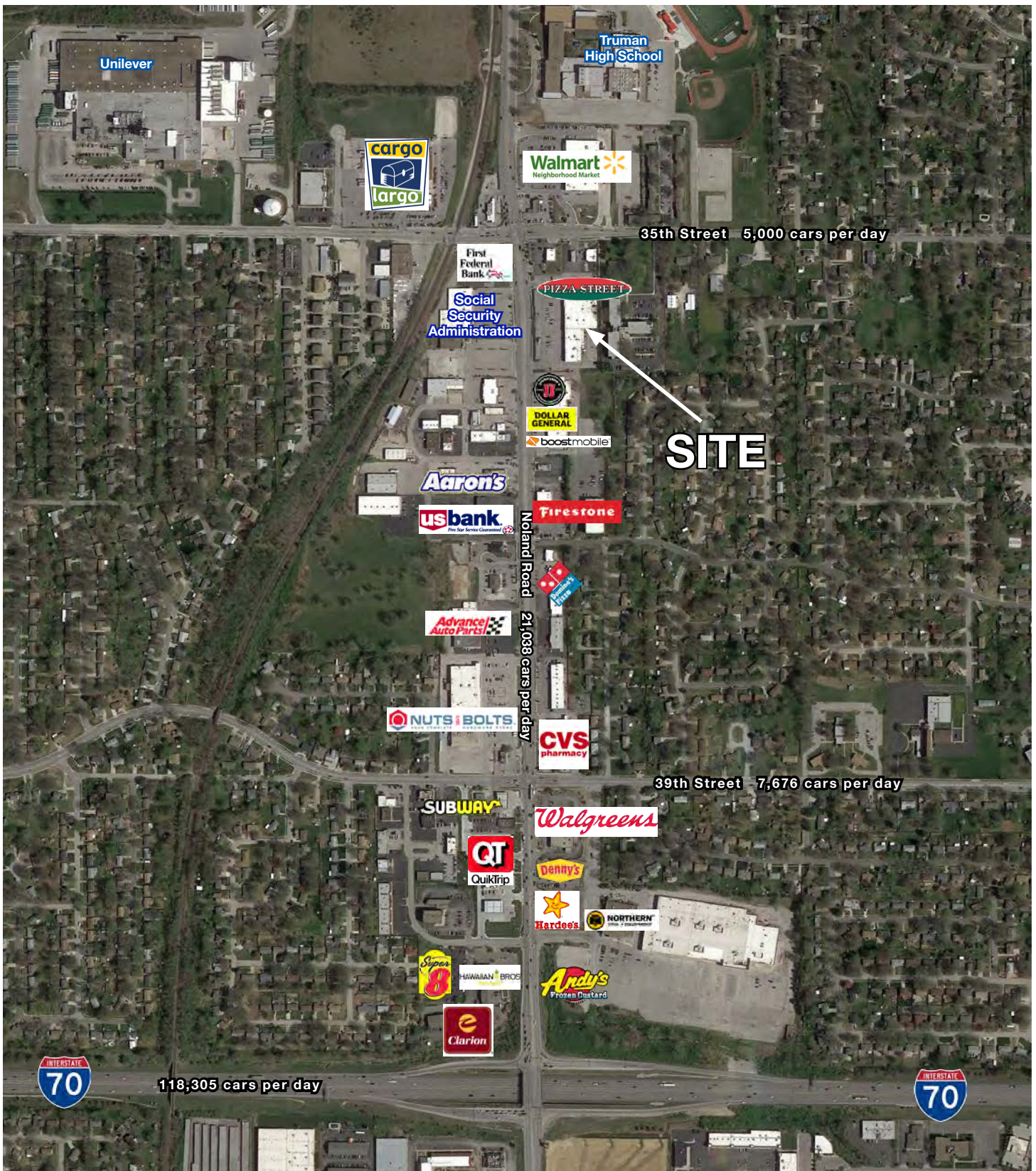
PARKING = 186 TOTAL SPACES

3503 S. NOLAND RD.	PIZZA STREET ENTERPRISES	6,500 sq. ft.
3505 S. NOLAND RD.	AVAILABLE	8,265 sq. ft.
3507 S. NOLAND RD.	MOREFIELDS SUPERSAVER	14,935 sq. ft.
3509 S. NOLAND RD.	ATHLETICO	3,200 sq. ft.
3511 S. NOLAND RD.	PC & CELLULAR REPAIR	1,600 sq. ft.
3513 S. NOLAND RD.	RENT-A-CENTER INC.	4,440 sq. ft.
3517 S. NOLAND RD.	ADVANCE AMERICA CASH ADVANCE	975 sq. ft.
3519 S. NOLAND RD.	JACKSON HEWITT TAX SERVICE	1,625 sq. ft.
TOTAL		41,540 sq. ft.

AERIAL

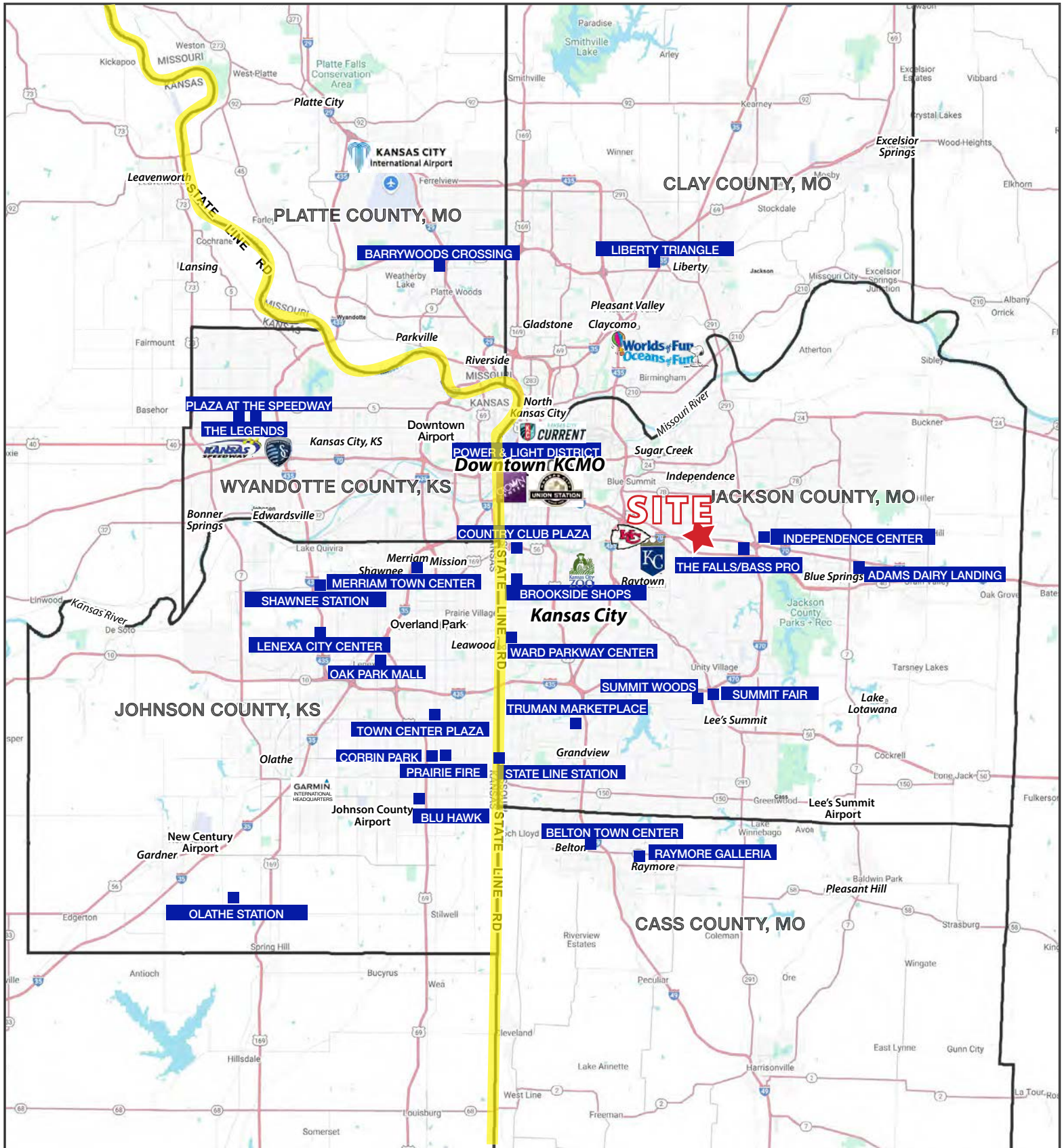


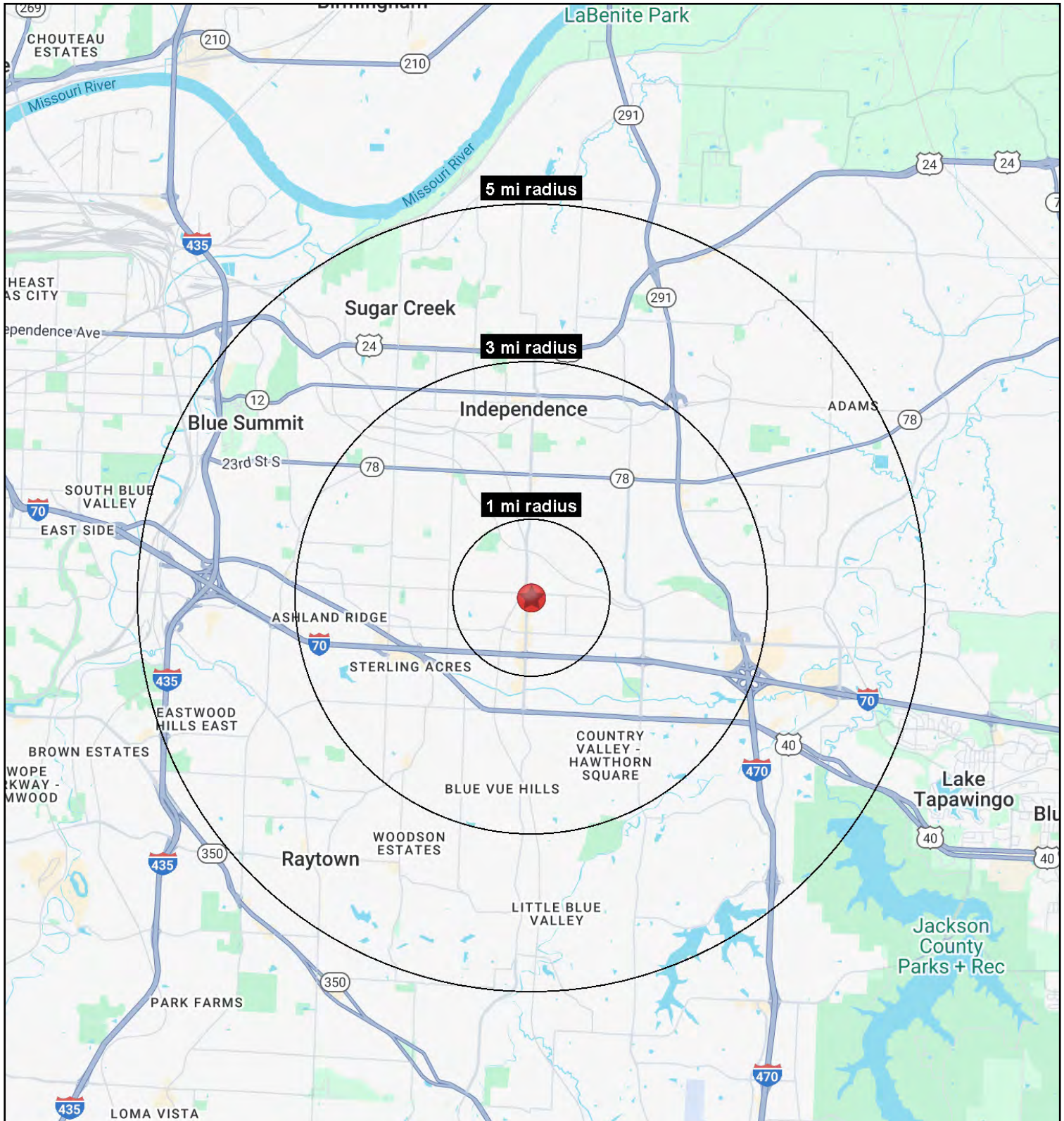
AERIAL



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3503 S Noland Rd Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,046	81,161	155,212
2030 Projected Population	7,671	79,775	153,354
2020 Census Population	8,566	82,918	157,763
2010 Census Population	7,912	78,951	151,734
Projected Annual Growth 2025 to 2030	-0.9%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.1%	0.2%	0.2%
2025 Median Age	42.3	40.8	40.1
Households			
2025 Estimated Households	3,385	35,216	65,852
2030 Projected Households	3,246	34,865	65,556
2020 Census Households	3,611	35,805	66,510
2010 Census Households	3,345	34,123	63,647
Projected Annual Growth 2025 to 2030	-0.8%	-0.2%	-
Historical Annual Growth 2010 to 2025	-	0.2%	0.2%
Race and Ethnicity			
2025 Estimated White	76.1%	71.1%	69.5%
2025 Estimated Black or African American	8.4%	14.6%	16.3%
2025 Estimated Asian or Pacific Islander	2.0%	1.7%	1.6%
2025 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%
2025 Estimated Other Races	12.8%	12.0%	12.2%
2025 Estimated Hispanic	12.9%	12.3%	12.2%
Income			
2025 Estimated Average Household Income	\$85,431	\$78,589	\$84,211
2025 Estimated Median Household Income	\$69,050	\$62,348	\$65,867
2025 Estimated Per Capita Income	\$35,962	\$34,216	\$35,836
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.7%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	3.4%	5.7%	6.3%
2025 Estimated High School Graduate	35.8%	34.4%	34.2%
2025 Estimated Some College	24.7%	24.4%	24.1%
2025 Estimated Associates Degree Only	10.3%	9.5%	8.9%
2025 Estimated Bachelors Degree Only	13.4%	14.8%	15.1%
2025 Estimated Graduate Degree	10.3%	8.5%	8.6%
Business			
2025 Estimated Total Businesses	347	2,613	4,972
2025 Estimated Total Employees	2,735	20,547	45,477
2025 Estimated Employee Population per Business	7.9	7.9	9.1
2025 Estimated Residential Population per Business	23.2	31.1	31.2

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