



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:
 Exclusive Agent

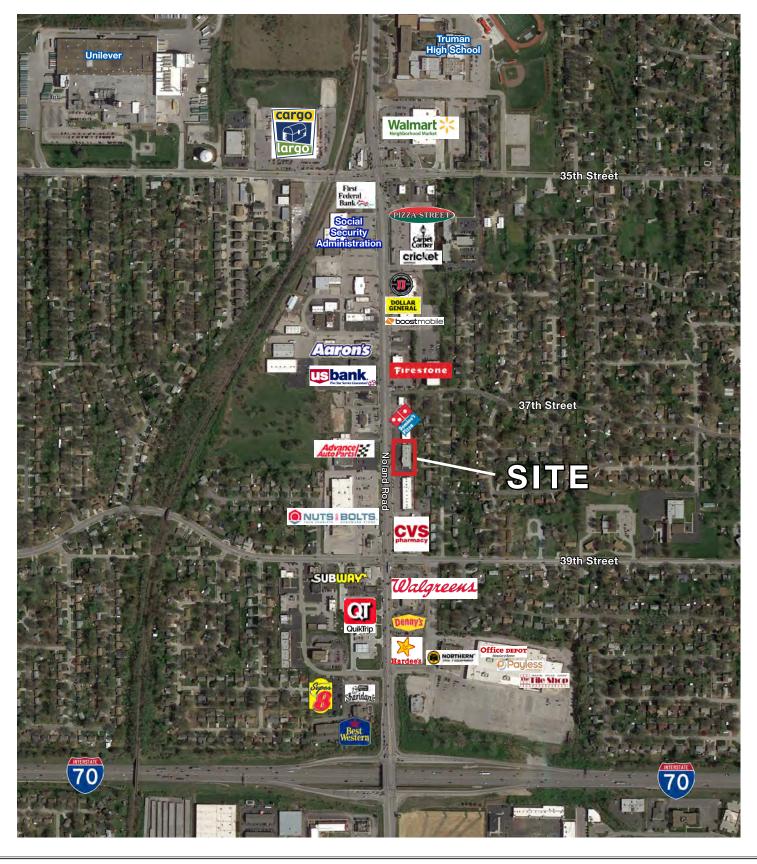
 WILLIAM GLASGOW | 816.412.7394 | dbrocato@blockandco.com

Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

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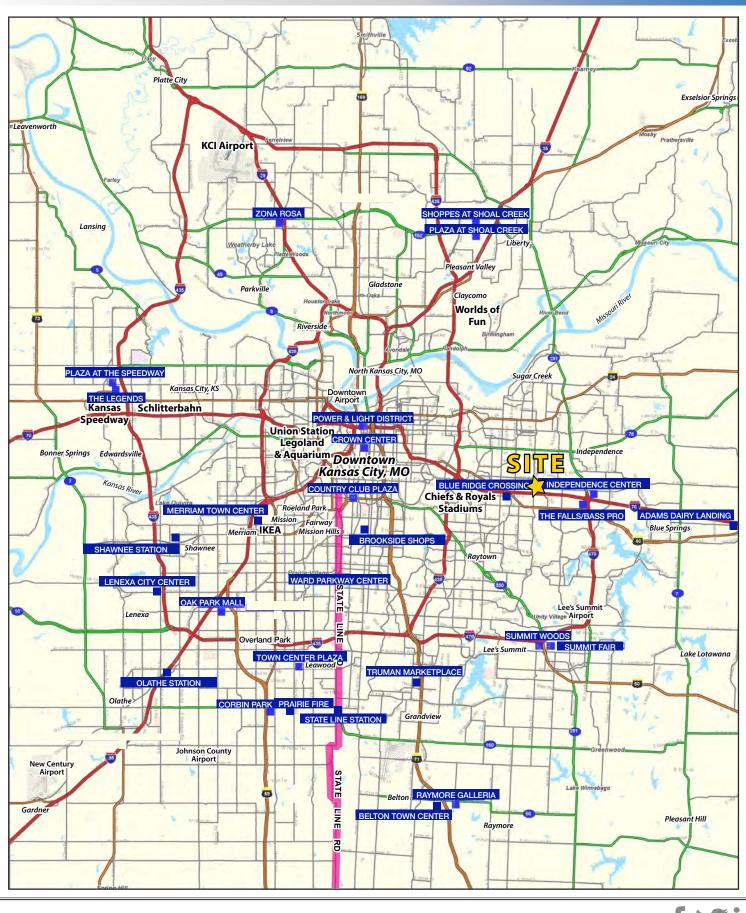
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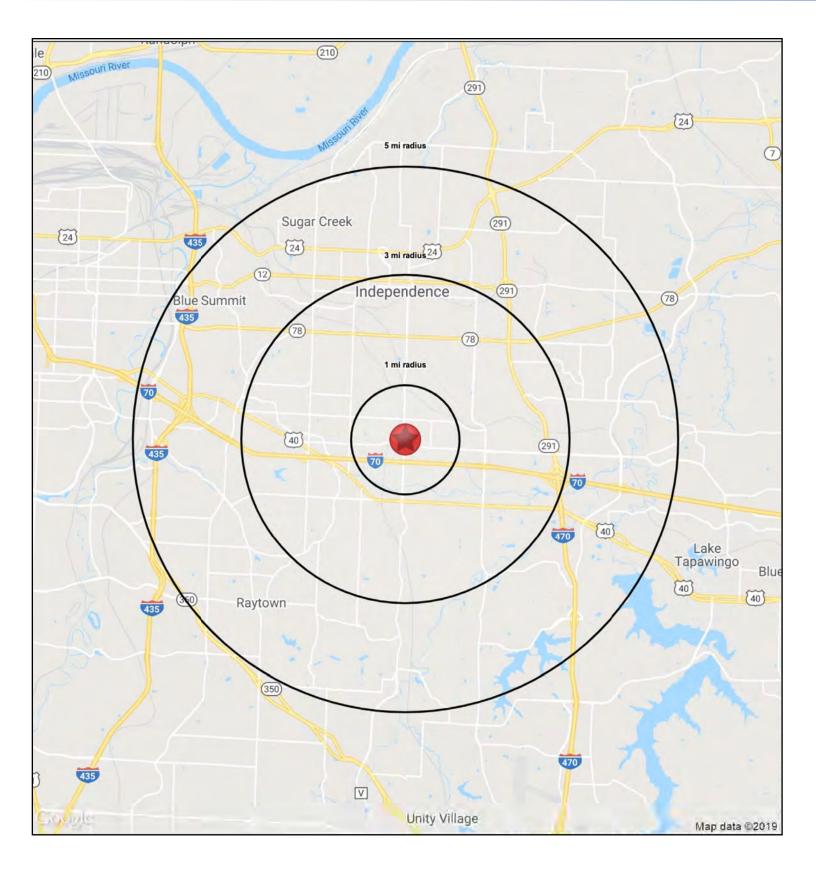


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FOR SALE



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RETAIL BUILDING 3721 S. Noland Road, Independence, MO

| 1 | S. Noland Road | | | - |
|---------|---|-------------|-------------|------------------|
| e | pendence, MO 64055 | 1 mi radius | 3 mi radius | 5 mi ra |
| | 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% | |
| ū | 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 ⁹ |
| | 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% | |
| 101 | 2019 Estimated High School Graduate | 35.1% | 36.1% | 3 |
| אטרב ג: | 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 | 1 |
| | 2019 Estimated Total Employees | 5.170 | 24.740 | 5 |

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