



CENTER 23

1003 E. 23rd Street, Independence, MO

FOR
LEASE



LEASE RATE: \$12/SF NNN | 1,200 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,315	76,723	143,939
Avg. Household Income	\$56,144	\$62,855	\$65,828

- Newly remodeled 10,200 sq ft Shopping Center
- Located off 291 Highway & 23rd Street
- Great visibility off 23rd Street
- Space is move in ready
- Ample parking for tenants
- Competitive lease rates



CLICK HERE TO VIEW MORE LISTING INFORMATION

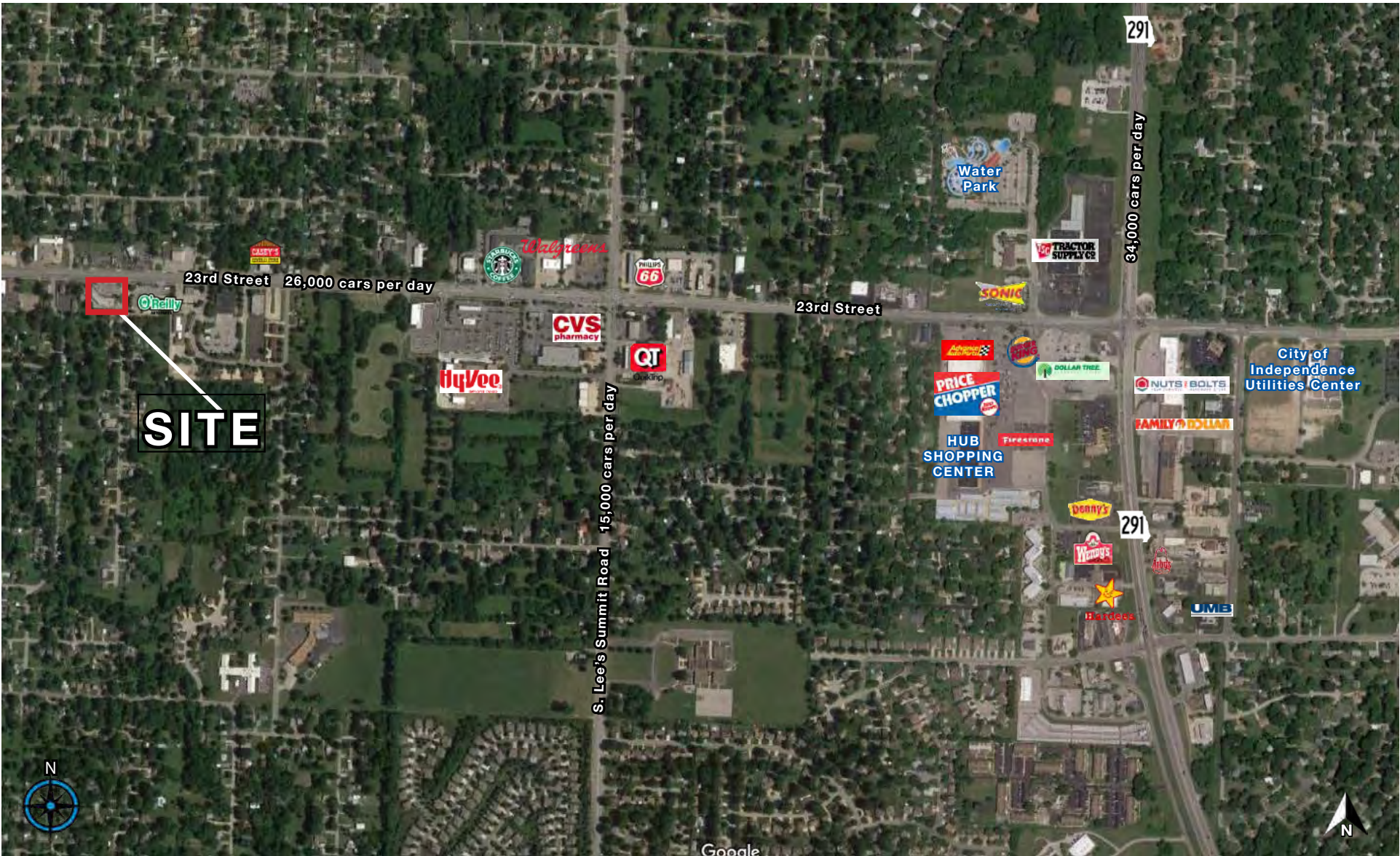
For More Information Contact:

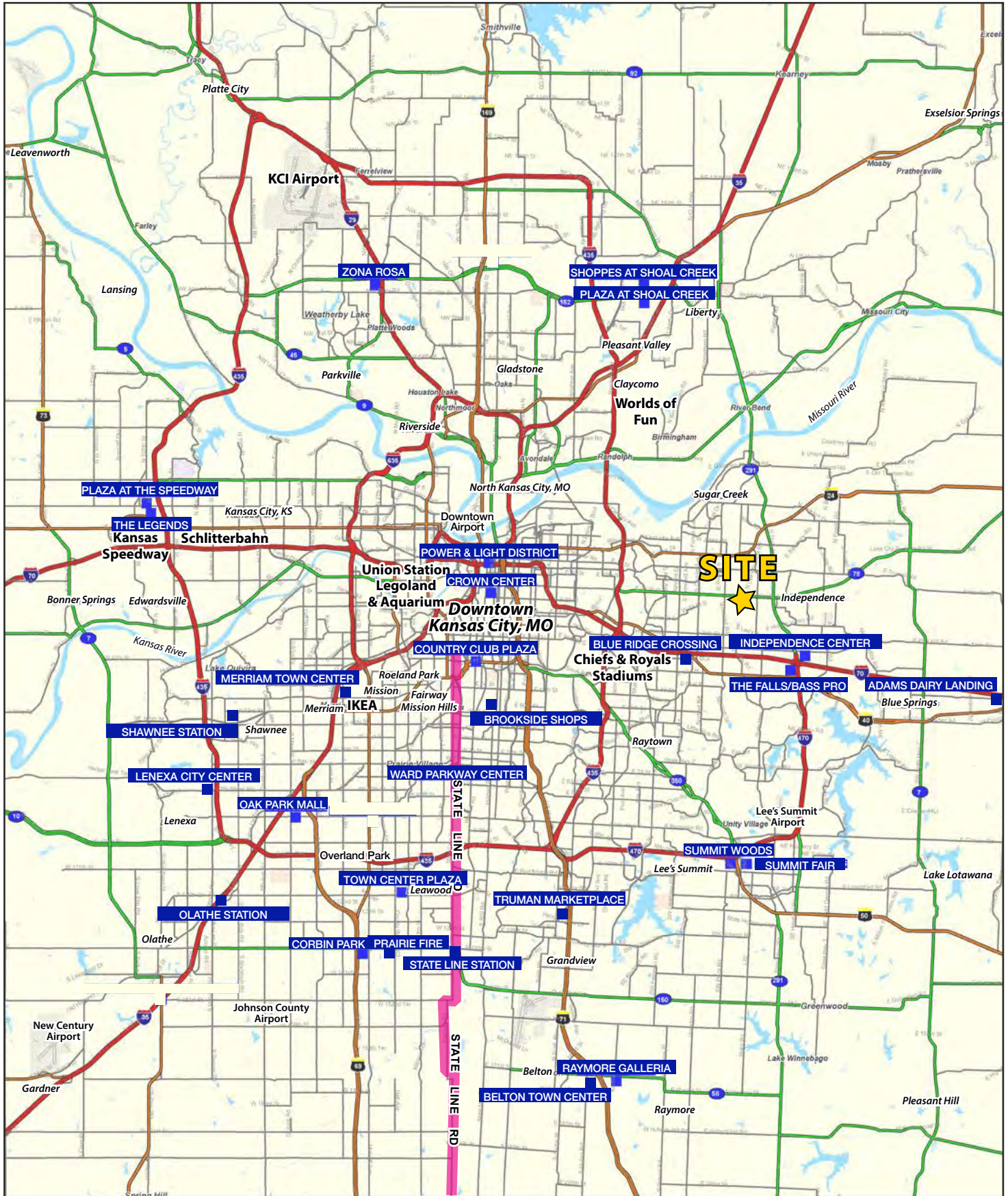
WILLIAM GLASGOW | 816.412.7394 | wglasgow@blockandco.com

Exclusive Agent



AERIAL

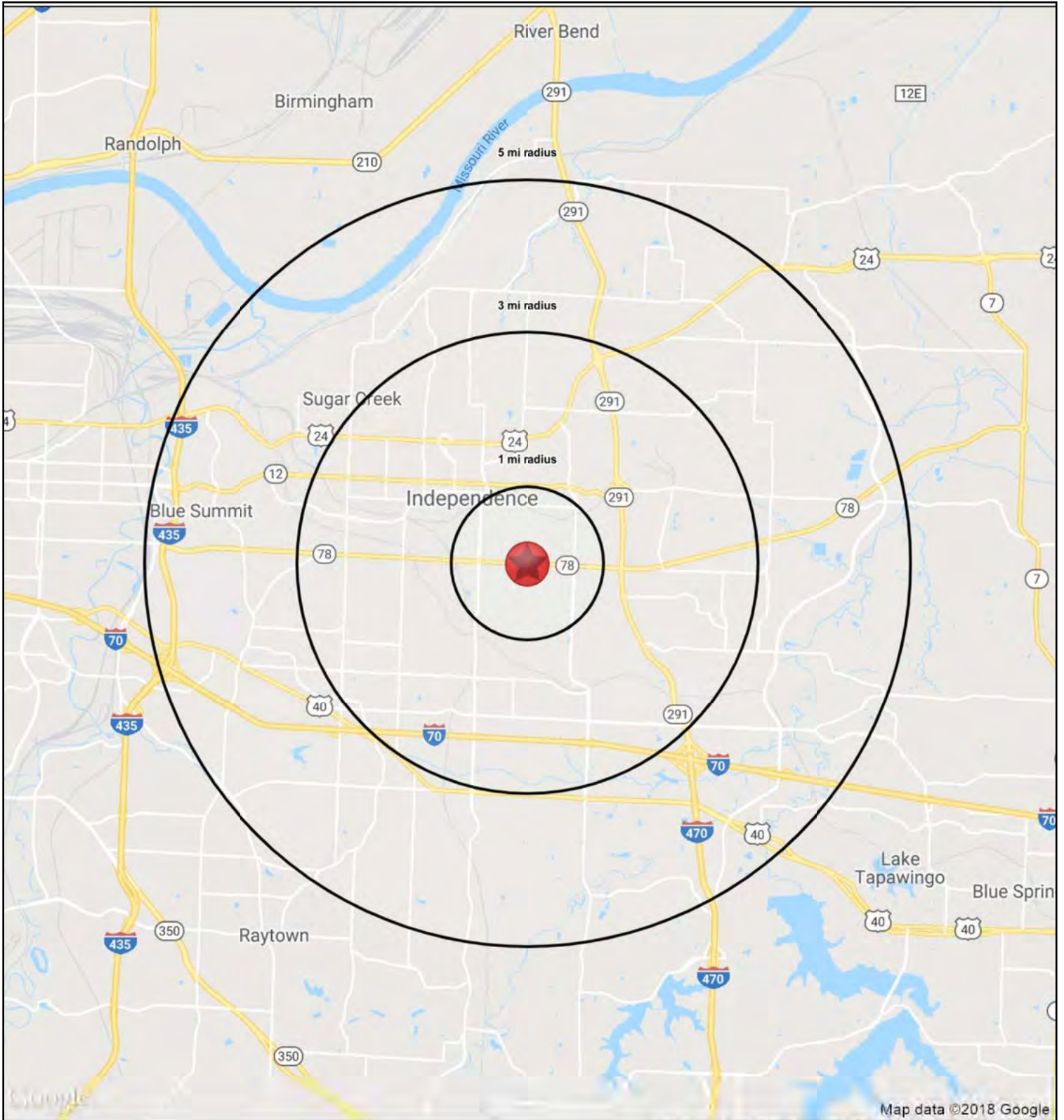




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1003 E. 23rd Street		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2018 Estimated Population	9,315	76,723	143,939
	2023 Projected Population	9,405	78,039	147,078
	2010 Census Population	9,412	77,037	143,750
	2000 Census Population	9,582	76,600	136,971
	Projected Annual Growth 2018 to 2023	0.2%	0.3%	0.4%
	Historical Annual Growth 2000 to 2018	-0.2%	-	0.3%
	2018 Median Age	40.2	40.6	39.8
HOUSEHOLDS	2018 Estimated Households	4,117	34,227	62,619
	2023 Projected Households	4,112	34,437	63,300
	2010 Census Households	3,968	32,757	59,607
	2000 Census Households	4,078	32,764	57,080
	Projected Annual Growth 2018 to 2023	-	0.1%	0.2%
	Historical Annual Growth 2000 to 2018	0.1%	0.2%	0.5%
RACE AND ETHNICITY	2018 Estimated White	86.6%	84.1%	81.8%
	2018 Estimated Black or African American	4.5%	5.9%	8.4%
	2018 Estimated Asian or Pacific Islander	1.8%	1.9%	2.0%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
	2018 Estimated Other Races	6.6%	7.5%	7.2%
	2018 Estimated Hispanic	7.2%	8.6%	8.5%
INCOME	2018 Estimated Average Household Income	\$56,144	\$62,855	\$65,828
	2018 Estimated Median Household Income	\$42,318	\$49,182	\$52,820
	2018 Estimated Per Capita Income	\$24,936	\$28,097	\$28,691
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	5.5%	3.4%	3.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	8.5%	7.4%	7.2%
	2018 Estimated High School Graduate	38.9%	37.0%	36.6%
	2018 Estimated Some College	21.5%	23.5%	24.1%
	2018 Estimated Associates Degree Only	7.4%	8.4%	7.7%
	2018 Estimated Bachelors Degree Only	11.1%	13.5%	14.2%
	2018 Estimated Graduate Degree	7.1%	6.7%	7.1%
BUSINESS	2018 Estimated Total Businesses	323	2,468	4,513
	2018 Estimated Total Employees	3,113	23,405	47,861
	2018 Estimated Employee Population per Business	9.6	9.5	10.6
	2018 Estimated Residential Population per Business	28.8	31.1	31.9