



STERLING RIDGE SHOPPING CENTER

11200-11215 E. 24 Highway, Independence, MO



LEASE RATE: \$12/SF | 1,200 & 1,800 SF SPACES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,151	53,424	140,073
Avg. Household Income	\$64,750	\$71,182	\$71,328

- Major tenants include Apple Market, Family Dollar and Little Caesar's Pizza
- Excellent visibility
- Great neighborhood shopping center
- Intersection carries over 20,000 cars per day



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

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Exclusive Agent

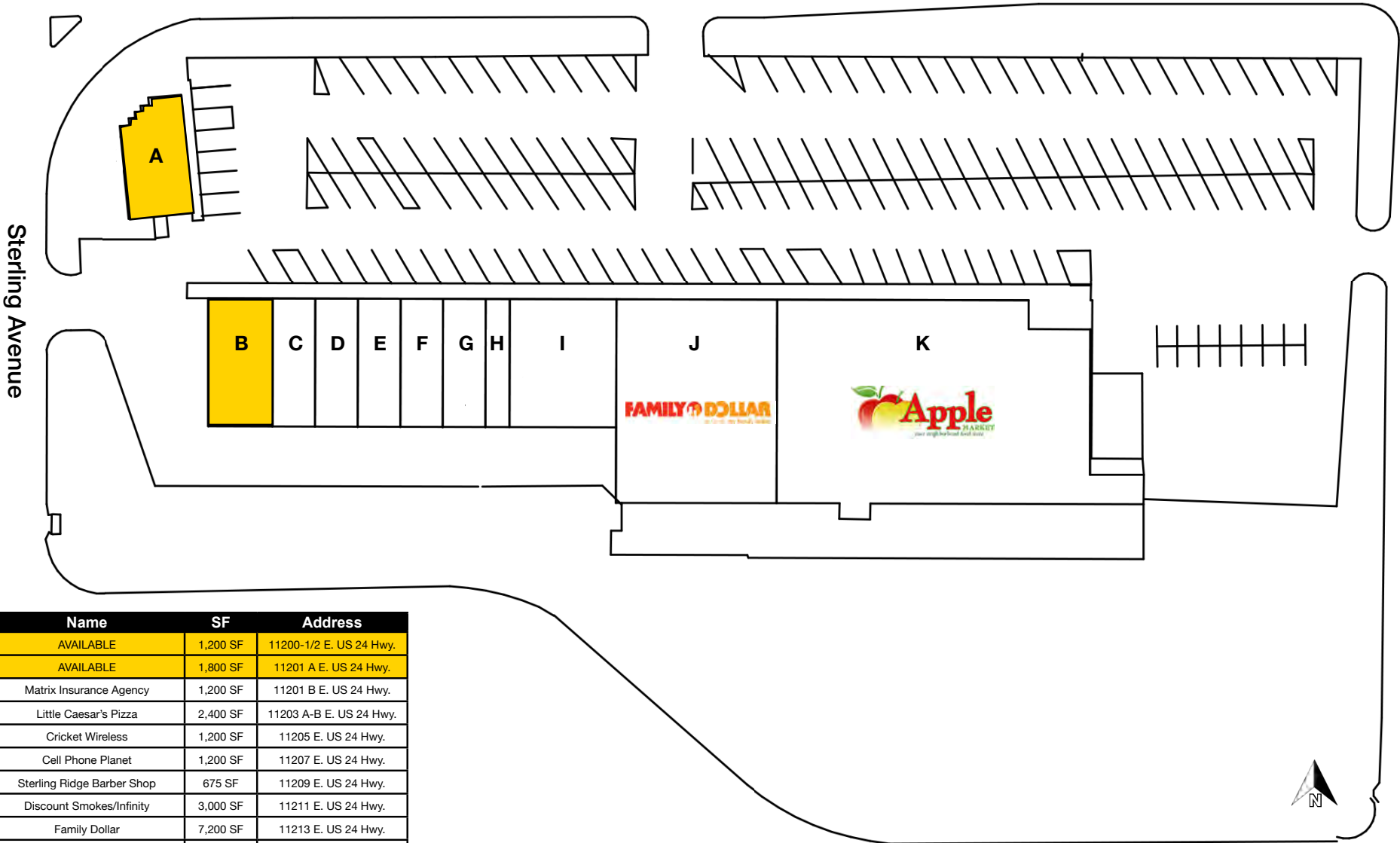


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SITE PLAN

US 24 Highway



#	Name	SF	Address
A	AVAILABLE	1,200 SF	11200-1/2 E. US 24 Hwy.
B	AVAILABLE	1,800 SF	11201 A E. US 24 Hwy.
C	Matrix Insurance Agency	1,200 SF	11201 B E. US 24 Hwy.
D	Little Caesar's Pizza	2,400 SF	11203 A-B E. US 24 Hwy.
E	Cricket Wireless	1,200 SF	11205 E. US 24 Hwy.
F	Cell Phone Planet	1,200 SF	11207 E. US 24 Hwy.
G	Sterling Ridge Barber Shop	675 SF	11209 E. US 24 Hwy.
H	Discount Smokes/Infinity	3,000 SF	11211 E. US 24 Hwy.
I	Family Dollar	7,200 SF	11213 E. US 24 Hwy.
J	Apple Market	20,065 SF	11215 E. US 24 Hwy.

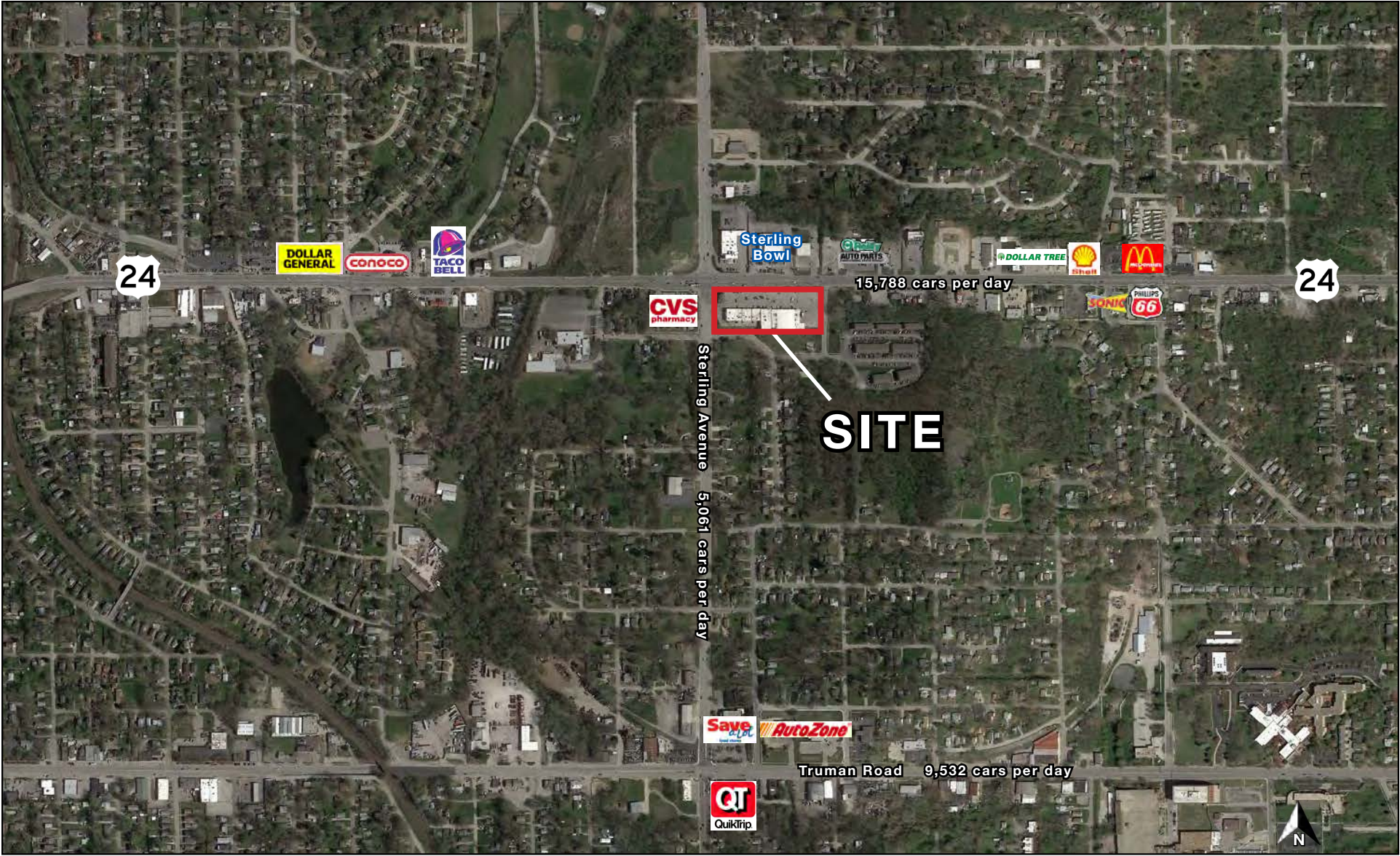




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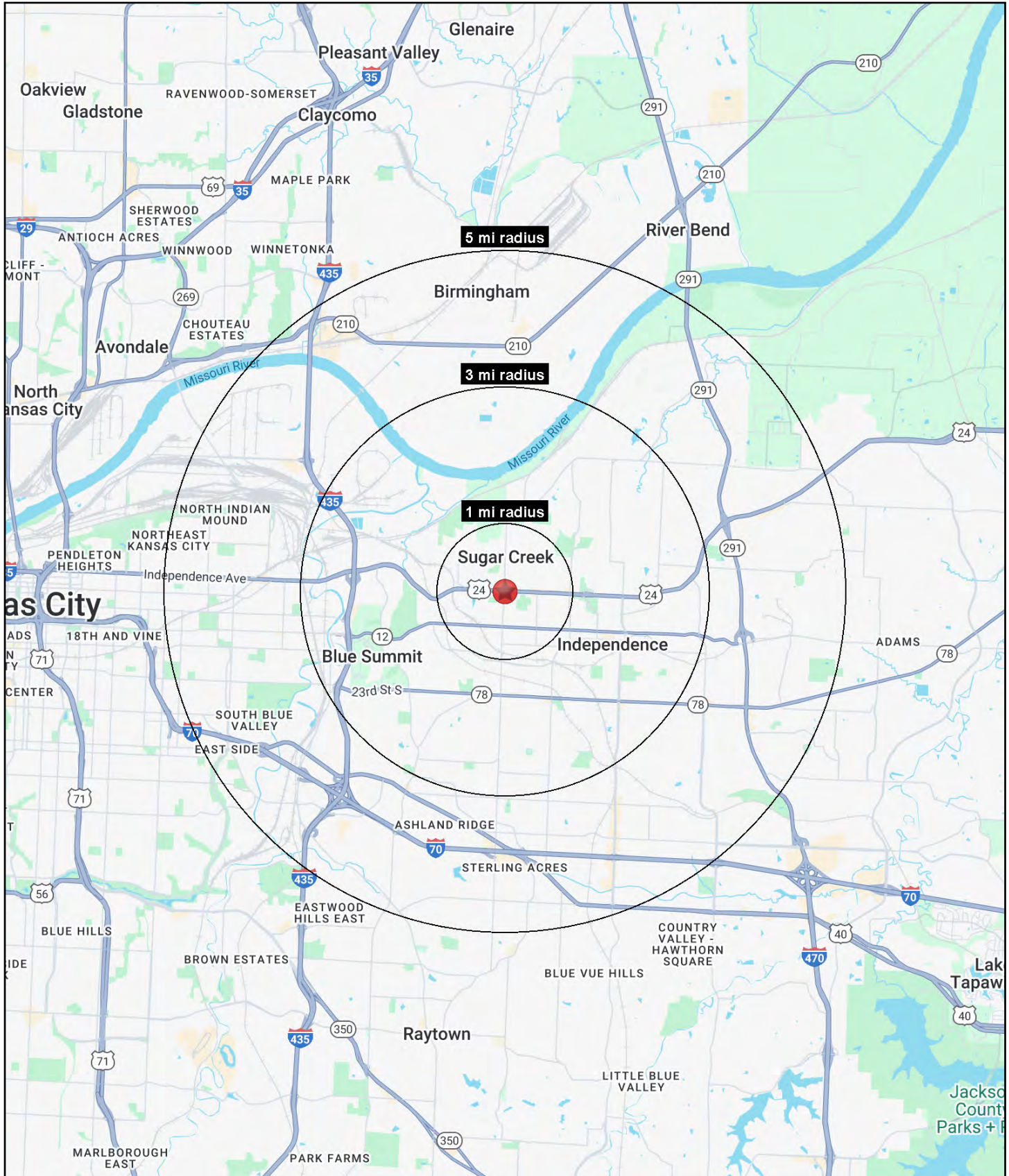
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AERIAL





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STERLING RIDGE SHOPPING CENTER

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11200 E US Hwy 24 Independence, MO 64054	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,151	53,424	140,073
2030 Projected Population	10,961	52,943	138,027
2020 Census Population	10,585	52,827	138,566
2010 Census Population	10,486	52,013	136,406
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	0.4%	0.2%	0.2%
2025 Median Age	39.3	37.7	36.4
Households			
2025 Estimated Households	4,650	22,411	56,140
2030 Projected Households	4,602	22,450	55,823
2020 Census Households	4,480	22,007	55,557
2010 Census Households	4,464	21,757	54,437
Projected Annual Growth 2025 to 2030	-0.2%	-	-0.1%
Historical Annual Growth 2010 to 2025	0.3%	0.2%	0.2%
Race and Ethnicity			
2025 Estimated White	74.0%	72.4%	61.2%
2025 Estimated Black or African American	9.6%	10.1%	15.0%
2025 Estimated Asian or Pacific Islander	1.3%	1.2%	2.6%
2025 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.8%
2025 Estimated Other Races	14.6%	15.6%	20.5%
2025 Estimated Hispanic	15.1%	16.2%	22.1%
Income			
2025 Estimated Average Household Income	\$64,750	\$71,182	\$71,328
2025 Estimated Median Household Income	\$50,052	\$53,957	\$55,271
2025 Estimated Per Capita Income	\$27,296	\$30,012	\$28,678
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	5.0%	4.6%	5.2%
2025 Estimated Some High School (Grade Level 9 to 11)	11.9%	9.1%	8.7%
2025 Estimated High School Graduate	35.1%	36.7%	36.8%
2025 Estimated Some College	23.4%	25.2%	22.4%
2025 Estimated Associates Degree Only	5.6%	6.8%	8.7%
2025 Estimated Bachelors Degree Only	13.9%	11.7%	11.8%
2025 Estimated Graduate Degree	5.1%	5.9%	6.4%
Business			
2025 Estimated Total Businesses	256	1,545	4,468
2025 Estimated Total Employees	1,804	12,582	50,099
2025 Estimated Employee Population per Business	7.1	8.1	11.2
2025 Estimated Residential Population per Business	43.6	34.6	31.4

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