



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

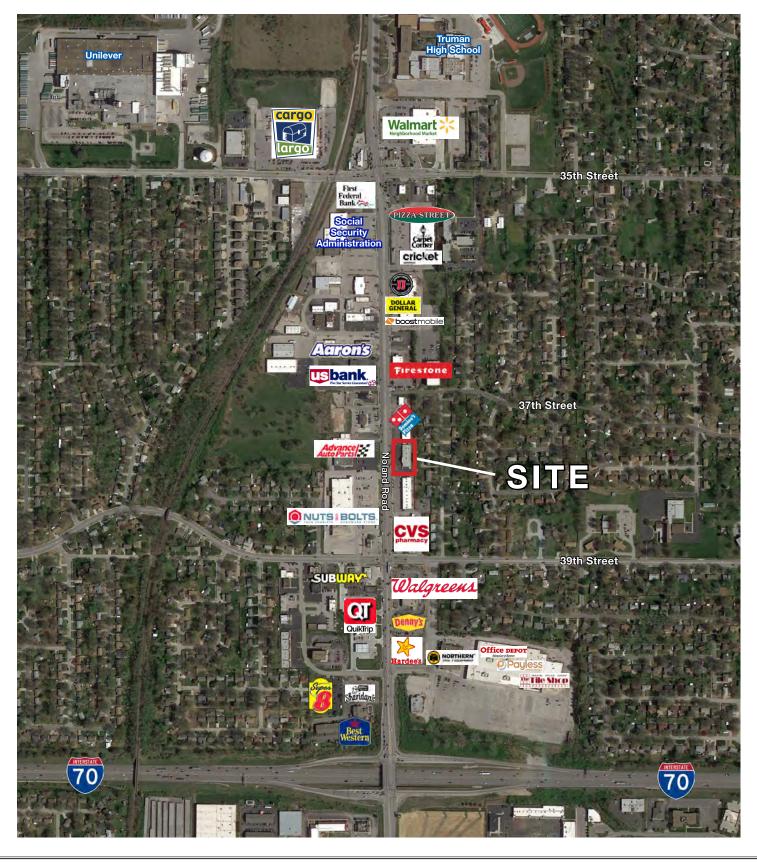
 WILLIAM GLASGOW | 816.412.7394 | dbrocato@blockandco.com

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

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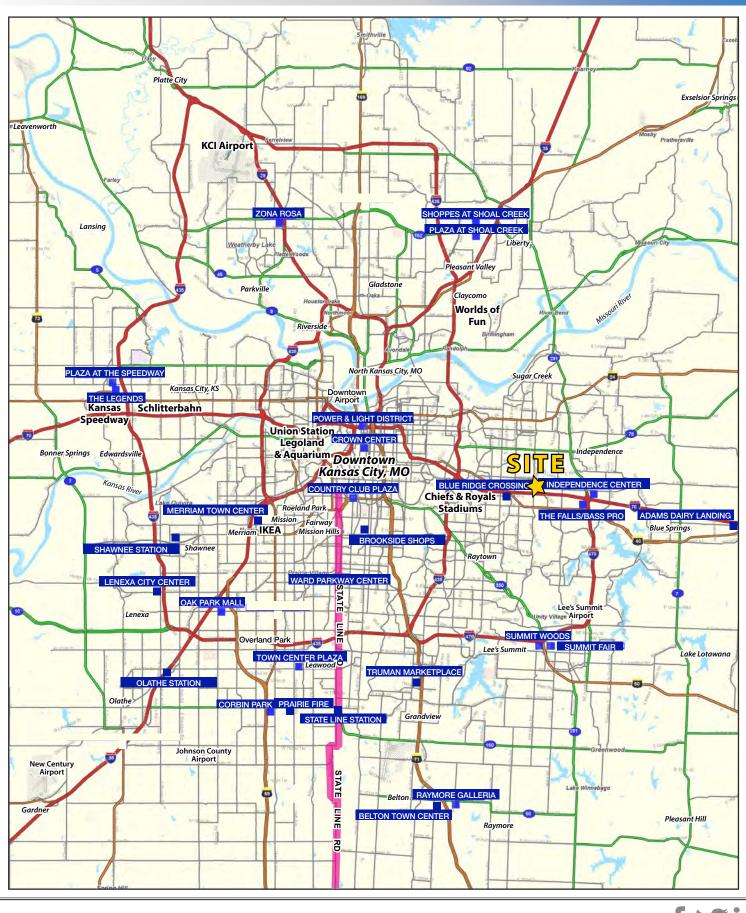
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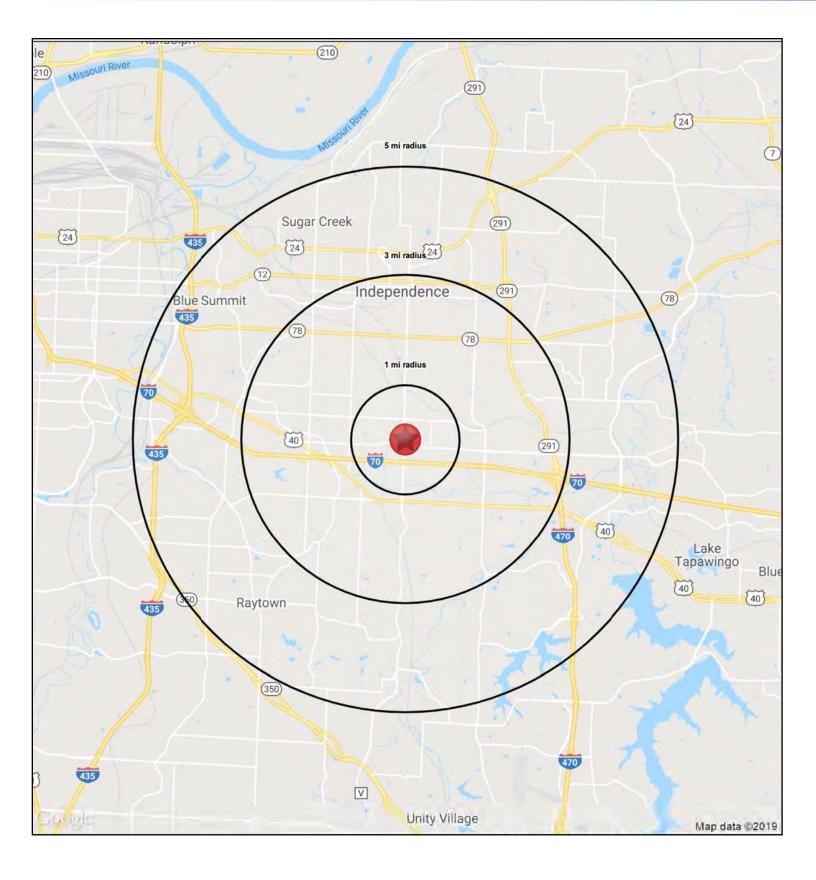


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FOR SALE



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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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