



# I-70 & NOLAND CORNER SITE

4029 S. Noland Road, Independence, MO

FOR SALE  
OR LEASE



## SALE PRICE: \$1,100,000 | LEASE RATE: \$11/SF

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,809	70,124	152,706
Avg. Household Income	\$81,127	\$69,840	\$67,845

- Located on the hard corner of I-70 & Noland Road in Independence, Missouri - A major suburb of Kansas City
- 8,500 sq ft building on a 59,624 sq ft lot
- Great interstate access and visibility - right across from several hotels and the main entrance to a very busy QuikTrip
- High visibility location on one of the premier intersections in the Kansas City Metropolitan Area
- I-70 & Noland Road carry over 147,000 cars per day
- Excellent brand exposure opportunity with existing pole sign on Noland Road

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

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DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

Exclusive Agents



**SITE PLAN**



Main Area



Main Area



Main Area



Existing Restroom



Walk-In Cooler



Existing Hood System and Dish Washing Station





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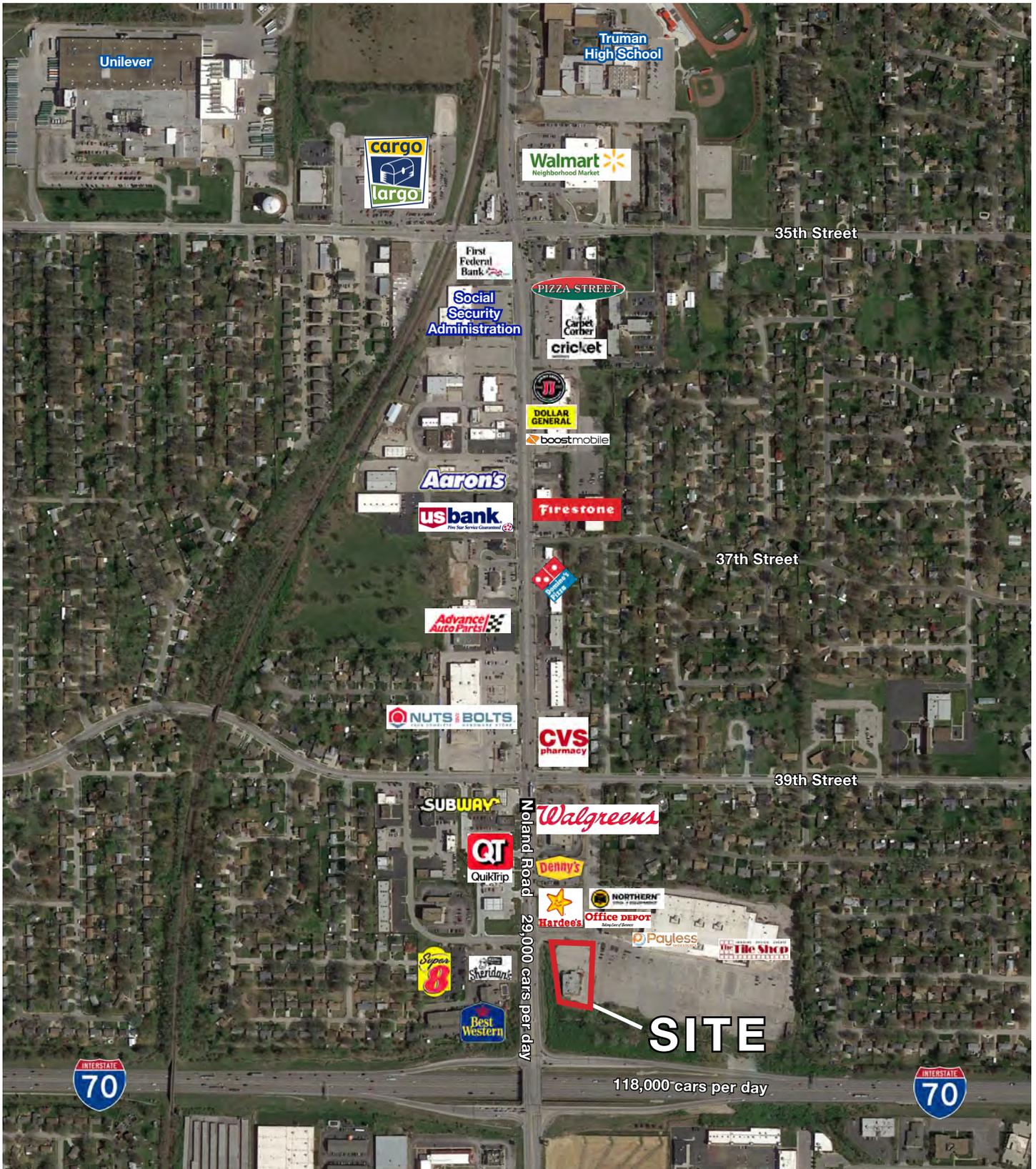
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AERIAL



**AERIAL**



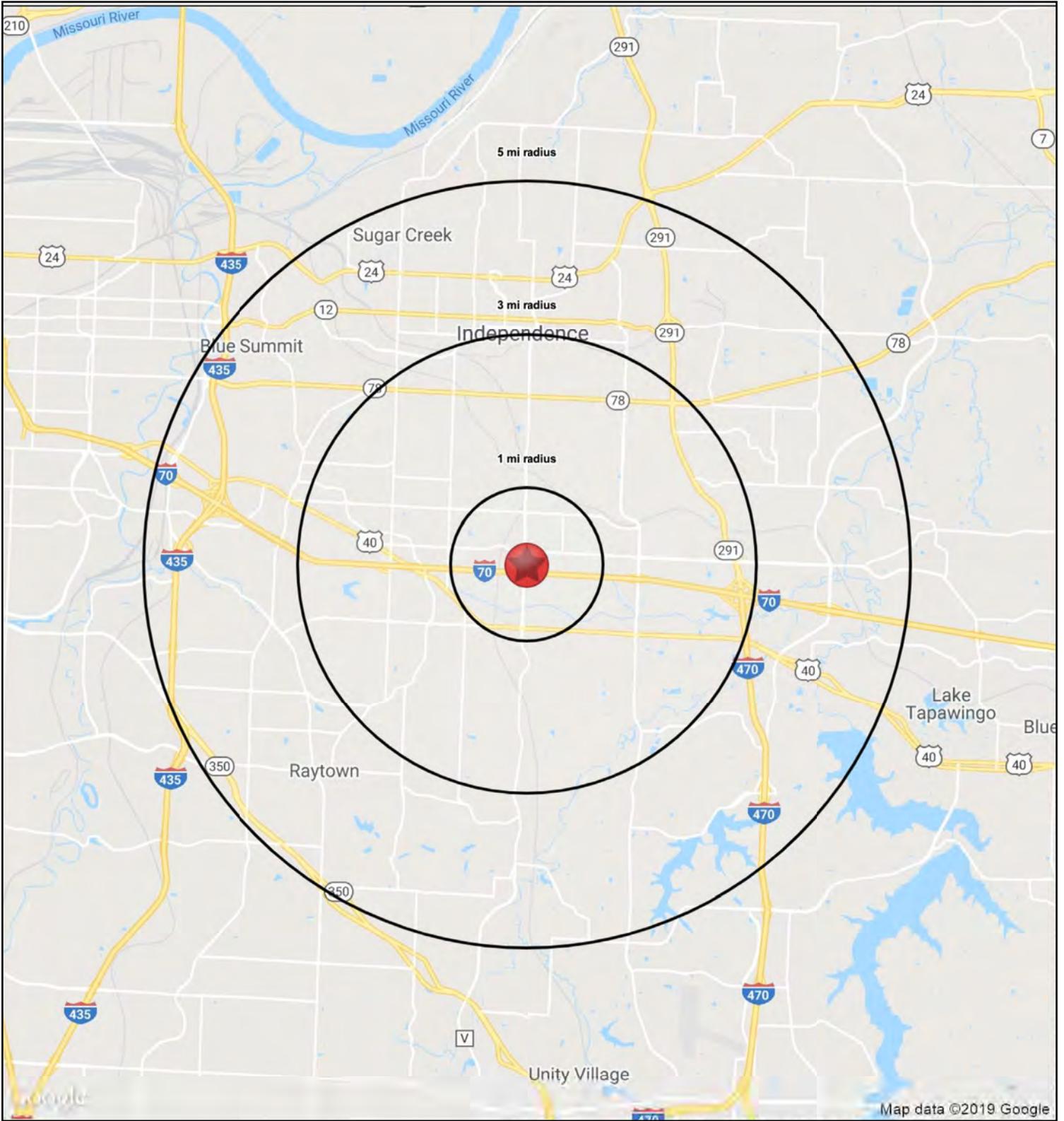




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4029 S. Noland Road		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
<b>POPULATION</b>	2018 Estimated Population	9,809	70,124	152,706
	2023 Projected Population	9,947	70,892	155,599
	2010 Census Population	9,952	70,512	152,445
	2000 Census Population	9,959	67,523	146,756
	Projected Annual Growth 2018 to 2023	0.3%	0.2%	0.4%
	Historical Annual Growth 2000 to 2018	-0.1%	0.2%	0.2%
	2018 Median Age	44.8	41.8	40.9
<b>HOUSEHOLDS</b>	2018 Estimated Households	4,431	31,680	67,320
	2023 Projected Households	4,442	31,696	67,865
	2010 Census Households	4,288	30,363	64,035
	2000 Census Households	4,397	29,132	61,975
	Projected Annual Growth 2018 to 2023	0.1%	-	0.2%
	Historical Annual Growth 2000 to 2018	-	0.5%	0.5%
<b>RACE AND ETHNICITY</b>	2018 Estimated White	83.9%	79.3%	78.6%
	2018 Estimated Black or African American	5.8%	11.3%	12.1%
	2018 Estimated Asian or Pacific Islander	1.9%	1.9%	1.9%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
	2018 Estimated Other Races	7.7%	6.9%	6.9%
	2018 Estimated Hispanic	9.6%	8.3%	8.0%
<b>INCOME</b>	2018 Estimated Average Household Income	\$81,127	\$69,840	\$67,845
	2018 Estimated Median Household Income	\$60,997	\$53,831	\$54,453
	2018 Estimated Per Capita Income	\$36,649	\$31,590	\$29,986
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.0%	2.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.3%	6.3%	6.7%
	2018 Estimated High School Graduate	35.3%	35.2%	34.3%
	2018 Estimated Some College	23.9%	24.6%	24.5%
	2018 Estimated Associates Degree Only	5.3%	8.2%	7.7%
	2018 Estimated Bachelors Degree Only	17.2%	14.7%	15.3%
	2018 Estimated Graduate Degree	8.6%	8.0%	8.5%
<b>BUSINESS</b>	2018 Estimated Total Businesses	583	2,172	5,365
	2018 Estimated Total Employees	5,612	21,987	59,359
	2018 Estimated Employee Population per Business	9.6	10.1	11.1
	2018 Estimated Residential Population per Business	16.8	32.3	28.5

