



RETAIL SPACE AVAILABLE

4540 S. Noland Road, Independence, MO

FOR
LEASE



LEASE RATE: \$14/SF NNN | 975 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,161	62,998	151,471
Avg. Household Income	\$77,982	\$72,954	\$68,105

- Located across from Hy-Vee Grocery Store
- Adjacent to Noland Fashion Square anchored by Gordmans, and over 700,000 sq ft of retail at this intersection
- Great visibility
- High traffic counts



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

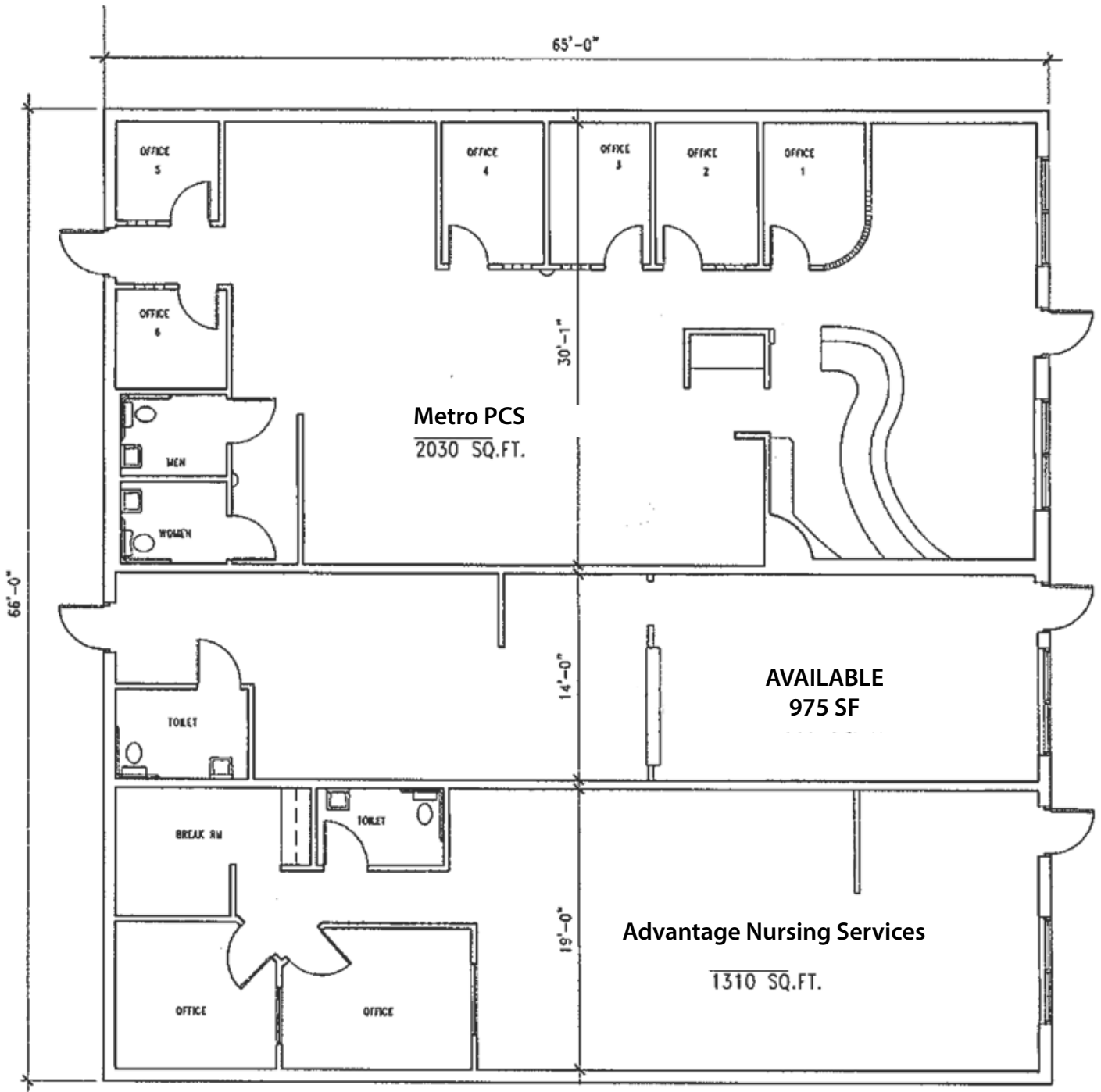
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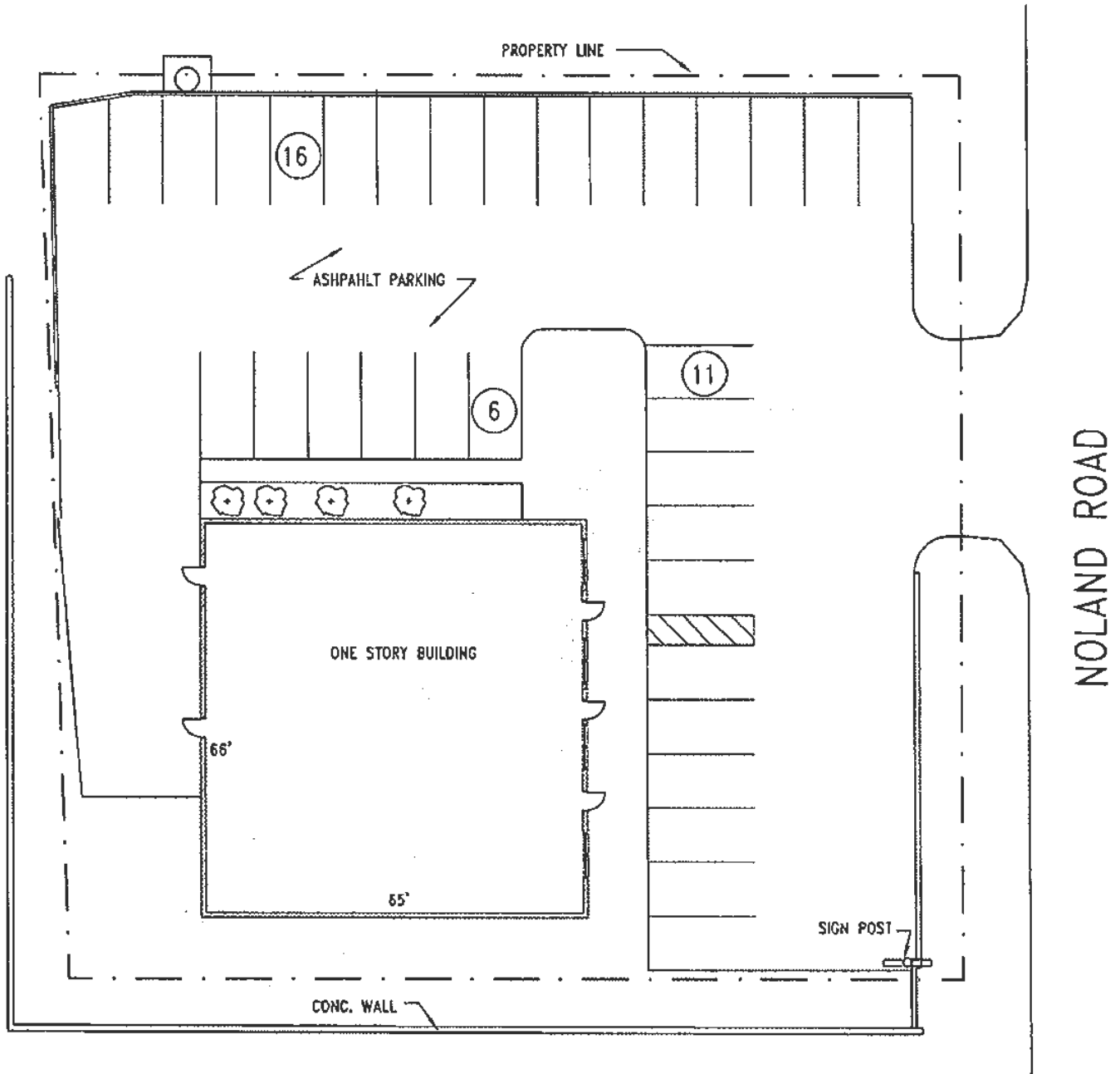
Exclusive Agent



FLOOR PLAN

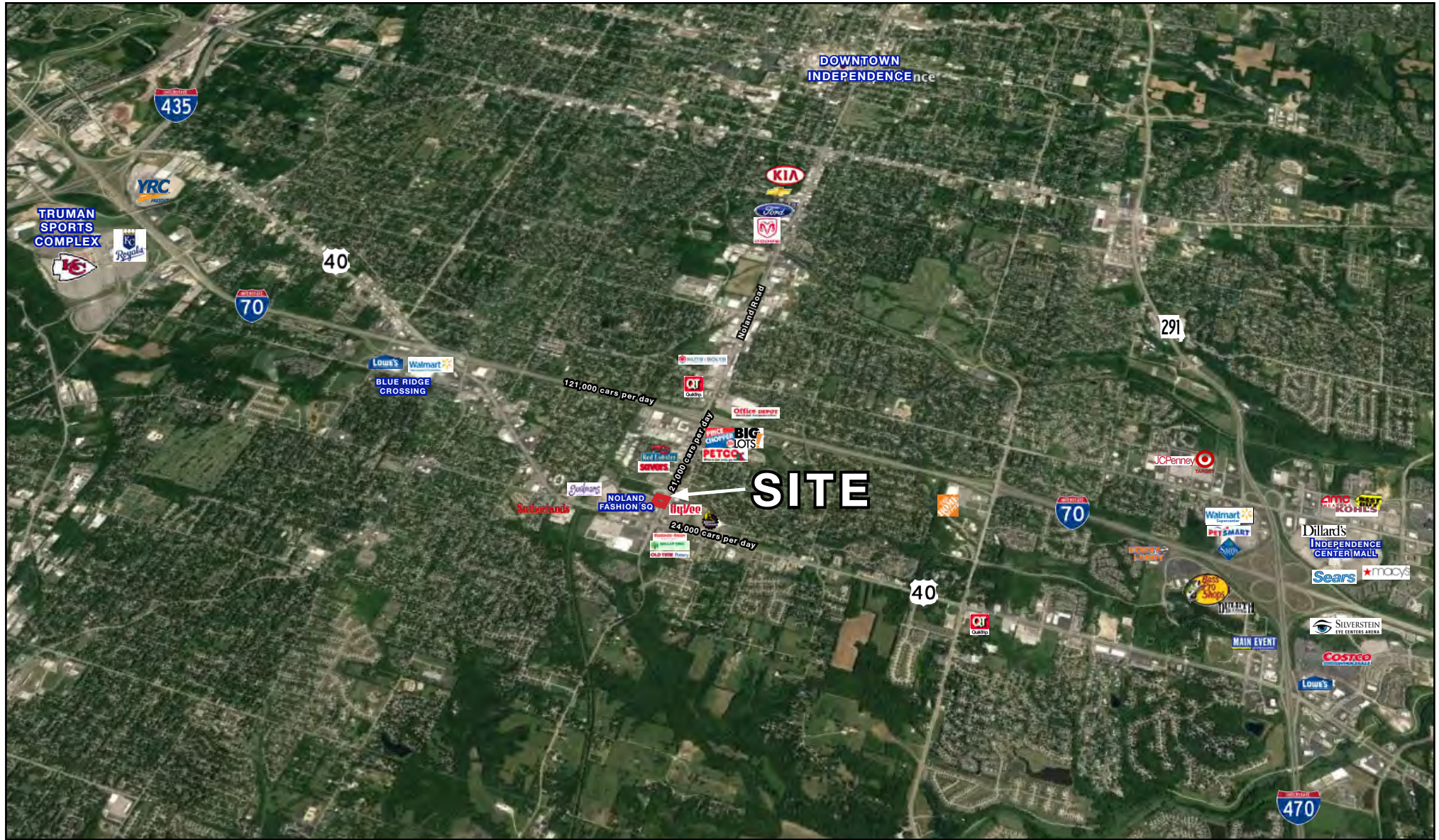


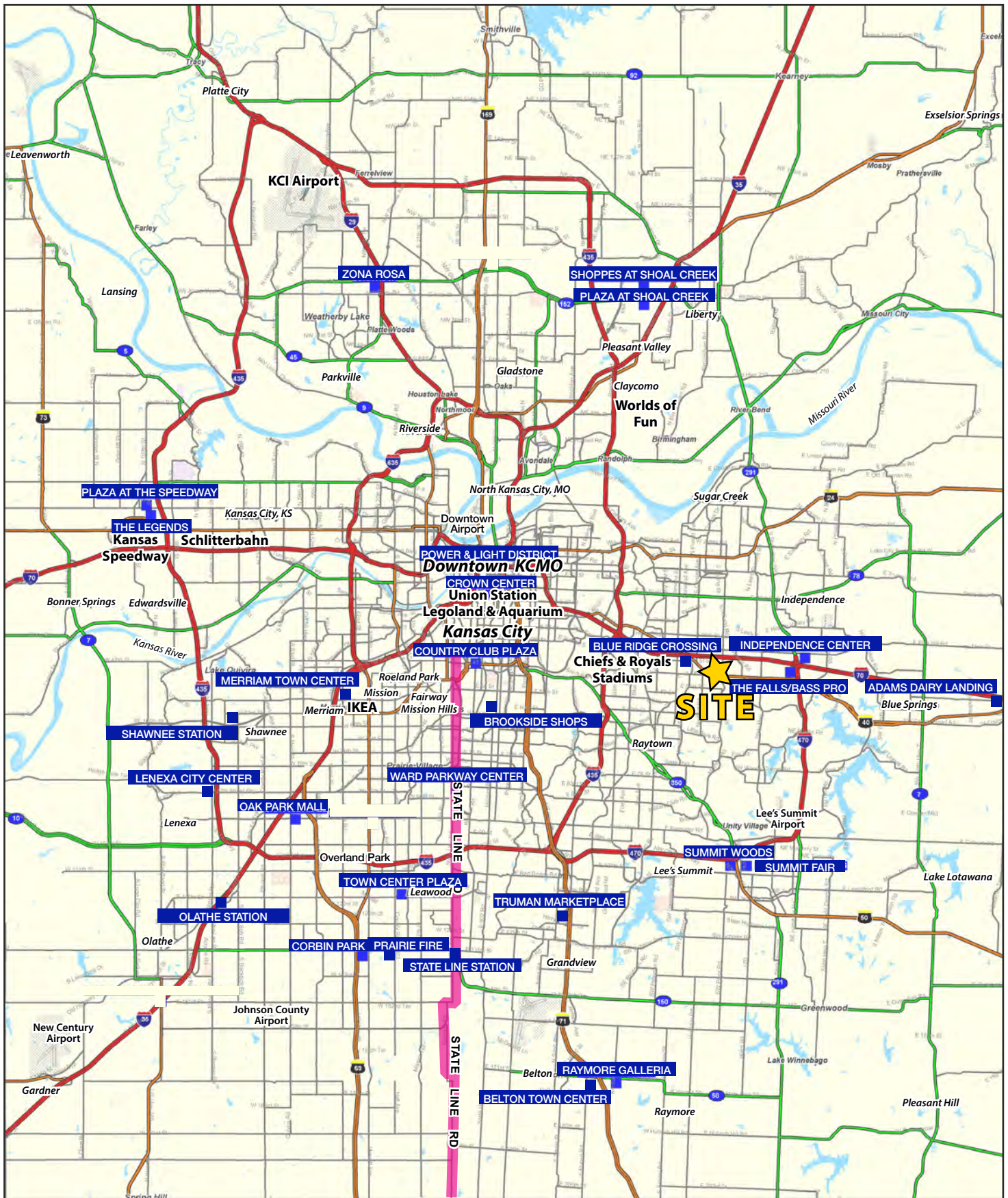
SITE PLAN

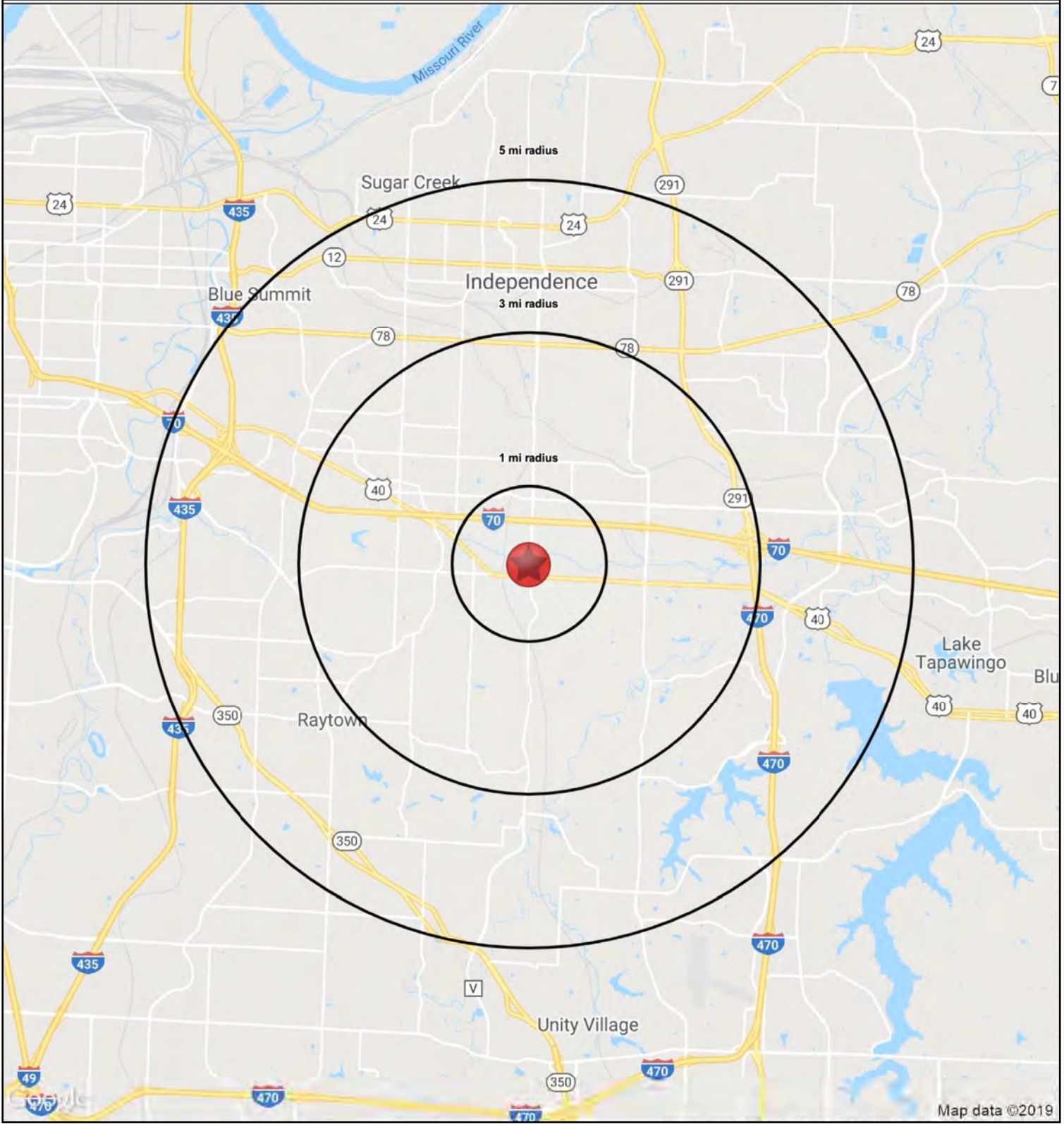


EXISTING SITE PLAN

AERIAL









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FOR
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RS1

4540 S. Noland Road		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2019 Estimated Population	8,161	62,998	151,471
	2024 Projected Population	8,302	63,623	154,586
	2010 Census Population	8,316	63,980	151,928
	2000 Census Population	7,837	60,241	145,408
	Projected Annual Growth 2019 to 2024	0.3%	0.2%	0.4%
	Historical Annual Growth 2000 to 2019	0.2%	0.2%	0.2%
	2019 Median Age	43.6	42.1	40.9
HOUSEHOLDS	2019 Estimated Households	3,789	28,548	67,252
	2024 Projected Households	3,811	28,565	67,940
	2010 Census Households	3,658	27,449	63,858
	2000 Census Households	3,455	25,934	61,479
	Projected Annual Growth 2019 to 2024	0.1%	-	0.2%
	Historical Annual Growth 2000 to 2019	0.5%	0.5%	0.5%
RACE AND ETHNICITY	2019 Estimated White	79.8%	78.1%	77.6%
	2019 Estimated Black or African American	11.7%	12.9%	13.2%
	2019 Estimated Asian or Pacific Islander	1.7%	1.9%	1.9%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2019 Estimated Other Races	6.2%	6.6%	6.8%
	2019 Estimated Hispanic	7.8%	8.0%	7.7%
INCOME	2019 Estimated Average Household Income	\$77,982	\$72,954	\$68,105
	2019 Estimated Median Household Income	\$57,345	\$57,193	\$56,736
	2019 Estimated Per Capita Income	\$36,230	\$33,092	\$30,317
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.3%	2.9%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.6%	6.0%	6.7%
	2019 Estimated High School Graduate	33.2%	34.5%	33.4%
	2019 Estimated Some College	28.6%	25.4%	24.8%
	2019 Estimated Associates Degree Only	5.8%	7.4%	7.4%
	2019 Estimated Bachelors Degree Only	16.0%	16.1%	16.0%
	2019 Estimated Graduate Degree	7.0%	8.3%	8.8%
BUSINESS	2019 Estimated Total Businesses	464	1,851	5,520
	2019 Estimated Total Employees	4,667	19,386	61,793
	2019 Estimated Employee Population per Business	10.1	10.5	11.2
	2019 Estimated Residential Population per Business	17.6	34.0	27.4

