



# RETAIL BUILDING

3721 S. Noland Road, Independence, MO

FOR  
SALE



## SALE PRICE: \$650,000 | 8,550 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,118	72,365	151,069
Avg. Household Income	\$84,924	\$66,891	\$65,500

- Located by the “Miracle Mile” of Noland Road
- Direct access to Noland Road
- Close proximity to Interstate 70
- Abundant parking



CLICK HERE TO VIEW MORE LISTING INFORMATION

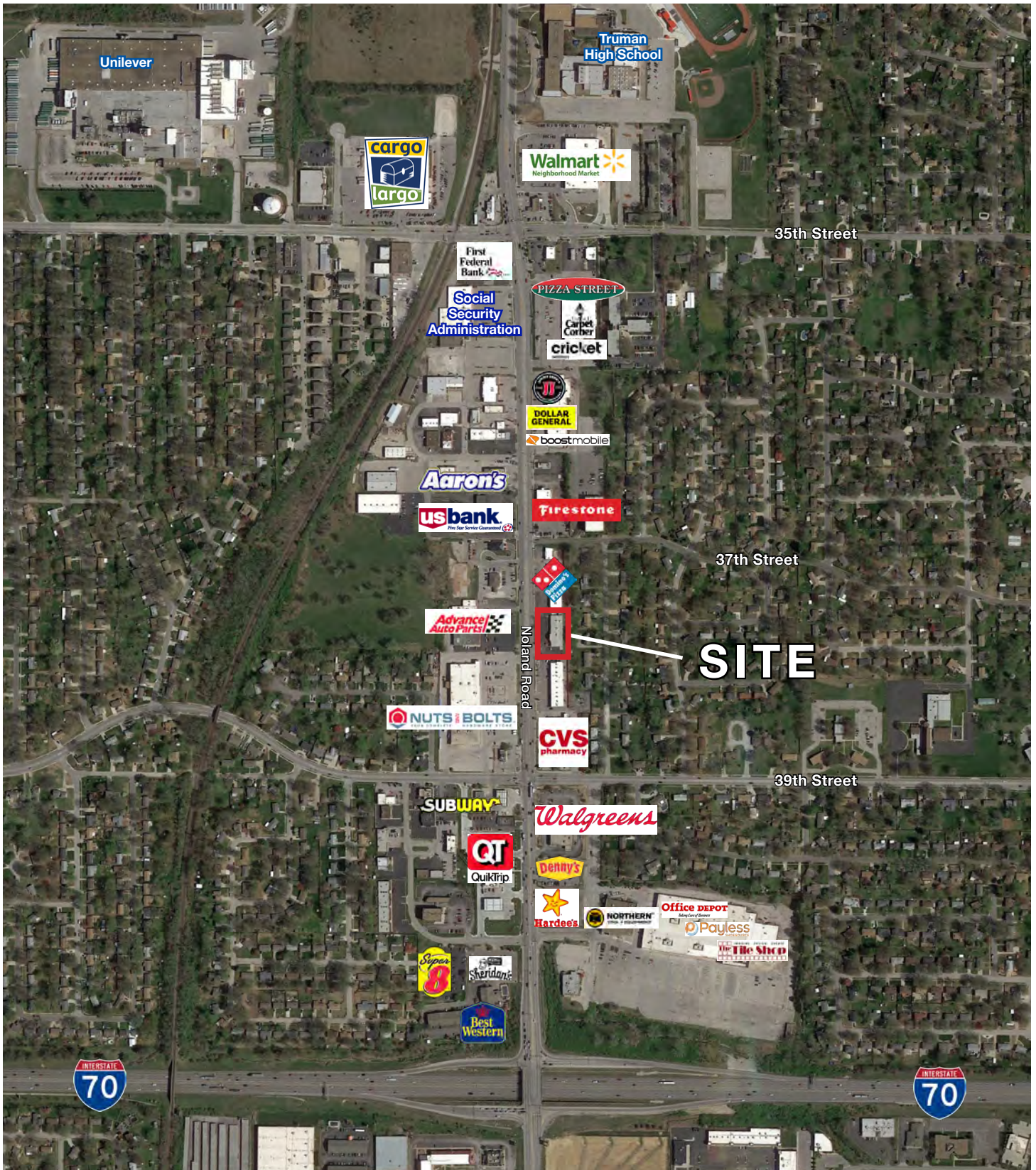
For More Information Contact:

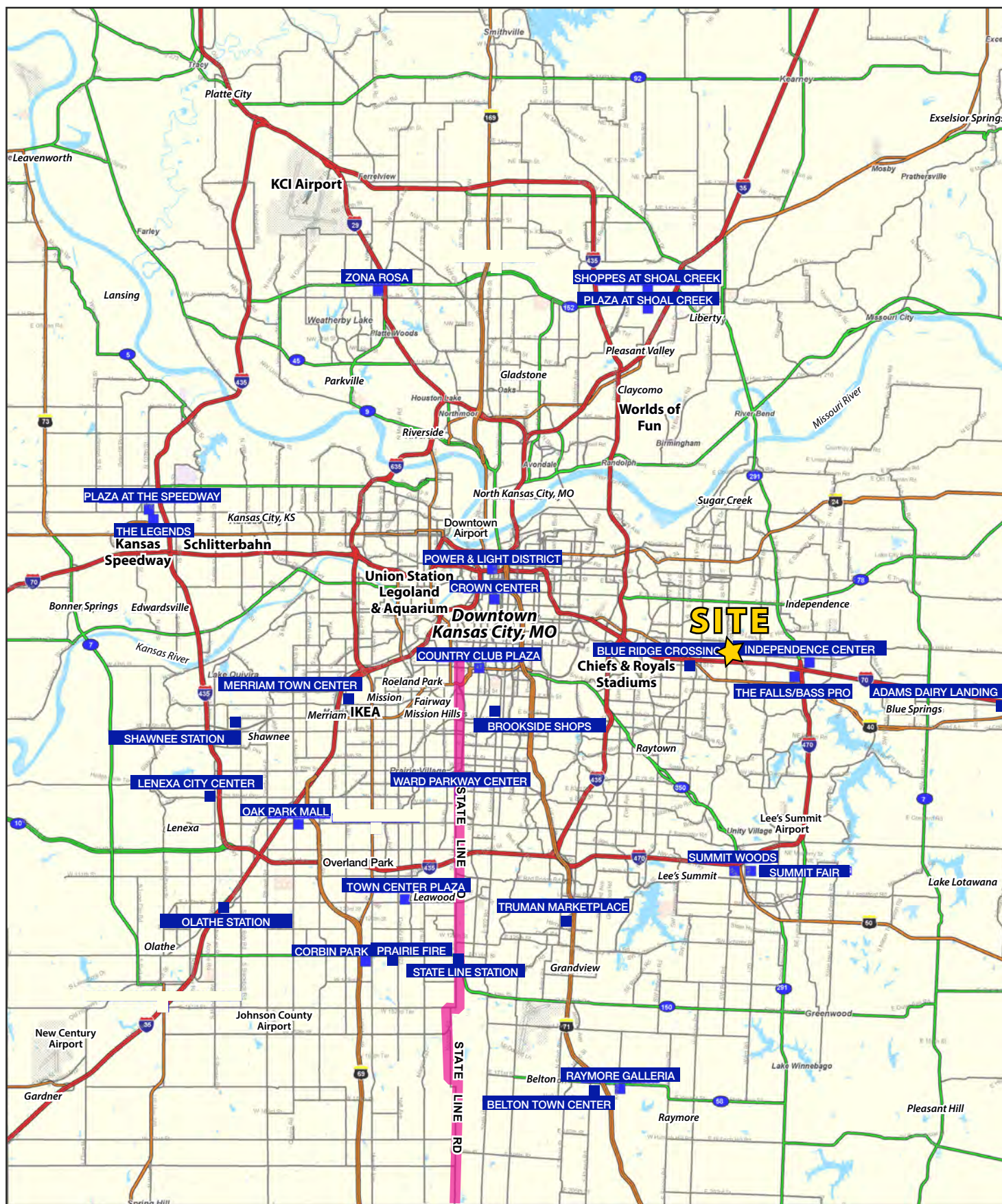
WILLIAM GLASGOW | 816.412.7394 | [dbrocato@blockandco.com](mailto:dbrocato@blockandco.com)

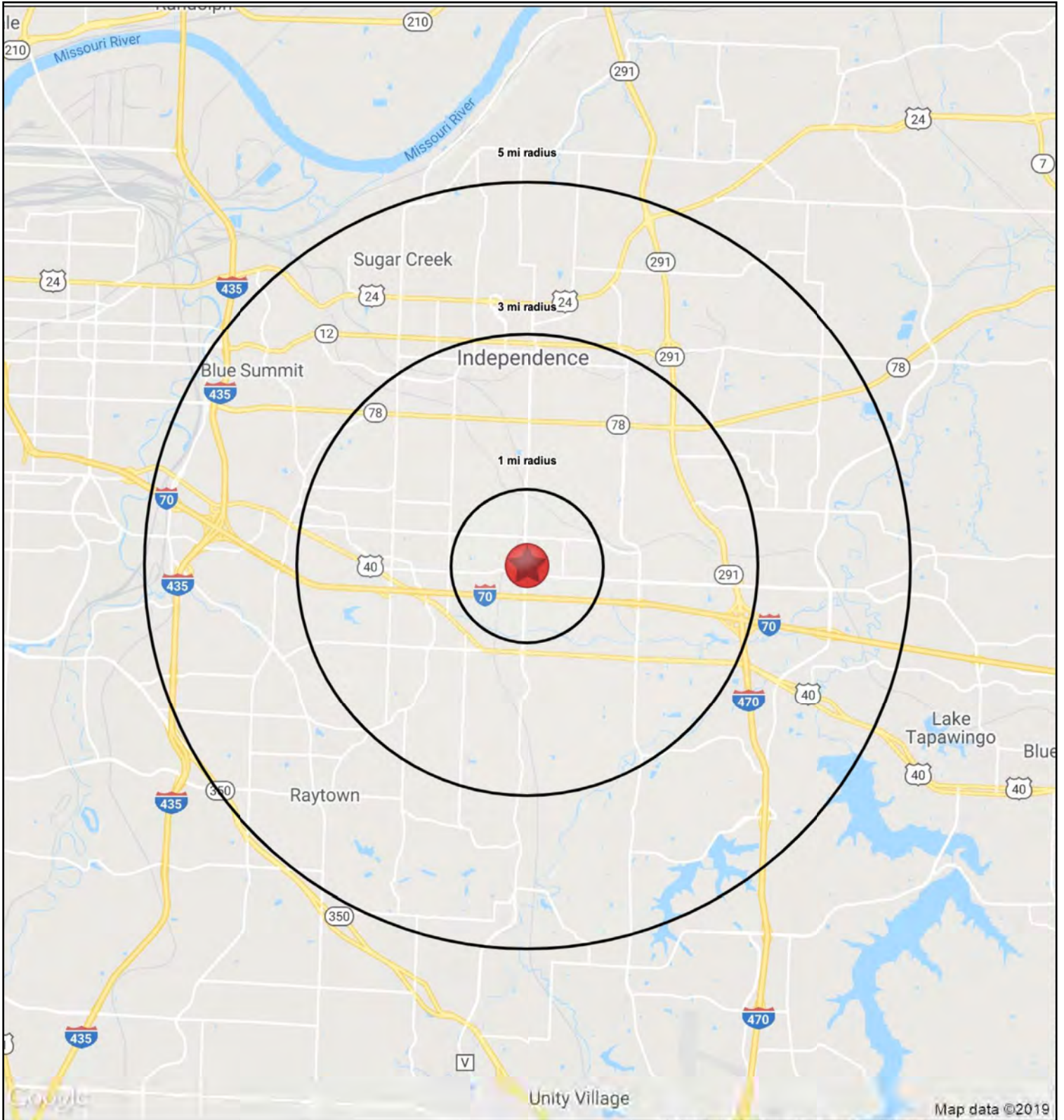
Exclusive Agent



## AERIAL









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SALE

## 1 S. Noland Road

Independence, MO 64055

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius
2019 Estimated Population	9,118	72,365	15
2024 Projected Population	9,233	73,457	15
2010 Census Population	9,336	73,241	15
2000 Census Population	9,325	70,265	14
Projected Annual Growth 2019 to 2024	0.3%	0.3%	
Historical Annual Growth 2000 to 2019	-0.1%	0.2%	
2019 Median Age	44.6	41.7	
2019 Estimated Households	4,125	32,967	6
2024 Projected Households	4,136	33,138	6
2010 Census Households	4,006	31,597	6
2000 Census Households	4,113	30,560	6
Projected Annual Growth 2019 to 2024	-	0.1%	
Historical Annual Growth 2000 to 2019	-	0.4%	
2019 Estimated White	84.6%	79.9%	7
2019 Estimated Black or African American	5.1%	10.7%	1
2019 Estimated Asian or Pacific Islander	1.9%	1.9%	
2019 Estimated American Indian or Native Alaskan	0.6%	0.5%	
2019 Estimated Other Races	7.8%	7.0%	
2019 Estimated Hispanic	9.6%	8.4%	
2019 Estimated Average Household Income	\$84,924	\$66,891	\$6
2019 Estimated Median Household Income	\$58,780	\$53,161	\$5
2019 Estimated Per Capita Income	\$38,435	\$30,521	\$2
2019 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.0%	
2019 Estimated Some High School (Grade Level 9 to 11)	7.7%	6.9%	
2019 Estimated High School Graduate	35.1%	36.1%	3
2019 Estimated Some College	24.5%	24.8%	2
2019 Estimated Associates Degree Only	6.4%	7.4%	
2019 Estimated Bachelors Degree Only	16.8%	14.6%	1
2019 Estimated Graduate Degree	6.8%	7.2%	
2019 Estimated Total Businesses	510	2,452	
2019 Estimated Total Employees	5,170	24,740	5

ETHNICITY

(AGE 25+)

