



OFFICE/RETAIL/SERVICE SPACES

3622 S. Noland Road & 13926 E. Noland Court, Independence, MO



LEASE RATE: \$14-\$16/SF GROSS | 1,080 SF TO 2,400 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,011	76,446	152,931
Avg. Household Income	\$81,981	\$65,493	\$65,426

- Former Community America Credit Union
- End cap space facing Noland Road
- Beautiful class A office space
- 20+/- undesignated parking spaces
- Curb cut/entrance on Noland Road
- Various possible retail and service use options



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

BOB WALLEN | 816.412.7371 | bwallen@blockandco.com

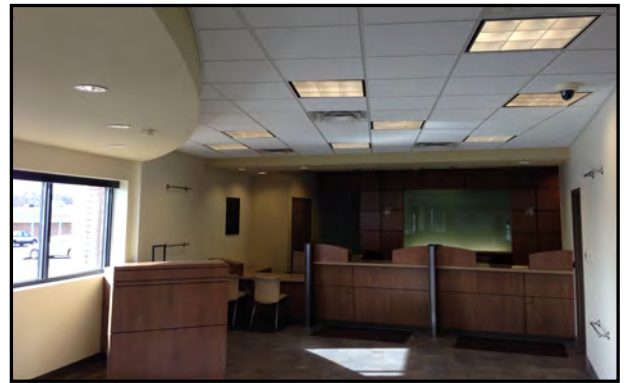
Exclusive Agent



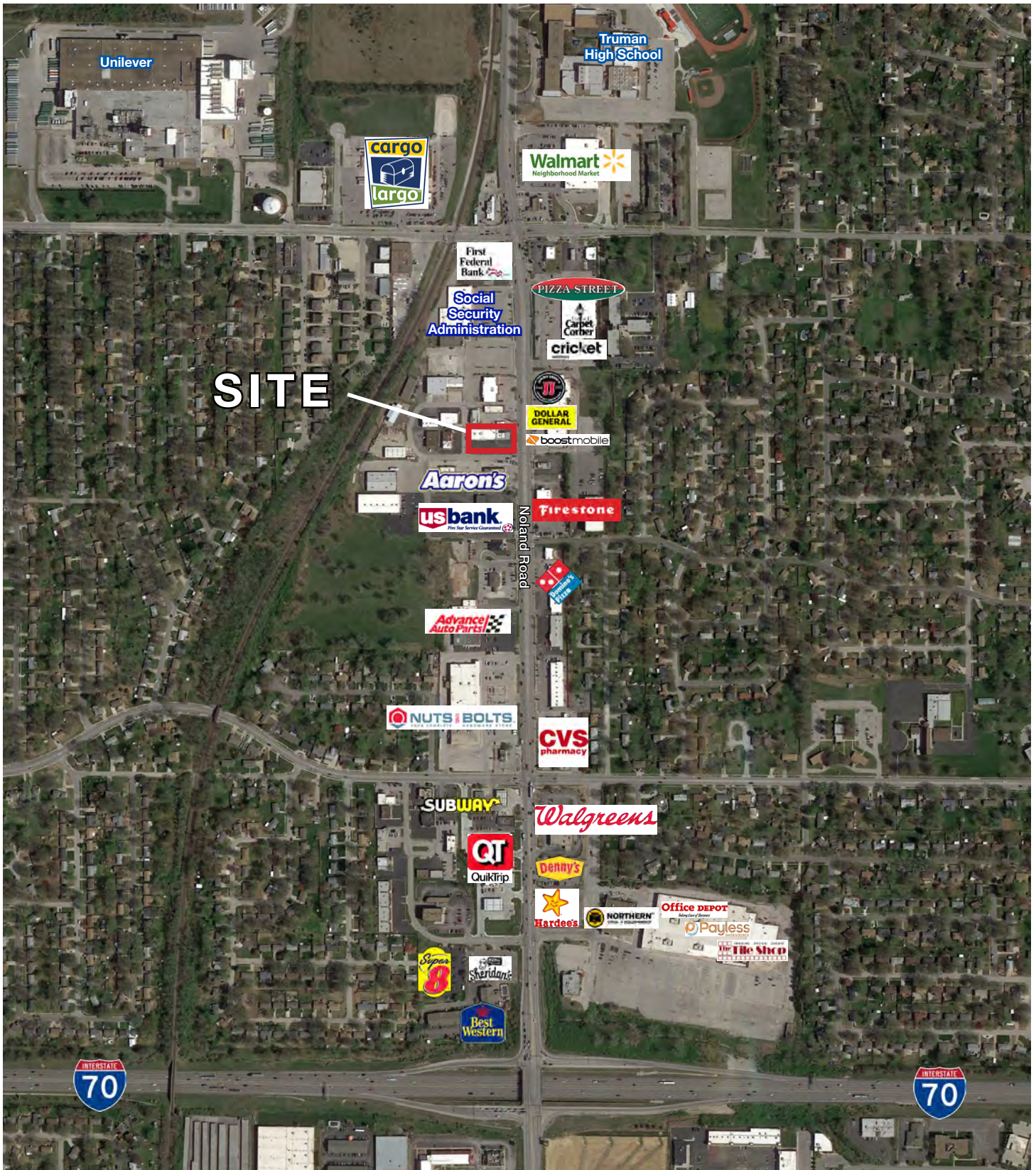
3622 S. NOLAND ROAD PHOTOS



3622 S. NOLAND ROAD PHOTOS

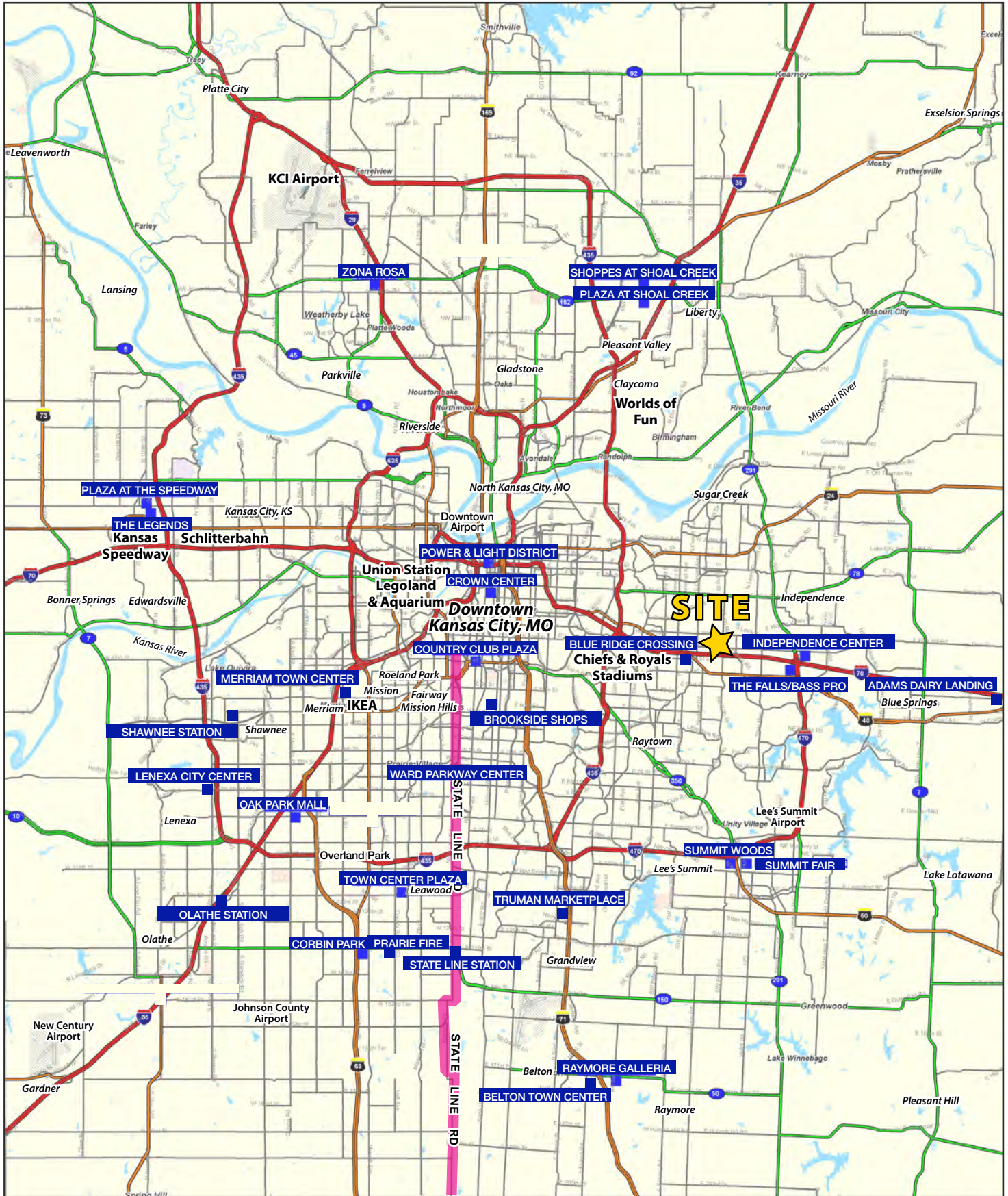


AERIAL



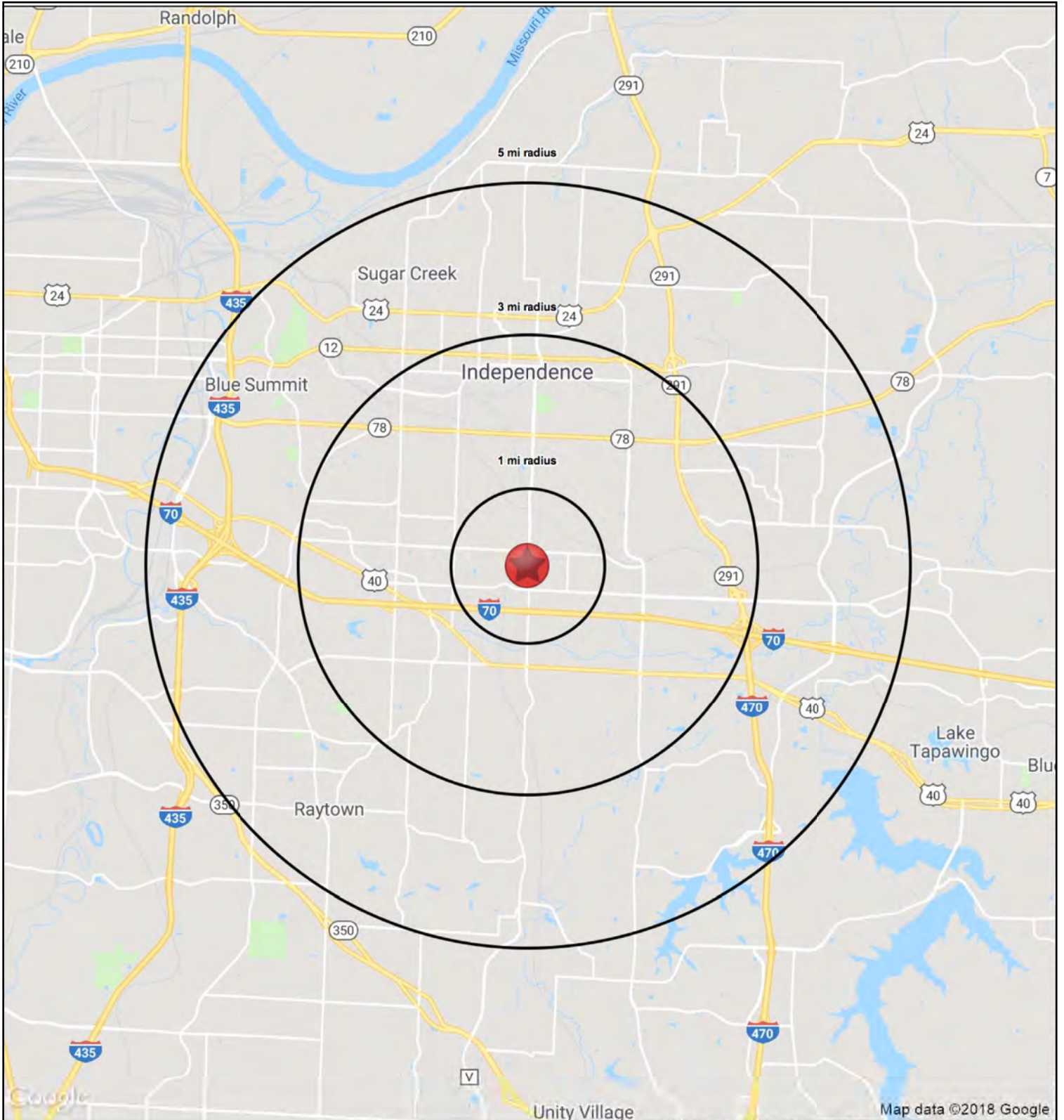
OFFICE/RETAIL/SERVICE SPACES

3622 S. Noland Road & 13926 E. Noland Court, Independence, MO



OFFICE/RETAIL/SERVICE SPACES

3622 S. Noland Road & 13926 E. Noland Court, Independence, MO





OFFICE/RETAIL/SERVICE SPACES

3622 S. Noland Road & 13926 E. Noland Court, Independence, MO

3622 S. Noland Road		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2018 Estimated Population	9,011	76,446	152,931
	2023 Projected Population	9,082	77,476	155,780
	2010 Census Population	9,091	76,118	152,104
	2000 Census Population	9,053	73,679	147,068
	Projected Annual Growth 2018 to 2023	0.2%	0.3%	0.4%
	Historical Annual Growth 2000 to 2018	-	0.2%	0.2%
	2018 Median Age	44.3	41.6	40.2
HOUSEHOLDS	2018 Estimated Households	3,961	34,154	66,424
	2023 Projected Households	3,976	34,502	67,435
	2010 Census Households	3,874	32,908	63,909
	2000 Census Households	3,963	32,106	62,217
	Projected Annual Growth 2018 to 2023	0.1%	0.2%	0.3%
	Historical Annual Growth 2000 to 2018	-	0.4%	0.4%
RACE AND ETHNICITY	2018 Estimated White	85.2%	80.5%	78.9%
	2018 Estimated Black or African American	4.9%	10.3%	11.7%
	2018 Estimated Asian or Pacific Islander	1.8%	1.8%	1.8%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
	2018 Estimated Other Races	7.5%	6.9%	7.1%
	2018 Estimated Hispanic	9.0%	8.1%	8.1%
INCOME	2018 Estimated Average Household Income	\$81,981	\$65,493	\$65,426
	2018 Estimated Median Household Income	\$58,839	\$50,628	\$51,823
	2018 Estimated Per Capita Income	\$36,055	\$29,313	\$28,485
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.1%	3.4%	3.3%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.7%	6.7%	7.0%
	2018 Estimated High School Graduate	37.4%	35.9%	35.1%
	2018 Estimated Some College	22.5%	25.1%	24.8%
	2018 Estimated Associates Degree Only	5.8%	8.1%	7.8%
	2018 Estimated Bachelors Degree Only	16.5%	13.7%	14.5%
	2018 Estimated Graduate Degree	8.1%	7.2%	7.5%
BUSINESS	2018 Estimated Total Businesses	473	2,609	5,112
	2018 Estimated Total Employees	4,680	25,608	56,105
	2018 Estimated Employee Population per Business	9.9	9.8	11.0
	2018 Estimated Residential Population per Business	19.0	29.3	29.9