



NOLAND ROAD RETAIL SHOPPES

3601-3629 S. Noland Road, Independence, MO

FOR
LEASE



LEASE RATE: \$12/SF NNN | 2,700 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,584	77,063	152,251
Avg. Household Income	\$82,520	\$65,962	\$65,801

- Excellent street visibility
- Strong mix of national, regional, and local tenants including H&R Block, Dollar General, and Jimmy John's
- Great ingress and egress
- Minutes from I-70
- Major Jackson County retail corridor

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

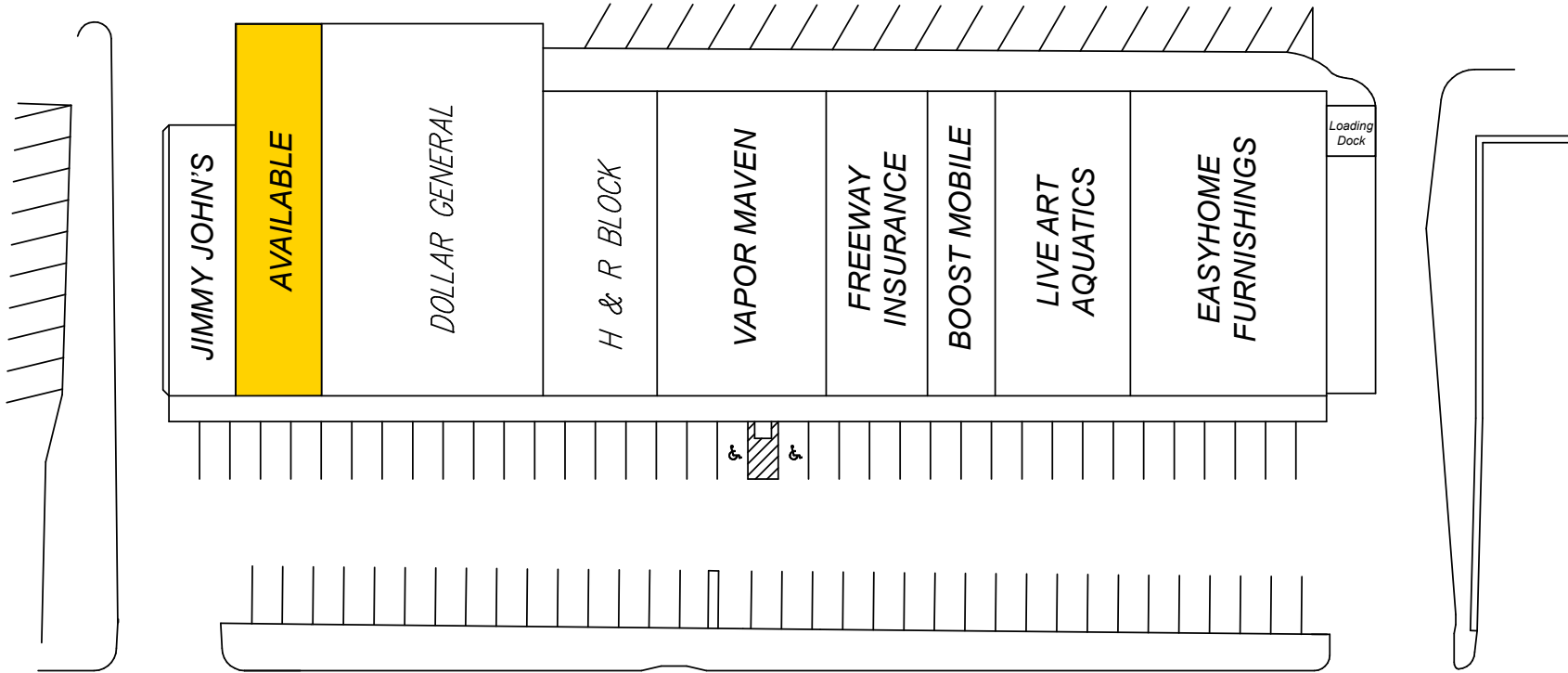
For More Information Contact:

Exclusive Agent

JAY FRIEDMAN | 816.412.7334 | jfriedman@blockandco.com



SITE PLAN

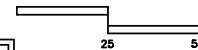


Noland Road

3601-3629 S. NOLAND RD., INDEPENDENCE, MO 64055

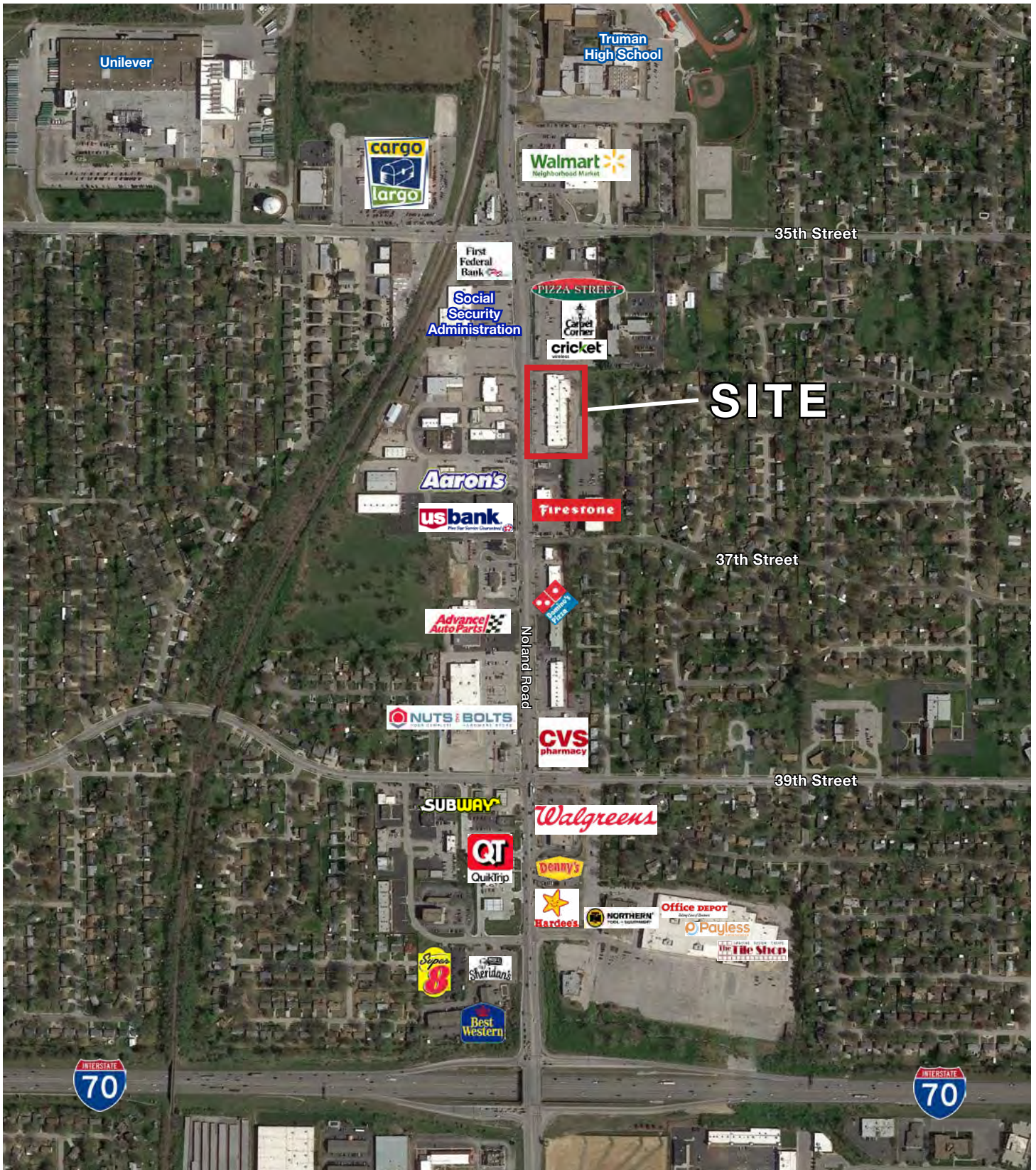
S I T E P L A N

SCALE: 1" = 50'



3601 South Noland Rd.	<i>Jimmy John's</i>	1,600 s.f.	3619 South Noland Rd.	<i>Freeway Insurance</i>	2,700 s.f.
3609 South Noland Rd.	AVAILABLE	2,700 s.f.	3621 South Noland Rd.	<i>Boost Mobile</i>	1,800 s.f.
3611 South Noland Rd.	<i>Dollar General</i>	7,200 s.f.	3623 South Noland Rd.	<i>Live Art Aquatics</i>	3,600 s.f.
3613 South Noland Rd.	<i>H&R Block</i>	3,060 s.f.	3629 South Noland Rd.	<i>Easyhome Furnishings</i>	5,220 s.f.
3617 South Noland Rd.	<i>Vapor Maven</i>	4,500 s.f.			
TOTAL				32,380 s.f.	

AERIAL

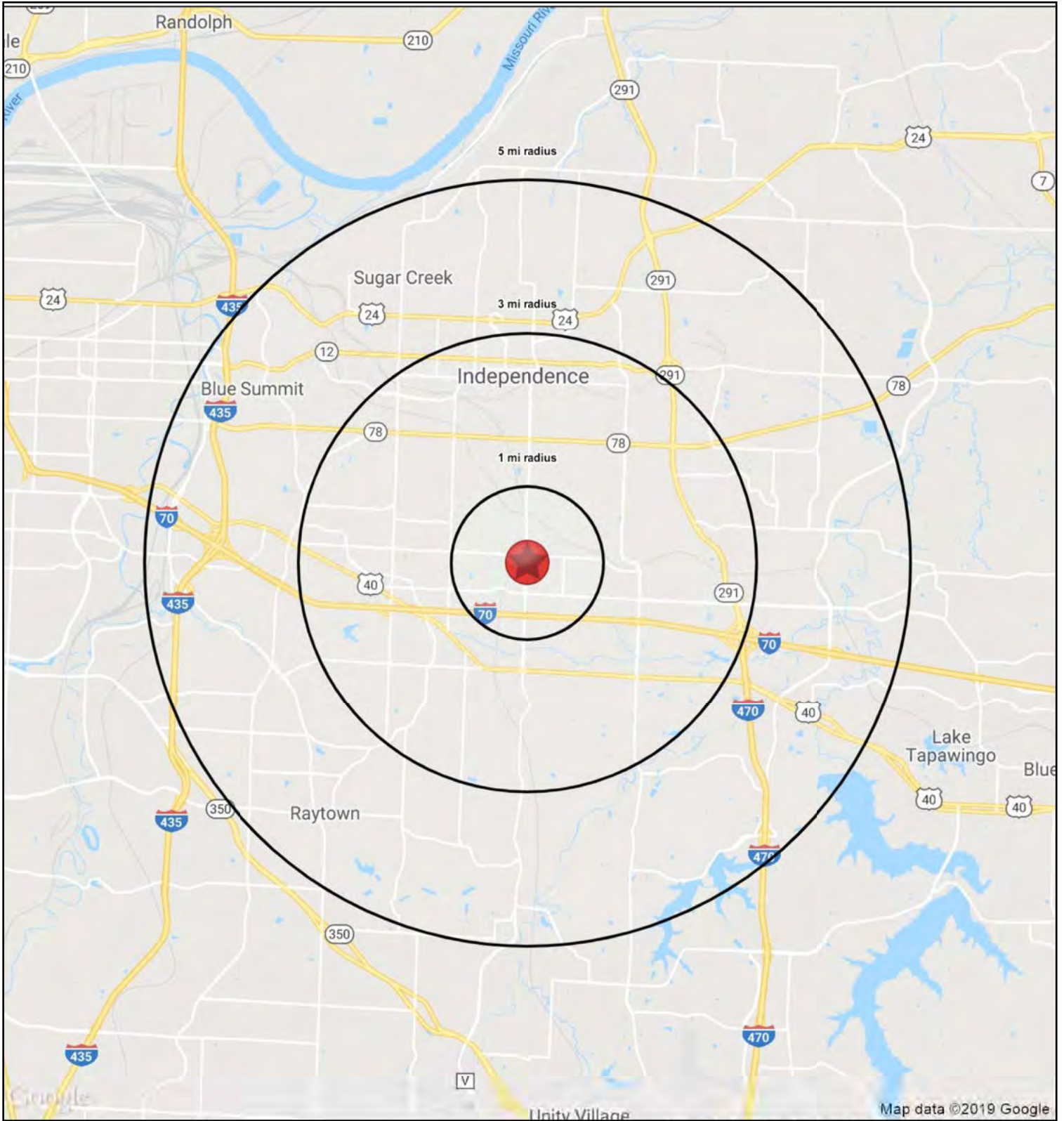




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3601-3629 S. Noland Road Independence, MO 64055		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	8,584	77,063	152,251
	2023 Projected Population	8,658	78,216	155,257
	2010 Census Population	8,741	77,238	152,048
	2000 Census Population	8,705	74,839	146,900
	Projected Annual Growth 2018 to 2023	0.2%	0.3%	0.4%
	Historical Annual Growth 2000 to 2018	-0.1%	0.2%	0.2%
	2018 Median Age	45	41.8	40.4
HOUSEHOLDS	2018 Estimated Households	3,824	34,940	67,065
	2023 Projected Households	3,815	35,086	67,660
	2010 Census Households	3,717	33,376	63,823
	2000 Census Households	3,796	32,557	62,078
	Projected Annual Growth 2018 to 2023	-	0.1%	0.2%
	Historical Annual Growth 2000 to 2018	-	0.4%	0.4%
RACE AND ETHNICITY	2018 Estimated White	85.3%	80.5%	78.9%
	2018 Estimated Black or African American	4.6%	10.0%	11.4%
	2018 Estimated Asian or Pacific Islander	1.8%	1.8%	1.9%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
	2018 Estimated Other Races	7.7%	7.1%	7.3%
	2018 Estimated Hispanic	9.3%	8.5%	8.4%
INCOME	2018 Estimated Average Household Income	\$82,520	\$65,962	\$65,801
	2018 Estimated Median Household Income	\$59,548	\$51,400	\$52,618
	2018 Estimated Per Capita Income	\$36,783	\$29,962	\$29,055
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.2%	3.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.8%	6.8%	7.1%
	2018 Estimated High School Graduate	37.5%	36.0%	35.3%
	2018 Estimated Some College	21.6%	24.5%	24.2%
	2018 Estimated Associates Degree Only	5.9%	8.0%	7.8%
	2018 Estimated Bachelors Degree Only	16.7%	14.0%	14.8%
	2018 Estimated Graduate Degree	8.7%	7.5%	7.8%
BUSINESS	2018 Estimated Total Businesses	471	2,631	5,085
	2018 Estimated Total Employees	4,660	25,702	55,859
	2018 Estimated Employee Population per Business	9.9	9.8	11.0
	2018 Estimated Residential Population per Business	18.2	29.3	29.9

