

17601 East 40 Highway  
INDEPENDENCE, MISSOURI 64055

RETAIL/OFFICE FOR LEASE | 1,200-12,000± SF AVAILABLE

COLONNADE



ZONING	C-2
SIZE	1,200 - 12,000± SF
LEASE TYPE	NNN

#### BUILDING FEATURES

- Bordered by State Highways 40, 291, and I-470; near I-70 just south of The Falls (Bass Pro, Hobby Lobby, Mardel, Los Cabos, Cheddar's, Pizza Ranch, and Duluth Trading)
- Traffic counts along Highway 40 - 24,413 CPD
- End cap space available with turn-key, medical/office finish
- 2,046± SF hair salon space available

#### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,902	48,573	125,885
Household Income	\$78,576	\$79,176	\$70,524

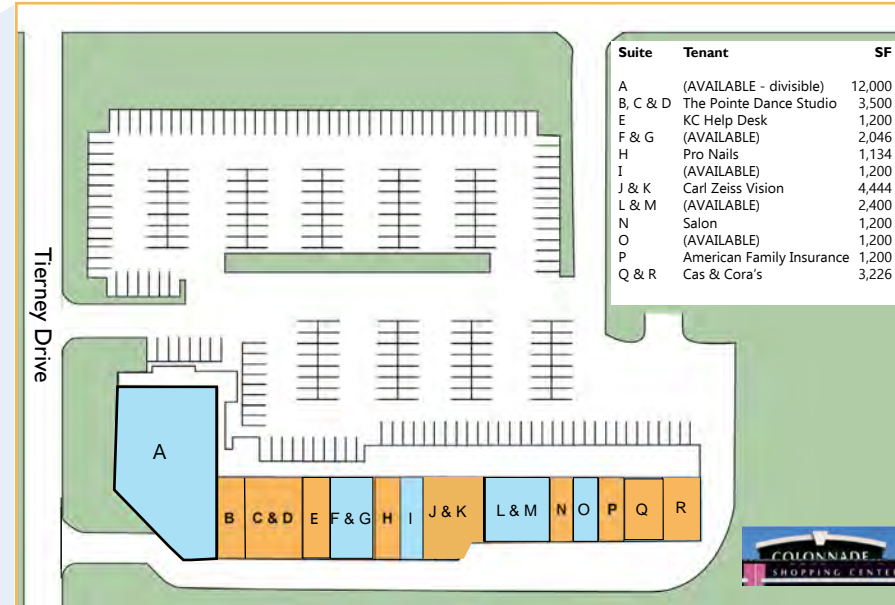
FOR MORE INFORMATION, PLEASE CONTACT:

**Sher Blandford**  
Retail Brokerage  
(816) 936-8525  
sblandford@kessingerhunter.com

**KESSINGER/HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
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