



FORMER HARDEE'S RESTAURANT

Noland Fashion Square, 40 Highway & Noland Road
13800 US 40 Highway, Independence, MO

FOR
LEASE



LEASE RATE: \$15/SF NNN | 3,240 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,775	63,723	153,129
Avg. Household Income	\$81,130	\$74,118	\$68,976

- Freestanding former Hardee's restaurant with drive-thru
- Pad site of Noland Fashion Square, a 300,000 SF shopping center: tenants include Gordmans, Olive Garden, Catherines, Allstate, and America's Best Contacts & Eye Glasses
- Other nearby tenants include Starbucks, HyVee, Furniture Deals, Old Time Pottery, and many more
- Established population base + regional draw location
- Intersection carries over 29,000 cars per day



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents





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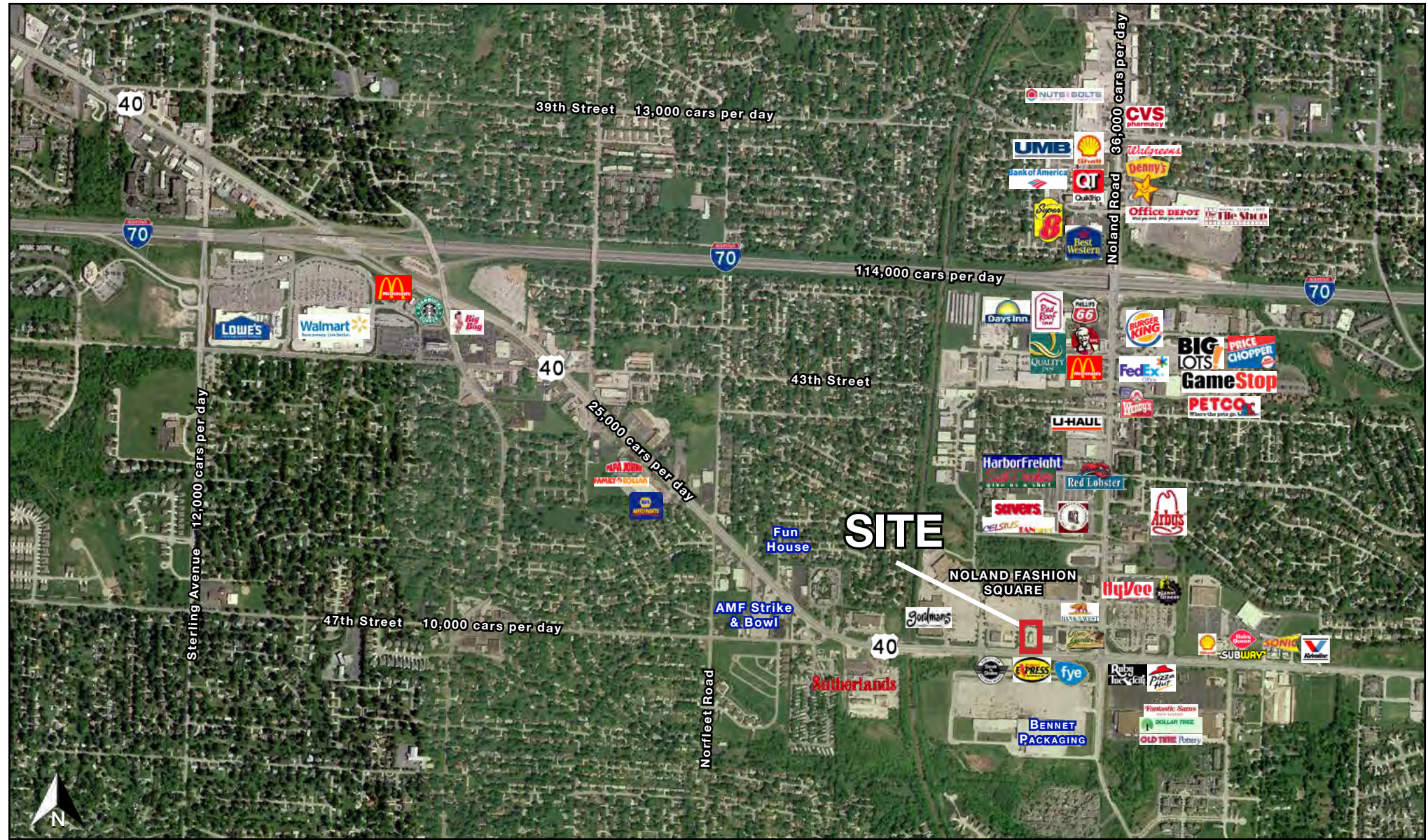
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DRONE PHOTO



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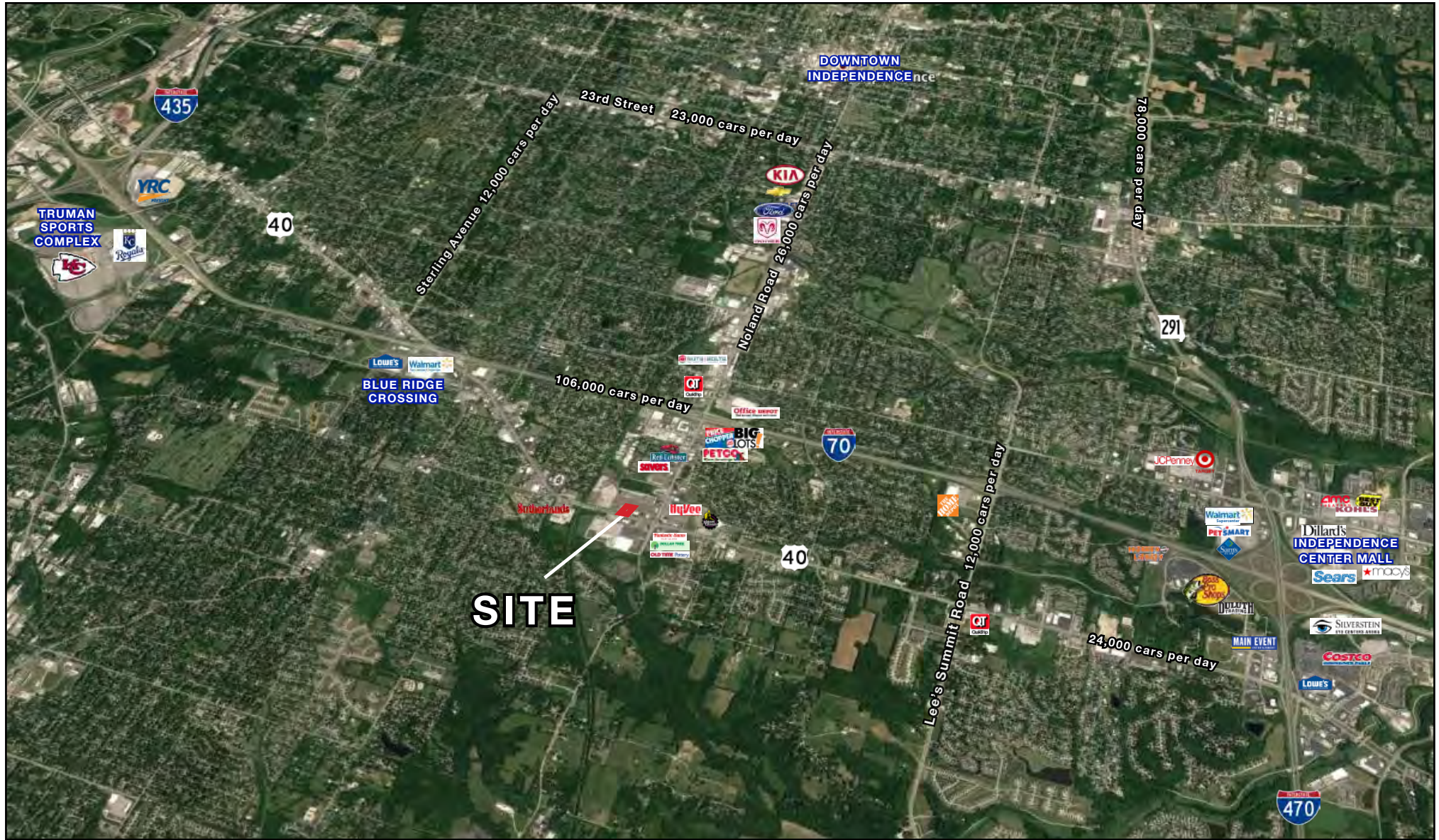


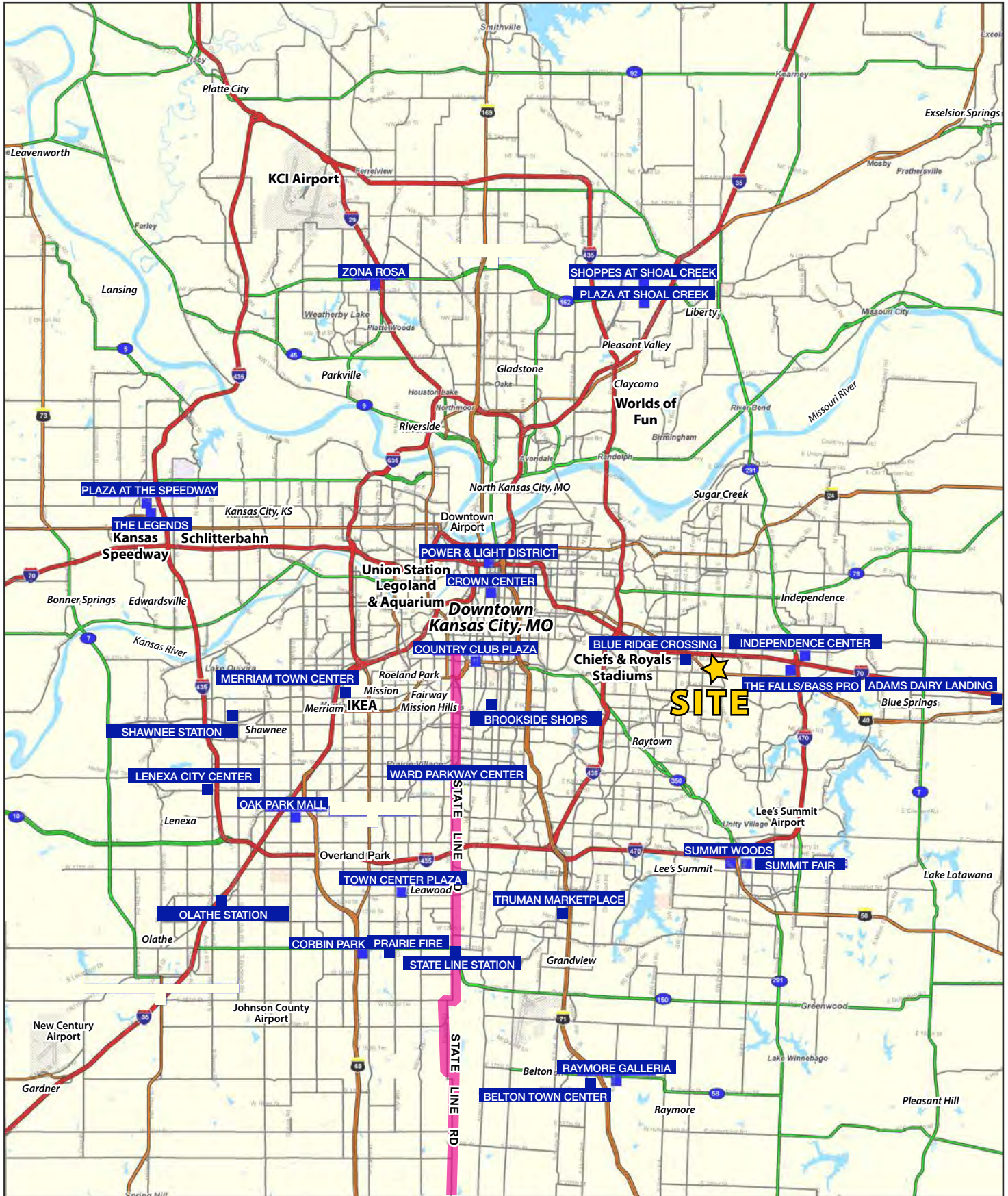
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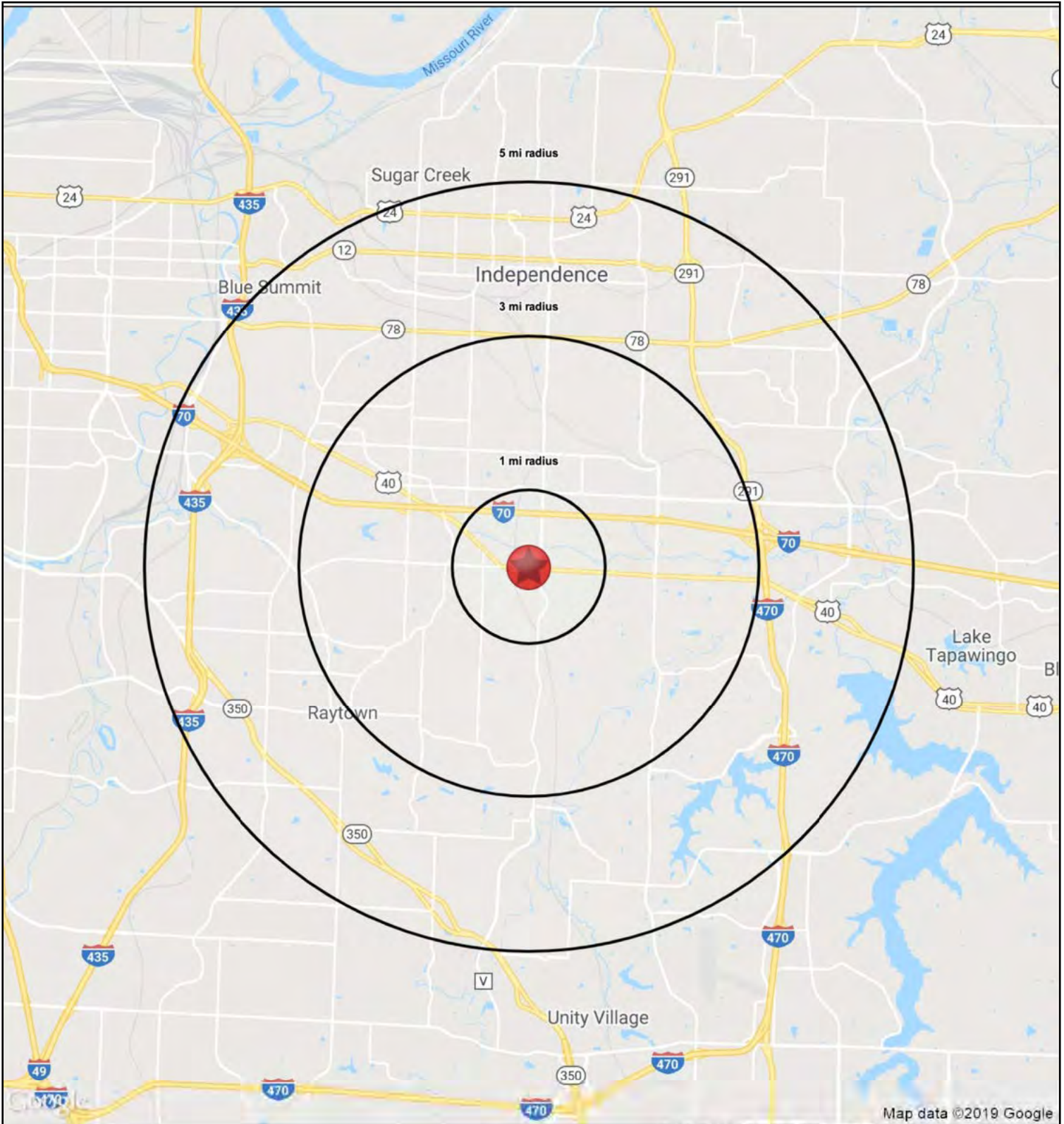




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13800 E. US 40 Highway Independence, MO 64055		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	7,775	63,723	153,129
	2023 Projected Population	7,893	64,185	155,976
	2010 Census Population	7,887	63,969	152,705
	2000 Census Population	7,424	60,373	146,158
	Projected Annual Growth 2018 to 2023	0.3%	0.1%	0.4%
	Historical Annual Growth 2000 to 2018	0.3%	0.3%	0.3%
	2018 Median Age	43.2	42.4	41
HOUSEHOLDS	2018 Estimated Households	3,574	28,668	67,556
	2023 Projected Households	3,582	28,583	68,067
	2010 Census Households	3,456	27,410	64,184
	2000 Census Households	3,262	25,985	61,808
	Projected Annual Growth 2018 to 2023	-	-0.1%	0.2%
	Historical Annual Growth 2000 to 2018	0.5%	0.6%	0.5%
RACE AND ETHNICITY	2018 Estimated White	78.9%	77.9%	77.2%
	2018 Estimated Black or African American	12.9%	13.2%	13.6%
	2018 Estimated Asian or Pacific Islander	1.6%	1.9%	1.9%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2018 Estimated Other Races	6.1%	6.5%	6.7%
	2018 Estimated Hispanic	7.6%	7.8%	7.7%
INCOME	2018 Estimated Average Household Income	\$81,130	\$74,118	\$68,976
	2018 Estimated Median Household Income	\$56,392	\$56,532	\$55,580
	2018 Estimated Per Capita Income	\$37,333	\$33,385	\$30,516
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.4%	2.5%	2.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.1%	5.7%	6.5%
	2018 Estimated High School Graduate	32.7%	34.2%	33.5%
	2018 Estimated Some College	28.0%	24.9%	24.6%
	2018 Estimated Associates Degree Only	6.1%	8.2%	7.9%
	2018 Estimated Bachelors Degree Only	15.8%	15.9%	15.8%
	2018 Estimated Graduate Degree	7.0%	8.7%	8.9%
BUSINESS	2018 Estimated Total Businesses	461	1,813	5,646
	2018 Estimated Total Employees	4,578	18,814	64,074
	2018 Estimated Employee Population per Business	9.9	10.4	11.3
	2018 Estimated Residential Population per Business	16.9	35.1	27.1

