



STERLING RIDGE SHOPPING CENTER

11200-11215 E. 24 Highway, Independence, MO

**SPACE
FOR
LEASE**



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

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,496	53,138	140,162
Avg. Household Income	\$40,210	\$47,578	\$53,489

- Major tenants include Apple Market, Family Dollar and Subway
- Excellent visibility
- Great neighborhood shopping center
- Intersection carries over 27,000 cars per day



CLICK HERE TO VIEW MORE LISTING INFORMATION

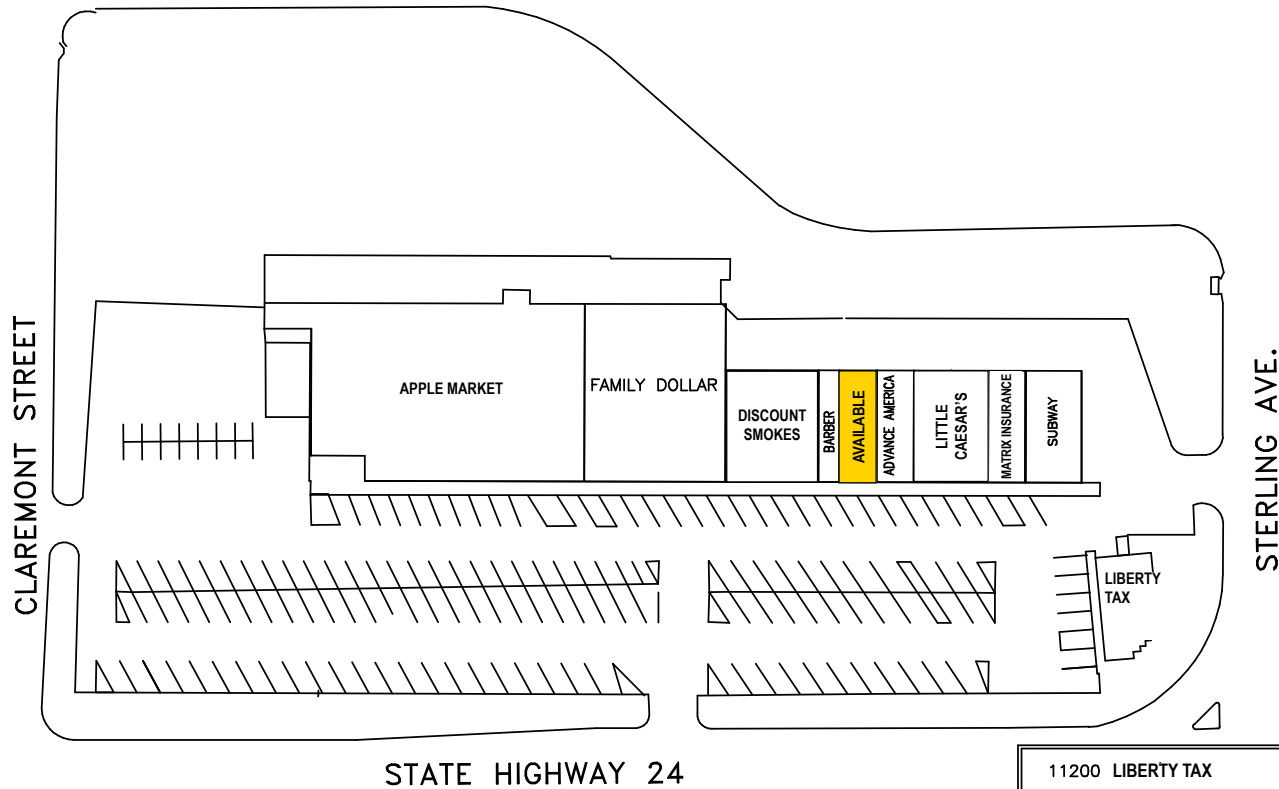
For More Information Contact:

WILLIAM GLASGOW | 816.412.7394 | wglasgow@blockandco.com

Exclusive Agent



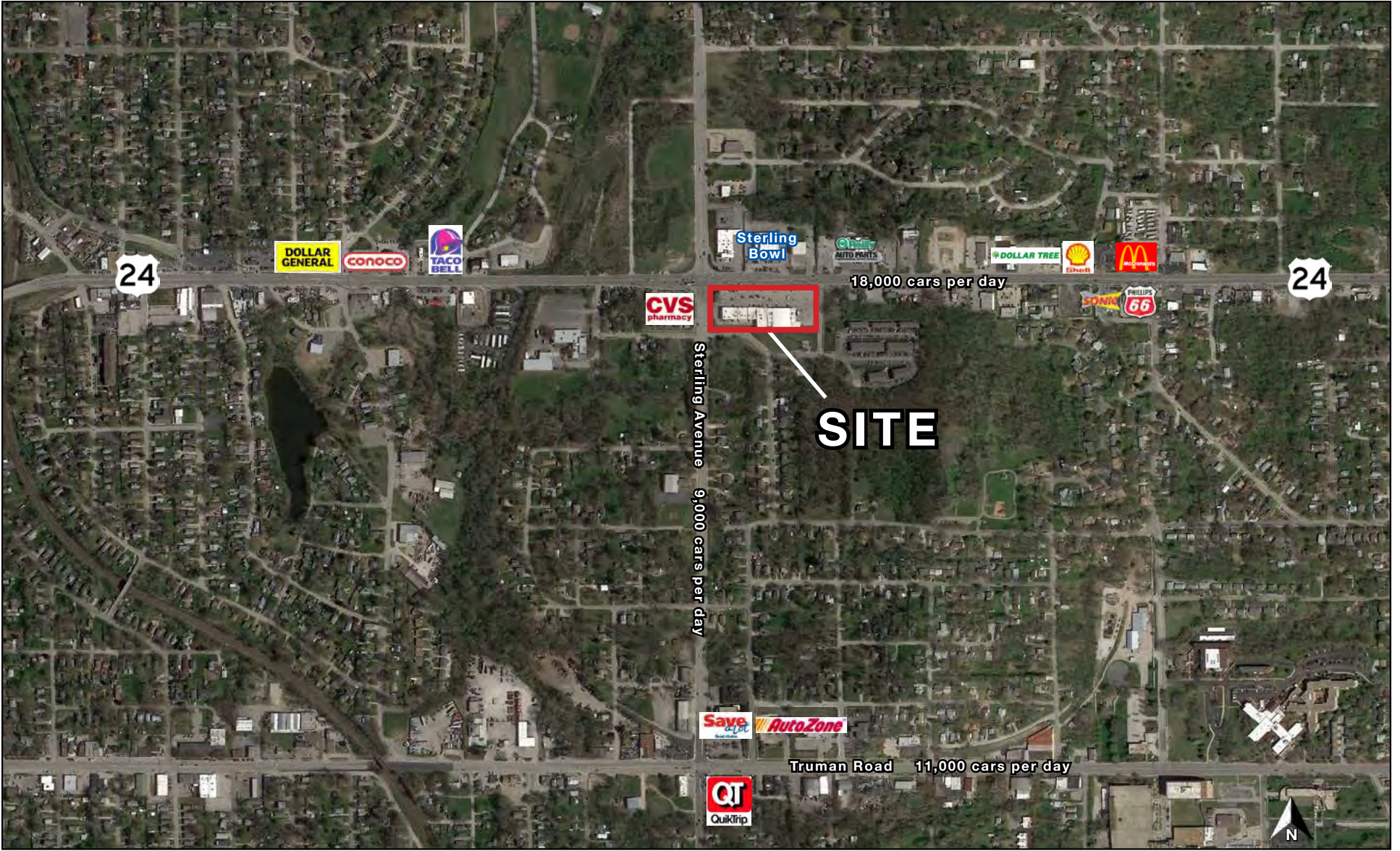
SITE PLAN



11200	LIBERTY TAX	1,200 sq.ft.
11201A	SUBWAY	1,800 sq.ft.
11201B	MATRIX INSURANCE	1,200 sq. ft.
11203A&B	LITTLE CAESAR'S	2,400 sq. ft.
11205	ADVANCE AMERICA	1,200 sq.ft.
11207	AVAILABLE	1,200 sq. ft.
11209	STERLING RIDGE BARBER	675 sq.ft.
11211	DISCOUNT SMOKES	3,000 sq. ft.
11213	FAMILY DOLLAR	7,200 sq.ft.
11215	APPLE MARKET	20,065 sq.ft.
TOTAL		39,940 sq.ft.



AERIAL



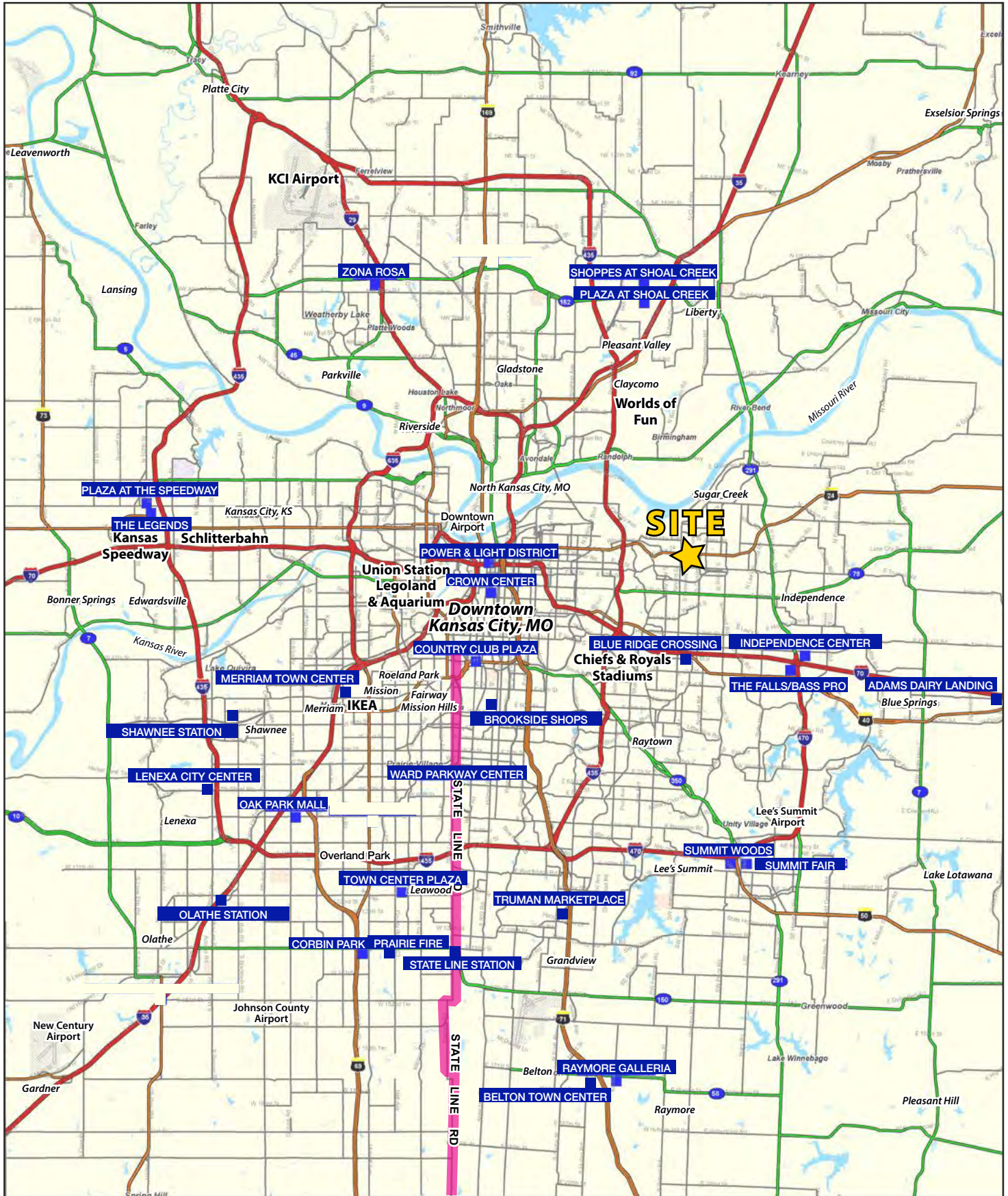


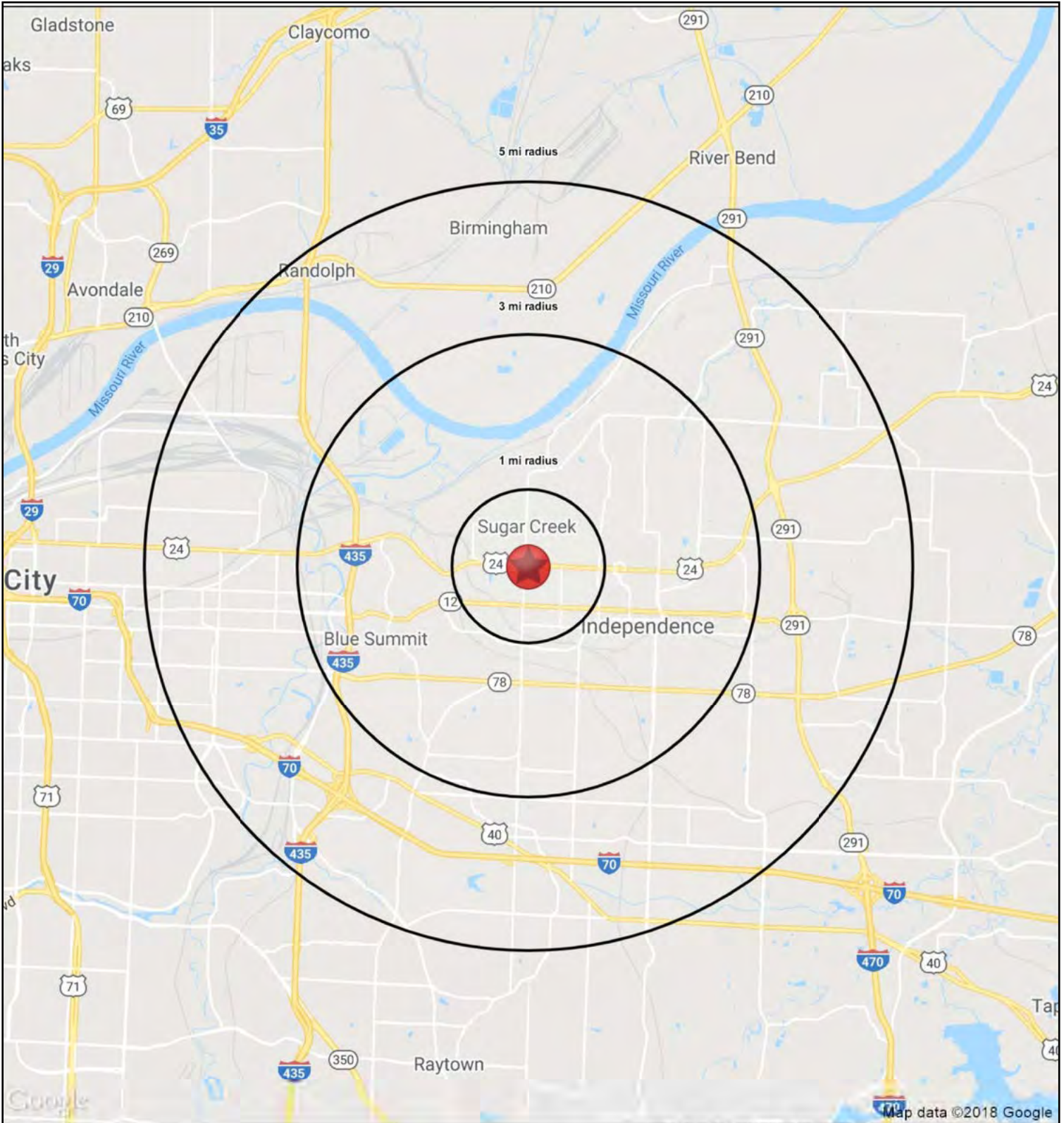
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11200-11215 E. 24 Highway Independence, MO 64054		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	10,496	53,138	140,162
	2023 Projected Population	11,058	54,621	146,408
	2010 Census Population	10,362	52,716	138,582
	2000 Census Population	11,344	55,320	142,364
	Projected Annual Growth 2018 to 2023	1.1%	0.6%	0.9%
	Historical Annual Growth 2000 to 2018	-0.4%	-0.2%	-0.1%
	2018 Median Age	40.1	38.6	37.3
HOUSEHOLDS	2018 Estimated Households	4,703	23,295	58,520
	2023 Projected Households	4,904	23,730	60,296
	2010 Census Households	4,421	22,058	55,317
	2000 Census Households	4,980	23,886	58,245
	Projected Annual Growth 2018 to 2023	0.9%	0.4%	0.6%
	Historical Annual Growth 2000 to 2018	-0.3%	-0.1%	-
RACE AND ETHNICITY	2018 Estimated White	84.5%	83.3%	71.5%
	2018 Estimated Black or African American	4.5%	5.4%	10.8%
	2018 Estimated Asian or Pacific Islander	1.6%	1.6%	2.7%
	2018 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
	2018 Estimated Other Races	8.7%	9.0%	14.3%
	2018 Estimated Hispanic	10.2%	11.0%	19.4%
INCOME	2018 Estimated Average Household Income	\$40,210	\$47,578	\$53,489
	2018 Estimated Median Household Income	\$34,305	\$40,764	\$43,691
	2018 Estimated Per Capita Income	\$18,136	\$20,923	\$22,378
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	4.2%	4.5%	5.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	11.4%	10.2%	10.2%
	2018 Estimated High School Graduate	39.3%	39.1%	37.6%
	2018 Estimated Some College	22.6%	23.1%	22.2%
	2018 Estimated Associates Degree Only	9.1%	8.0%	7.0%
	2018 Estimated Bachelors Degree Only	8.8%	10.5%	11.7%
	2018 Estimated Graduate Degree	4.7%	4.5%	5.6%
BUSINESS	2018 Estimated Total Businesses	244	1,521	4,462
	2018 Estimated Total Employees	1,718	13,752	59,428
	2018 Estimated Employee Population per Business	7.1	9.0	13.3
	2018 Estimated Residential Population per Business	43.1	34.9	31.4

