



OFFICE BUILDING SPACE FOR LEASE

4609 S. Norfleet Road, Independence, Missouri



LEASE RATE: \$8/SF NNN | 4,000 - 8,000 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,962	63,354	155,646
Avg. Household Income	\$80,056	\$70,989	\$67,975

- Great Independence location
- Located off I-70 & 40 Highway
- New green fascia on a brick building
- Private fenced parking in back
- Two drive-in doors
- Divisible
- Behind Salvatore's Restaurant



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

WILLIAM GLASGOW | 816.412.7392 | wglasgow@blockandco.com

Exclusive Agent



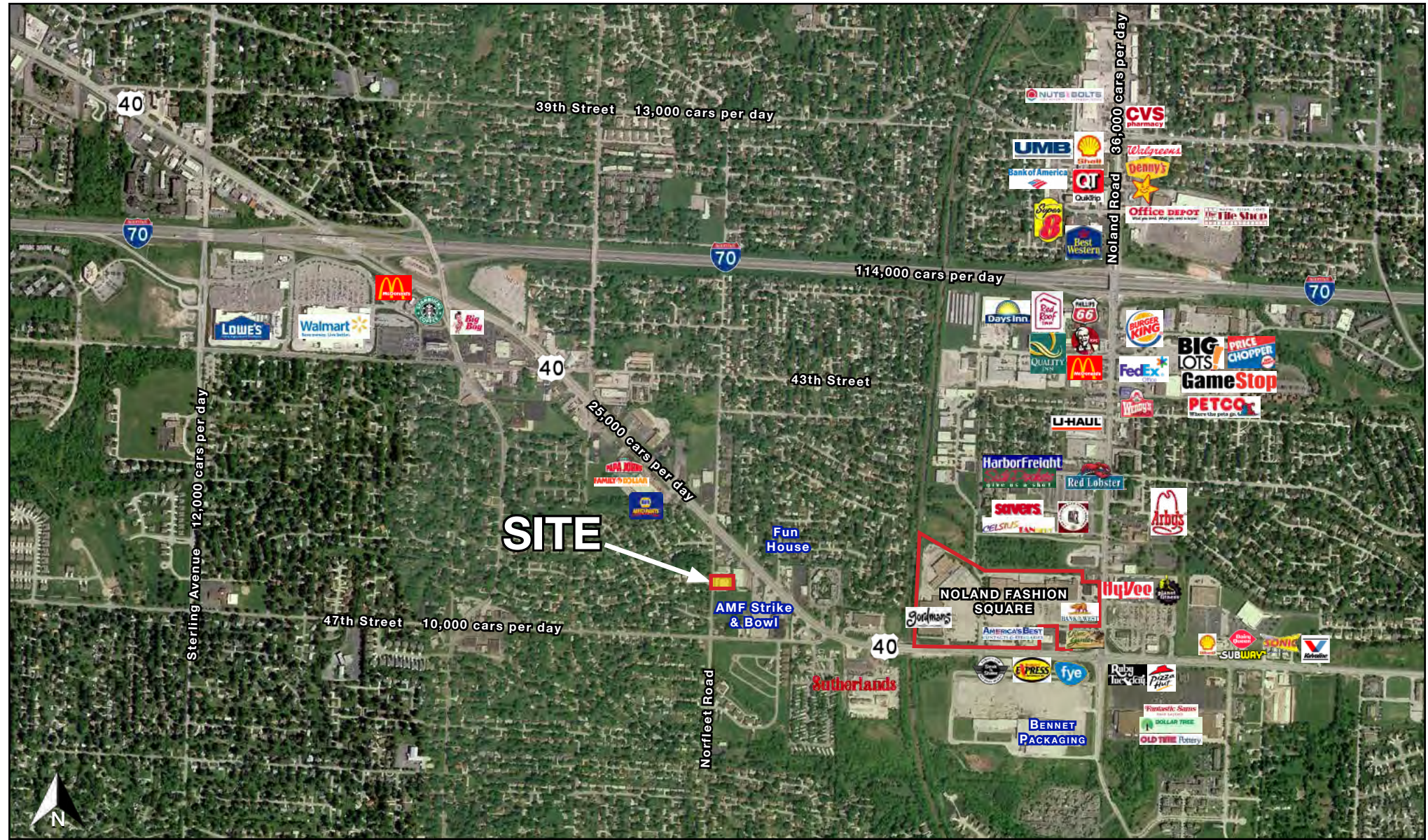


OFFICE BUILDING SPACE FOR LEASE

4609 S. Norfleet Road, Independence, Missouri

4,000 - 8,000 SF
SPACES
AVAILABLE

AERIAL

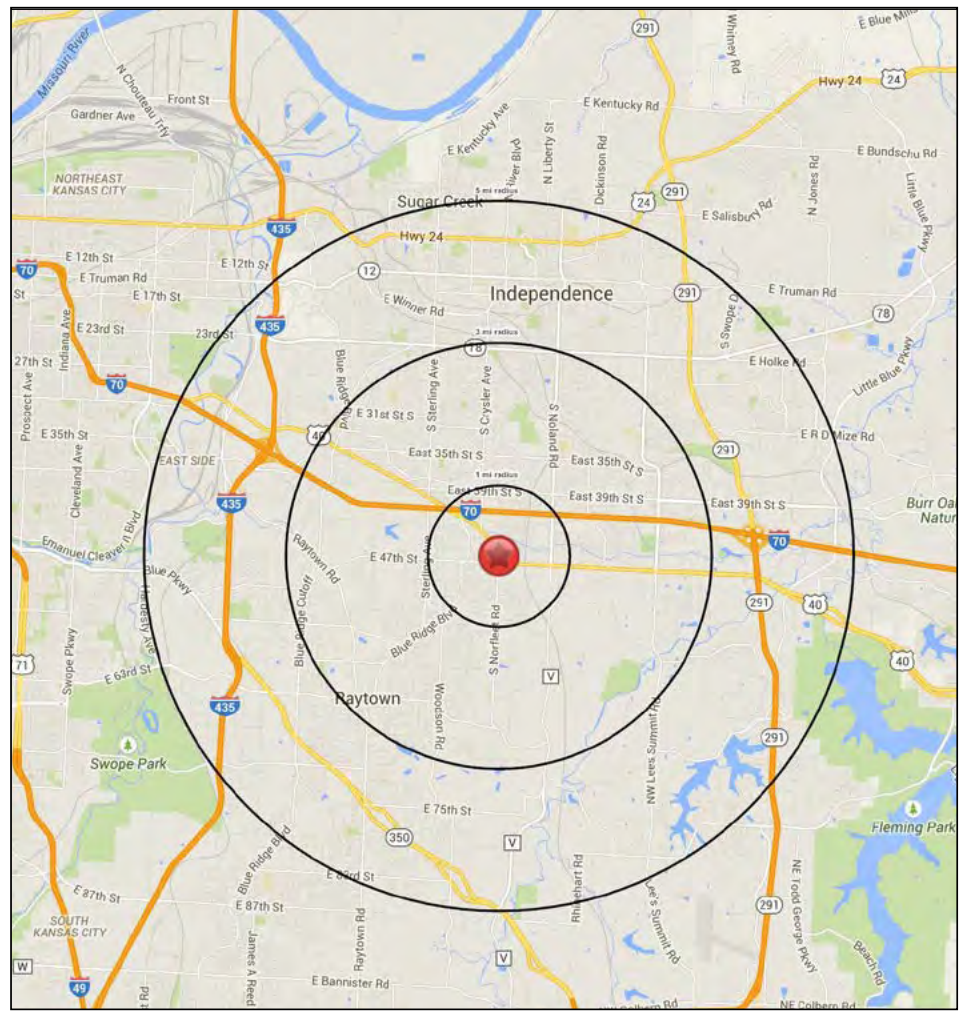
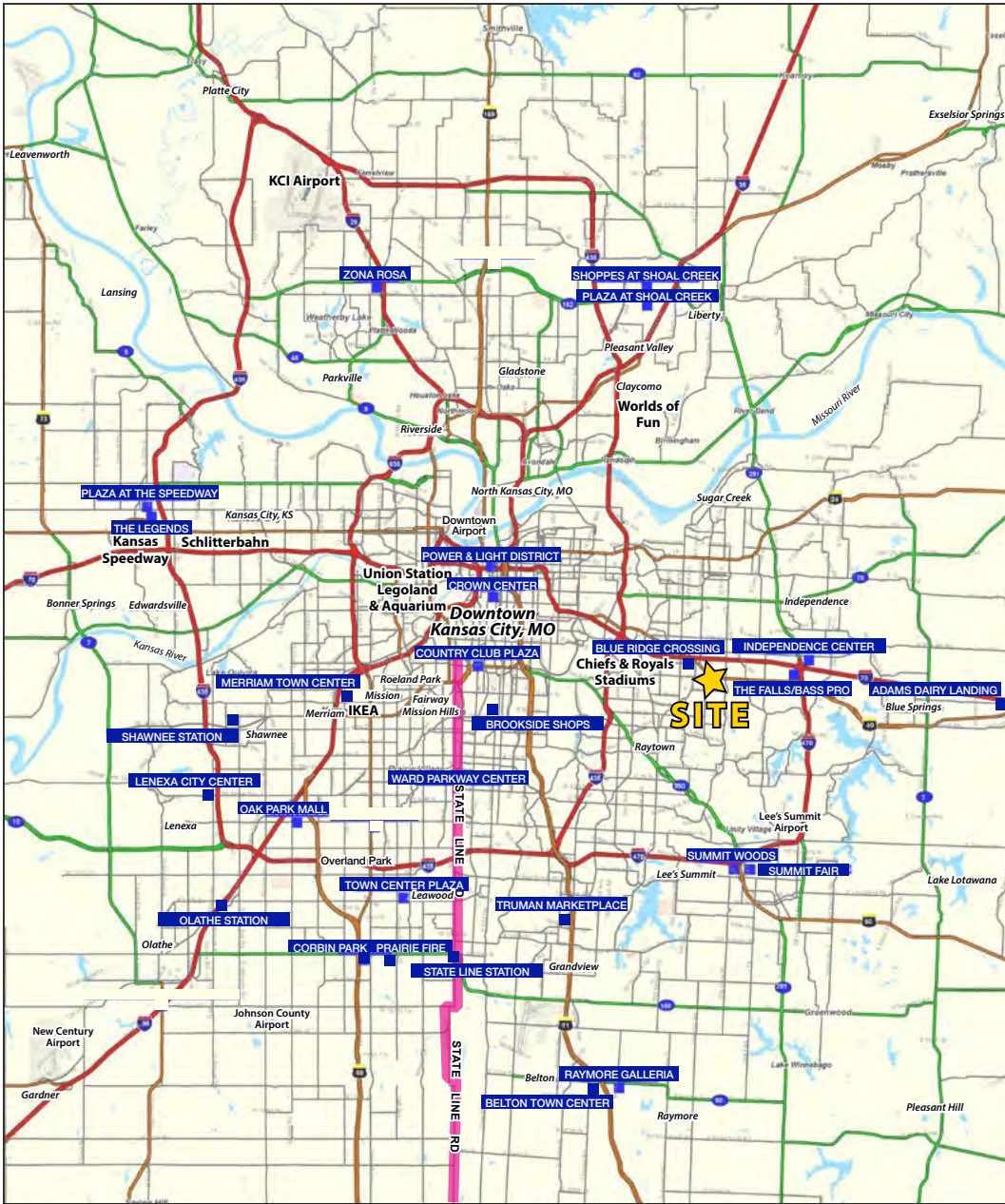




OFFICE BUILDING SPACE FOR LEASE

4609 S. Norfleet Road, Independence, Missouri

4,000 - 8,000 SF
SPACES
AVAILABLE





OFFICE BUILDING SPACE FOR LEASE

4609 S. Norfleet Road, Independence, Missouri

4609 S. Norfleet Road		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2018 Estimated Population	8,962	65,354	155,646
	2023 Projected Population	9,072	65,505	158,652
	2010 Census Population	9,084	65,659	155,342
	2000 Census Population	8,852	62,969	150,557
	Projected Annual Growth 2018 to 2023	0.2%	-	0.4%
	Historical Annual Growth 2000 to 2018	0.1%	0.2%	0.2%
	2018 Median Age	42.9	42.3	41
HOUSEHOLDS	2018 Estimated Households	4,064	29,207	68,800
	2023 Projected Households	4,071	29,001	69,377
	2010 Census Households	3,927	27,973	65,423
	2000 Census Households	3,951	27,182	63,809
	Projected Annual Growth 2018 to 2023	-	-0.1%	0.2%
	Historical Annual Growth 2000 to 2018	0.2%	0.4%	0.4%
RACE AND ETHNICITY	2018 Estimated White	79.0%	76.3%	76.3%
	2018 Estimated Black or African American	12.4%	14.5%	14.5%
	2018 Estimated Asian or Pacific Islander	1.6%	1.8%	1.8%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
	2018 Estimated Other Races	6.4%	7.0%	6.9%
	2018 Estimated Hispanic	8.1%	8.4%	7.8%
INCOME	2018 Estimated Average Household Income	\$80,056	\$70,989	\$67,975
	2018 Estimated Median Household Income	\$57,850	\$54,728	\$54,605
	2018 Estimated Per Capita Income	\$36,340	\$31,782	\$30,130
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.5%	2.5%	2.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.3%	6.2%	6.6%
	2018 Estimated High School Graduate	32.8%	35.2%	33.8%
	2018 Estimated Some College	26.7%	24.7%	24.6%
	2018 Estimated Associates Degree Only	6.5%	8.2%	7.8%
	2018 Estimated Bachelors Degree Only	16.6%	15.1%	15.5%
	2018 Estimated Graduate Degree	6.6%	8.1%	8.7%
BUSINESS	2018 Estimated Total Businesses	423	1,945	5,574
	2018 Estimated Total Employees	4,446	20,848	64,665
	2018 Estimated Employee Population per Business	10.5	10.7	11.6
	2018 Estimated Residential Population per Business	21.2	33.6	27.9

