

## NOLAND VIEW - 3801 S NOLAND ROAD, INDEPENDENCE, MO



### BUILDING HIGHLIGHTS

- 1,200 SF retail space available
- Currently occupied by Natural Nails (**DO NOT DISTURB TENANT**)
- Excellent visibility & access from Noland Road with 31,315 vehicles per day
- 0.3 miles from I-70
- Nearby retailers include Nuts & Bolts, CVS, Walgreens and more
- Storefront refresh currently underway

### LEASING CONTACT

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# NEIGHBORHOOD

	1 Mile	3 Mile	5 Mile
Population	10,591	70,904	156,934
Avg. HH Income	\$71,211	\$61,887	\$62,359



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.



GLA: **13,210 SF**  
Year Built: **1985**

Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	10,591	70,904	156,934
2019 Estimate	10,238	69,527	153,309
2010 Census	9,676	71,210	153,845
Growth 2019 - 2024	3.45%	1.98%	2.36%
Growth 2010 - 2019	5.81%	-2.36%	-0.35%

2019 Population by Age	10,238	69,527	153,309
Age 0 - 4	587 5.73%	4,281 6.16%	9,631 6.28%
Age 5 - 9	583 5.69%	4,250 6.11%	9,652 6.30%
Age 10 - 14	592 5.78%	4,229 6.08%	9,684 6.32%
Age 15 - 19	560 5.47%	3,833 5.51%	8,826 5.76%
Age 20 - 24	562 5.49%	3,840 5.52%	8,796 5.74%
Age 25 - 29	733 7.16%	5,186 7.46%	11,601 7.57%
Age 30 - 34	646 6.31%	4,728 6.80%	10,404 6.79%
Age 35 - 39	585 5.71%	4,330 6.23%	9,548 6.23%
Age 40 - 44	502 4.90%	3,647 5.25%	8,154 5.32%
Age 45 - 49	565 5.52%	3,972 5.71%	8,997 5.87%
Age 50 - 54	628 6.13%	4,347 6.25%	9,809 6.40%
Age 55 - 59	724 7.07%	5,007 7.20%	11,152 7.27%
Age 60 - 64	672 6.56%	4,604 6.62%	10,120 6.60%
Age 65 - 69	597 5.83%	3,925 5.65%	8,410 5.49%
Age 70 - 74	523 5.11%	3,101 4.46%	6,377 4.16%
Age 75 - 79	433 4.23%	2,327 3.35%	4,577 2.99%
Age 80 - 84	354 3.46%	1,814 2.61%	3,472 2.26%
Age 85+	394 3.85%	2,106 3.03%	4,101 2.67%
Age 65+	2,301 22.48%	13,273 19.09%	26,937 17.57%
<b>Median Age</b>	<b>42.70</b>	<b>40.10</b>	<b>39.20</b>
<b>Average Age</b>	<b>42.40</b>	<b>40.70</b>	<b>39.90</b>

# DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
<b>2019 Population By Race</b>	<b>10,238</b>		<b>69,527</b>		<b>153,309</b>	
White	9,222	90.08%	58,428	84.04%	125,852	82.09%
Black	484	4.73%	7,138	10.27%	18,342	11.96%
Am. Indian & Alaskan	75	0.73%	469	0.67%	1,013	0.66%
Asian	126	1.23%	931	1.34%	2,142	1.40%
Hawaiian & Pacific Island	66	0.64%	408	0.59%	876	0.57%
Other	266	2.60%	2,154	3.10%	5,085	3.32%
<b>Population by Hispanic Origin</b>	<b>10,238</b>		<b>69,527</b>		<b>153,309</b>	
Non-Hispanic Origin	9,278	90.62%	63,672	91.58%	140,791	91.83%
Hispanic Origin	960	9.38%	5,856	8.42%	12,517	8.16%
<b>2019 Median Age, Male</b>	<b>39.30</b>		<b>38.00</b>		<b>37.40</b>	
<b>2019 Average Age, Male</b>	<b>40.20</b>		<b>38.90</b>		<b>38.40</b>	
<b>2019 Median Age, Female</b>	<b>46.10</b>		<b>42.50</b>		<b>41.10</b>	
<b>2019 Average Age, Female</b>	<b>44.40</b>		<b>42.30</b>		<b>41.20</b>	
<b>2019 Population by Occupation Classification</b>	<b>8,364</b>		<b>55,998</b>		<b>122,573</b>	
Civilian Employed	4,685	56.01%	32,266	57.62%	73,146	59.68%
Civilian Unemployed	152	1.82%	1,575	2.81%	3,747	3.06%
Civilian Non-Labor Force	3,527	42.17%	22,157	39.57%	45,668	37.26%
Armed Forces	0	0.00%	0	0.00%	12	0.01%
<b>Households by Marital Status</b>						
Married	2,020		12,278		26,320	
Married No Children	1,377		8,230		17,089	
Married w/Children	643		4,048		9,231	
<b>2019 Population by Education</b>	<b>7,734</b>		<b>51,436</b>		<b>112,848</b>	
Some High School, No Diploma	920	11.90%	5,649	10.98%	13,054	11.57%
High School Grad (Incl Equivalency)	2,607	33.71%	17,784	34.58%	37,599	33.32%
Some College, No Degree	2,200	28.45%	16,163	31.42%	34,223	30.33%
Associate Degree	380	4.91%	2,343	4.56%	6,127	5.43%
Bachelor Degree	1,124	14.53%	6,324	12.29%	14,346	12.71%
Advanced Degree	503	6.50%	3,173	6.17%	7,499	6.65%



Radius	1 Mile		3 Mile		5 Mile	
<b>2019 Population by Occupation</b>	<b>8,692</b>		<b>60,364</b>		<b>135,940</b>	
Real Estate & Finance	458	5.27%	2,835	4.70%	6,111	4.50%
Professional & Management	1,573	18.10%	12,161	20.15%	29,001	21.33%
Public Administration	191	2.20%	1,790	2.97%	3,646	2.68%
Education & Health	979	11.26%	7,303	12.10%	16,089	11.84%
Services	866	9.96%	5,964	9.88%	13,549	9.97%
Information	54	0.62%	678	1.12%	1,447	1.06%
Sales	1,453	16.72%	9,834	16.29%	21,004	15.45%
Transportation	12	0.14%	214	0.35%	594	0.44%
Retail	777	8.94%	4,091	6.78%	8,907	6.55%
Wholesale	198	2.28%	758	1.26%	2,068	1.52%
Manufacturing	514	5.91%	3,068	5.08%	7,482	5.50%
Production	683	7.86%	4,631	7.67%	10,751	7.91%
Construction	370	4.26%	2,686	4.45%	6,245	4.59%
Utilities	242	2.78%	2,263	3.75%	4,475	3.29%
Agriculture & Mining	21	0.24%	140	0.23%	236	0.17%
Farming, Fishing, Forestry	4	0.05%	60	0.10%	81	0.06%
Other Services	297	3.42%	1,888	3.13%	4,254	3.13%
<b>2019 Worker Travel Time to Job</b>	<b>4,494</b>		<b>31,337</b>		<b>70,777</b>	
<30 Minutes	3,183	70.83%	21,358	68.16%	47,318	66.86%
30-60 Minutes	1,203	26.77%	9,177	29.28%	21,668	30.61%
60+ Minutes	108	2.40%	802	2.56%	1,791	2.53%
<b>2010 Households by HH Size</b>	<b>4,142</b>		<b>30,785</b>		<b>64,624</b>	
1-Person Households	1,324	31.97%	10,303	33.47%	20,799	32.18%
2-Person Households	1,475	35.61%	10,570	34.33%	21,847	33.81%
3-Person Households	592	14.29%	4,443	14.43%	9,570	14.81%
4-Person Households	416	10.04%	3,066	9.96%	6,923	10.71%
5-Person Households	195	4.71%	1,462	4.75%	3,354	5.19%
6-Person Households	75	1.81%	567	1.84%	1,294	2.00%
7 or more Person Households	65	1.57%	374	1.21%	837	1.30%
<b>2019 Average Household Size</b>	<b>2.30</b>		<b>2.30</b>		<b>2.30</b>	
<b>Households</b>						
2024 Projection	4,535		30,649		65,829	
2019 Estimate	4,383		30,048		64,307	
2010 Census	4,142		30,783		64,624	
Growth 2019 - 2024	3.47%		2.00%		2.37%	
Growth 2010 - 2019	5.82%		-2.39%		-0.49%	

# DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
<b>2019 Households by HH Income</b>	<b>4,384</b>		<b>30,046</b>		<b>64,305</b>	
<\$25,000	696	15.88%	6,479	21.56%	14,791	23.00%
\$25,000 - \$50,000	1,129	25.75%	9,181	30.56%	19,344	30.08%
\$50,000 - \$75,000	1,058	24.13%	6,047	20.13%	12,013	18.68%
\$75,000 - \$100,000	832	18.98%	4,001	13.32%	8,242	12.82%
\$100,000 - \$125,000	218	4.97%	1,741	5.79%	3,849	5.99%
\$125,000 - \$150,000	203	4.63%	1,151	3.83%	2,409	3.75%
\$150,000 - \$200,000	60	1.37%	815	2.71%	2,211	3.44%
\$200,000+	188	4.29%	631	2.10%	1,446	2.25%
<b>2019 Avg Household Income</b>	<b>\$71,211</b>		<b>\$61,887</b>		<b>\$62,359</b>	
<b>2019 Med Household Income</b>	<b>\$57,582</b>		<b>\$48,300</b>		<b>\$47,340</b>	
<b>2019 Occupied Housing</b>	<b>4,383</b>		<b>30,048</b>		<b>64,307</b>	
Owner Occupied	3,351	76.45%	19,927	66.32%	41,896	65.15%
Renter Occupied	1,032	23.55%	10,121	33.68%	22,411	34.85%
<b>2010 Housing Units</b>	<b>4,752</b>		<b>33,443</b>		<b>70,780</b>	
1 Unit	4,314	90.78%	26,744	79.97%	56,091	79.25%
2 - 4 Units	42	0.88%	1,986	5.94%	4,037	5.70%
5 - 19 Units	260	5.47%	3,425	10.24%	7,281	10.29%
20+ Units	136	2.86%	1,288	3.85%	3,371	4.76%
<b>2019 Housing Value</b>	<b>3,351</b>		<b>19,928</b>		<b>41,896</b>	
<\$100,000	1,192	35.57%	7,747	38.87%	17,380	41.48%
\$100,000 - \$200,000	1,869	55.77%	9,659	48.47%	17,693	42.23%
\$200,000 - \$300,000	172	5.13%	1,766	8.86%	4,223	10.08%
\$300,000 - \$400,000	110	3.28%	486	2.44%	1,527	3.64%
\$400,000 - \$500,000	8	0.24%	86	0.43%	485	1.16%
\$500,000 - \$1,000,000	0	0.00%	90	0.45%	442	1.05%
\$1,000,000+	0	0.00%	94	0.47%	146	0.35%
<b>2019 Median Home Value</b>	<b>\$125,869</b>		<b>\$122,952</b>		<b>\$120,166</b>	
<b>2019 Housing Units by Yr Built</b>	<b>4,753</b>		<b>33,969</b>		<b>72,274</b>	
Built 2010+	408	8.58%	1,123	3.31%	2,606	3.61%
Built 2000 - 2010	75	1.58%	2,153	6.34%	5,936	8.21%
Built 1990 - 1999	109	2.29%	2,621	7.72%	6,264	8.67%
Built 1980 - 1989	291	6.12%	3,378	9.94%	6,337	8.77%
Built 1970 - 1979	642	13.51%	4,749	13.98%	10,552	14.60%
Built 1960 - 1969	2,191	46.10%	7,672	22.59%	14,026	19.41%
Built 1950 - 1959	764	16.07%	6,603	19.44%	13,230	18.31%
Built <1949	273	5.74%	5,670	16.69%	13,323	18.43%





# THE LANDLORD OF CHOICE FOR SMALL BUSINESS CHAMPIONS

*Baceline Investments is committed to the success of our tenants, regardless of size. We are proud to offer unique and custom programs to support small businesses unlike any other landlord.*

- 1 Personal Service:** When you work with Baceline, you get a personal team; leasing, construction, property management, community event planner, who works to make terms and conditions that work for you and your business. We pride ourselves on providing real, human interaction and support you can count on.
- 2 Involvement:** Community involvement goes a long way. Baceline organizes and markets events at every shopping center to drive new shopper traffic & encourage community loyalty. In addition, Baceline assists with digital marketing campaigns to boost sales for all retailers in our centers.
- 3 Green Programs:** Baceline offers programs that not only help the environment, but they help the pocketbook - something every small business owner can appreciate.



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INVESTING IN OUR COMMUNITIES

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