



# NOLAND FASHION SQUARE

Retail Space For Lease | Immediate Occupancy  
40 Highway & Noland Road, Independence, Missouri



**LEASE RATE: \$8.00-\$15.00/SF NNN**

**960 SF- 62,240 +/- SF RETAIL SPACES AVAILABLE**

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,624	62,191	155,100
Avg. Household Income	\$80,272	\$74,926	\$69,046

- Join Gordmans Olive Garden, Catherines, Allstate, America's Best Contacts & Eye Glasses
- Other nearby tenants include Starbucks, HyVee, Furniture Deals, Old Time Pottery, and many more
- Pad sites available for sale, lease, or build-to-suit
- 300,000 SF center seeking anchor, junior anchor, and small shop tenants
- Established population base + regional draw location
- Intersection carries over 60,000 cars per day

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

#### For More Information Contact:

*Exclusive Agents*  
MAX KOSOGLAD | 816.412.7363 | [mkosoglad@blockandco.com](mailto:mkosoglad@blockandco.com)  
DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)  
ALEX BLOCK | 816.412.7373 | [ablock@blockandco.com](mailto:ablock@blockandco.com)



## SITE PLAN



### BUILDING 1 (maximum contiguous available = 6,000 SF)

#	Address	Tenant	SF
1	13500-A E. US 40 Highway	Gordmans	76,520 SF
2	13500-B E. US 40 Highway	AVAILABLE	2,000 SF
3	13500-C E. US 40 Highway	AVAILABLE	4,000 SF

### BUILDING 2 (maximum contiguous available = 50,737 SF)

#	Address	Tenant	SF
4	13520-A E. US 40 Highway	AVAILABLE	6,162 SF
5	13520-E E. US 40 Highway	AVAILABLE	6,438 SF
6	13520-I E. US 40 Highway	AVAILABLE	1,500 SF
7	13520-J E. US 40 Highway	AVAILABLE	1,270 SF
8	13520-K E. US 40 Highway	AVAILABLE	960 SF
9	13520 E. US 40 Highway	AVAILABLE	26,407 SF
10	13500-O E. US 40 Highway	AVAILABLE	8,000 SF

### BUILDING 3 (contiguous spaces = 50,450 SF & 62,240 SF)

#	Address	Tenant	SF
11	13720-A E. US 40 Highway	AVAILABLE	24,750 SF
12	13720-B E. US 40 Highway	AVAILABLE	2,850 SF
13	13720-C E. US 40 Highway	AVAILABLE	8,850 SF
14-15	13720-F&G E. US 40 Highway	The Forge Strength Gym	4,000 SF
16	13720-J E. US 40 Highway	AVAILABLE	10,000 SF
17	13720-M E. US 40 Highway	Catherines	5,020 SF
18	13720-P E. US 40 Highway	AVAILABLE	9,748 SF
19	13920-B E. US 40 Highway	AVAILABLE	18,844 SF
20	13920 E. US 40 Highway	AVAILABLE	43,396 SF

### BUILDING 4 (maximum contiguous available = 7,819 SF)

#	Address	Tenant	SF
21	4600-A E. US 40 Highway	AVAILABLE	6,719 SF
22	4600-B E. US 40 Highway	AVAILABLE	1,100 SF

### BUILDING 5 (FULLY OCCUPIED)

#	Address	Tenant	SF
23	13900 E. US 40 Highway	Allstate	2,464 SF
24	13900-A E. US 40 Highway	America's Best	3,768 SF
25	13900-B E. US 40 Highway	Gordmans	1,000 SF

### BUILDING 6 (FREESTANDING BUILDING = 3,240 SF)

#	Address	Tenant	SF
26	13800 E. US 40 Highway	AVAILABLE	3,240 SF

### BUILDING 7 (maximum contiguous available = 4,106 SF)

#	Address	Tenant	SF
27	13700-A E. US 40 Highway	AVAILABLE	1,472 SF
28	13700-B E. US 40 Highway	Check 'N Go	1,690 SF
29	13700-C. US 40 Highway	Cash For Gold	1,472 SF
30	13700-D E. US 40 Highway	AVAILABLE	1,472 SF
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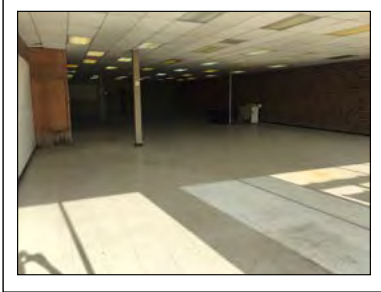


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Redevelopment Underway | Retail Space For Lease  
40 Highway & Noland Road, Independence, Missouri

960-62,240+/- SF  
RETAIL ANCHOR  
SPACE FOR LEASE

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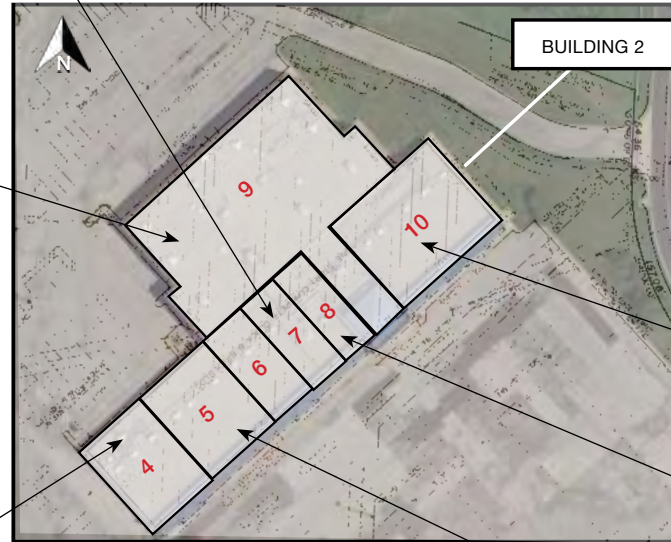
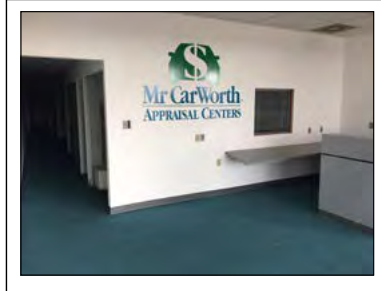


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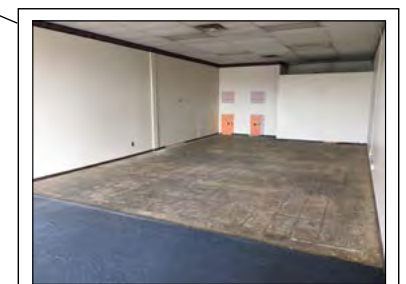
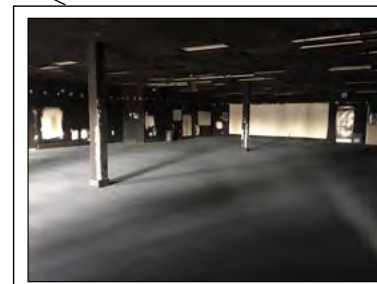
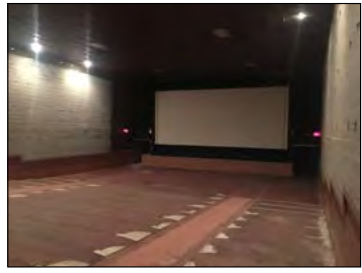
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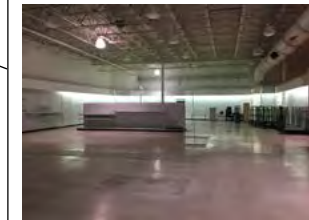
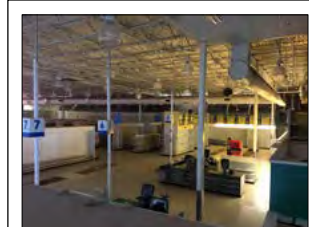
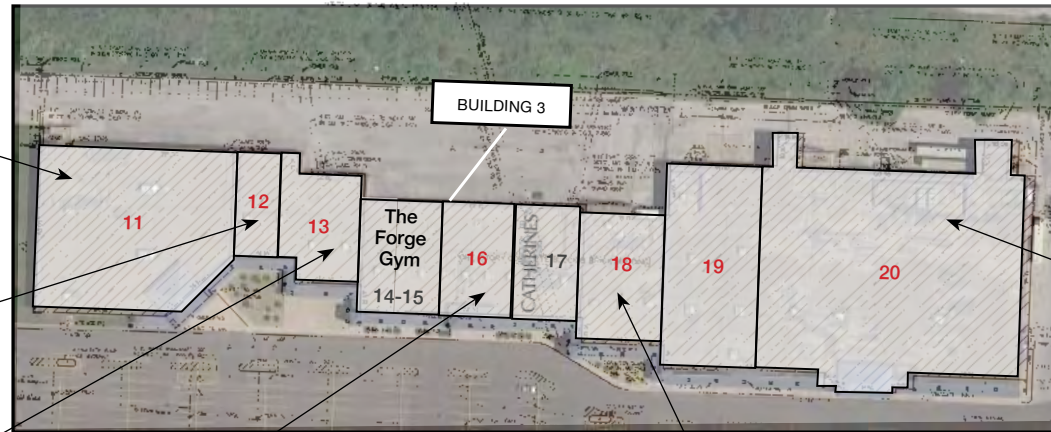
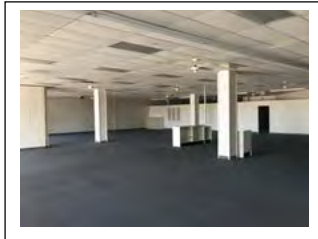
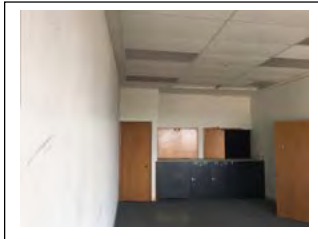
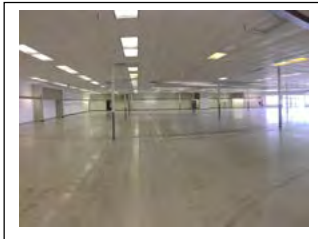
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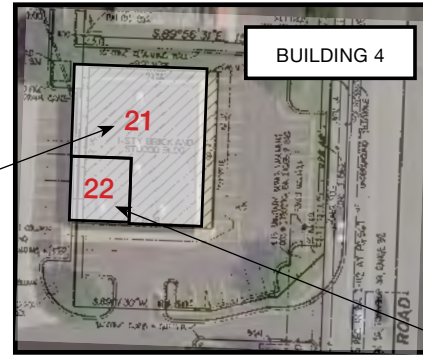
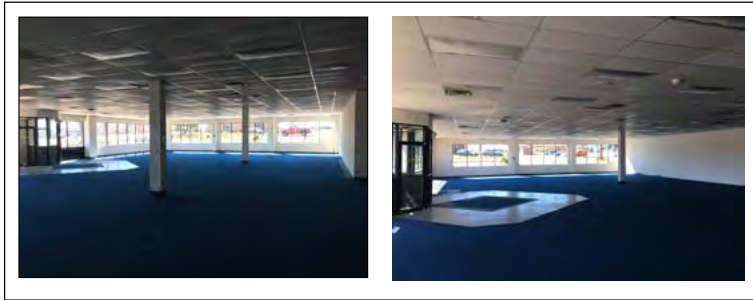
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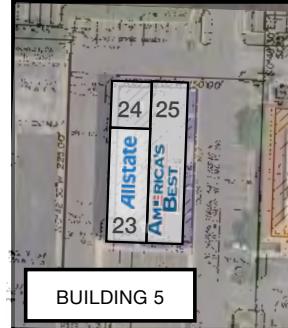
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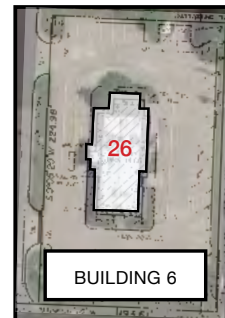
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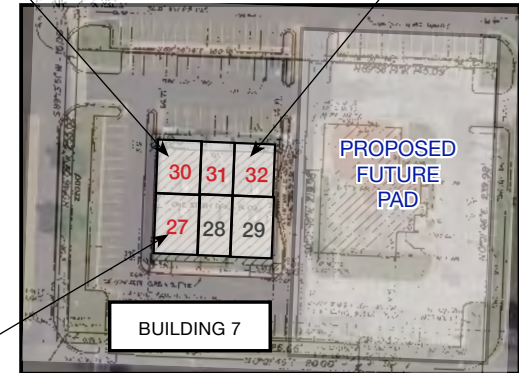
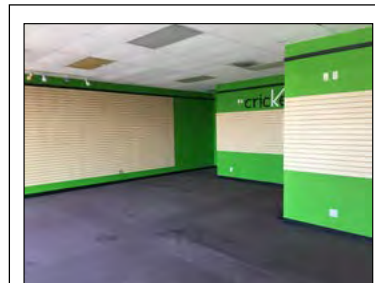
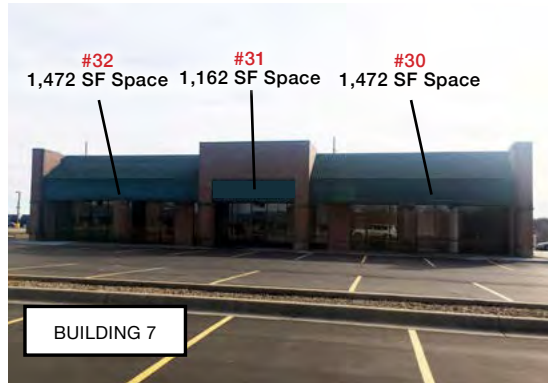
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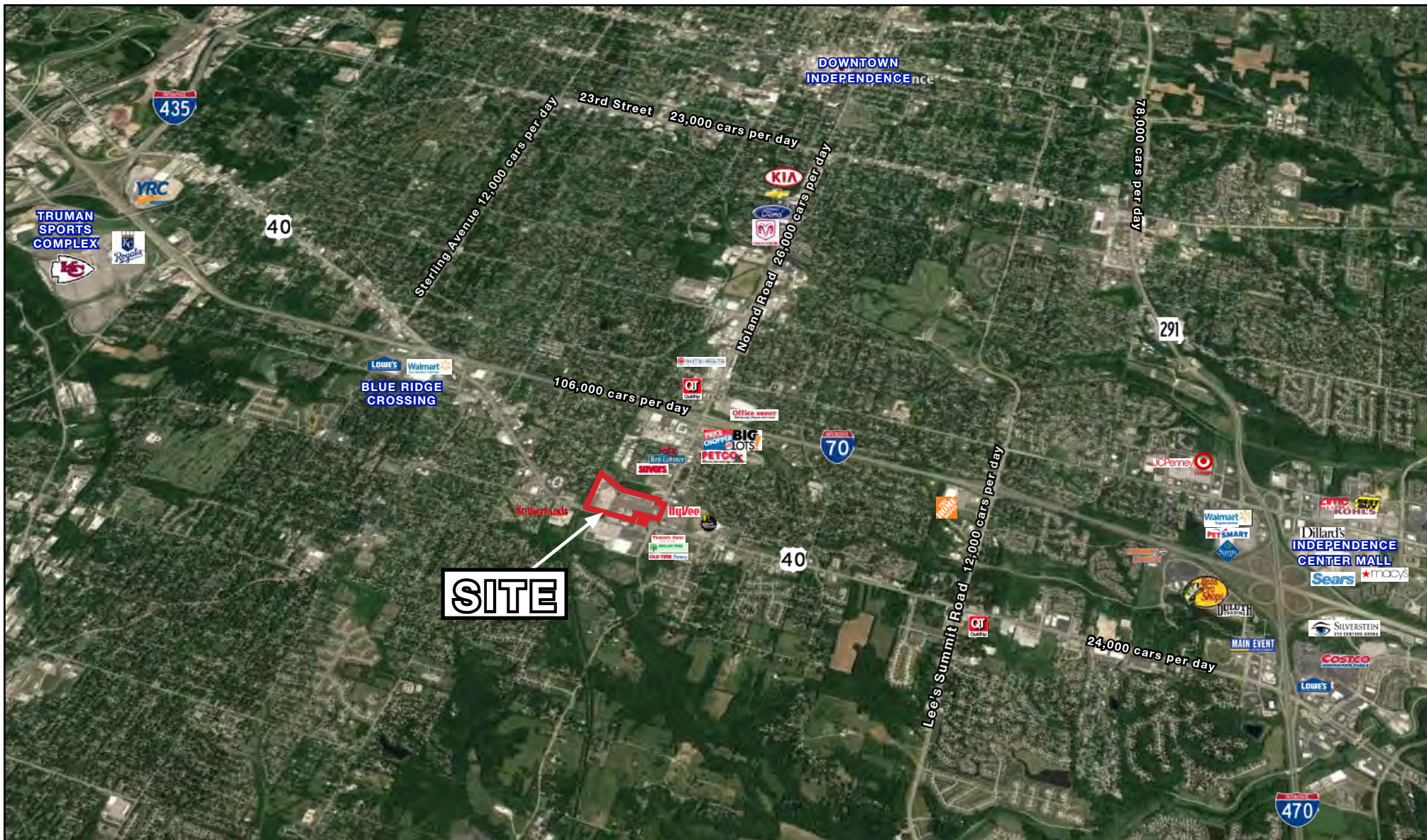


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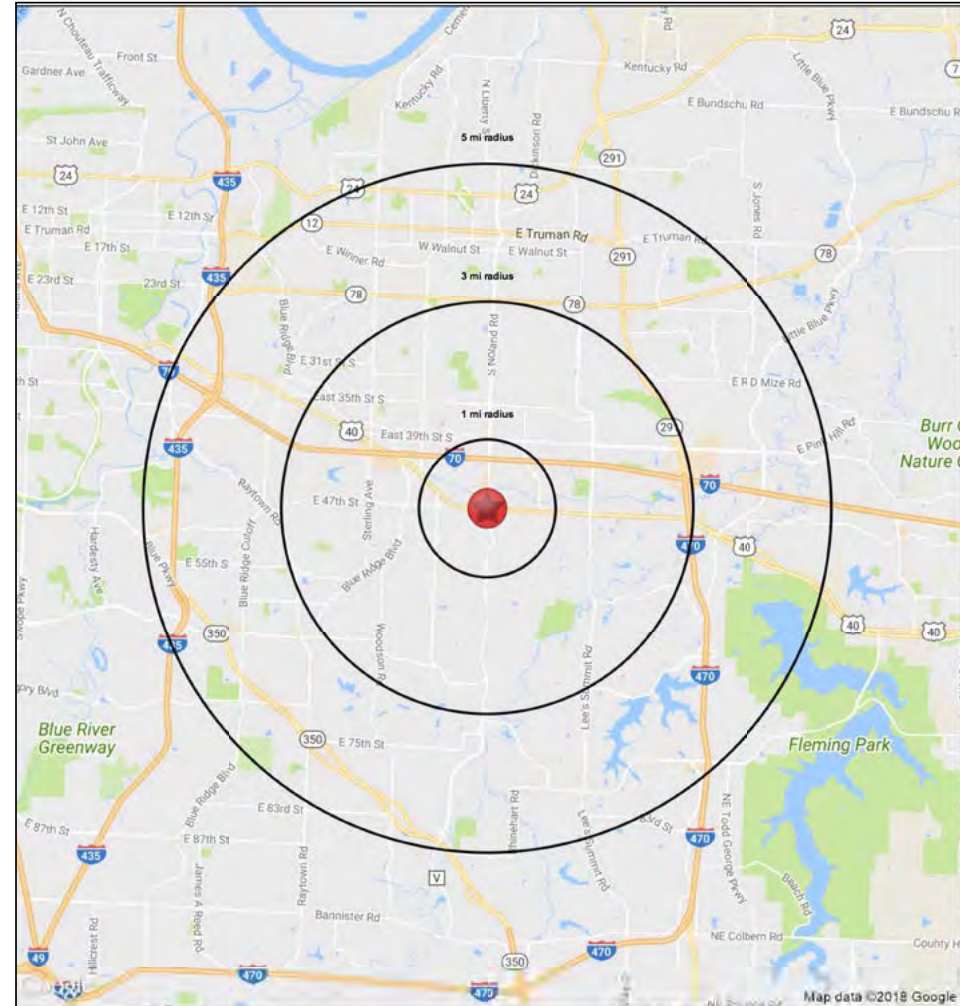
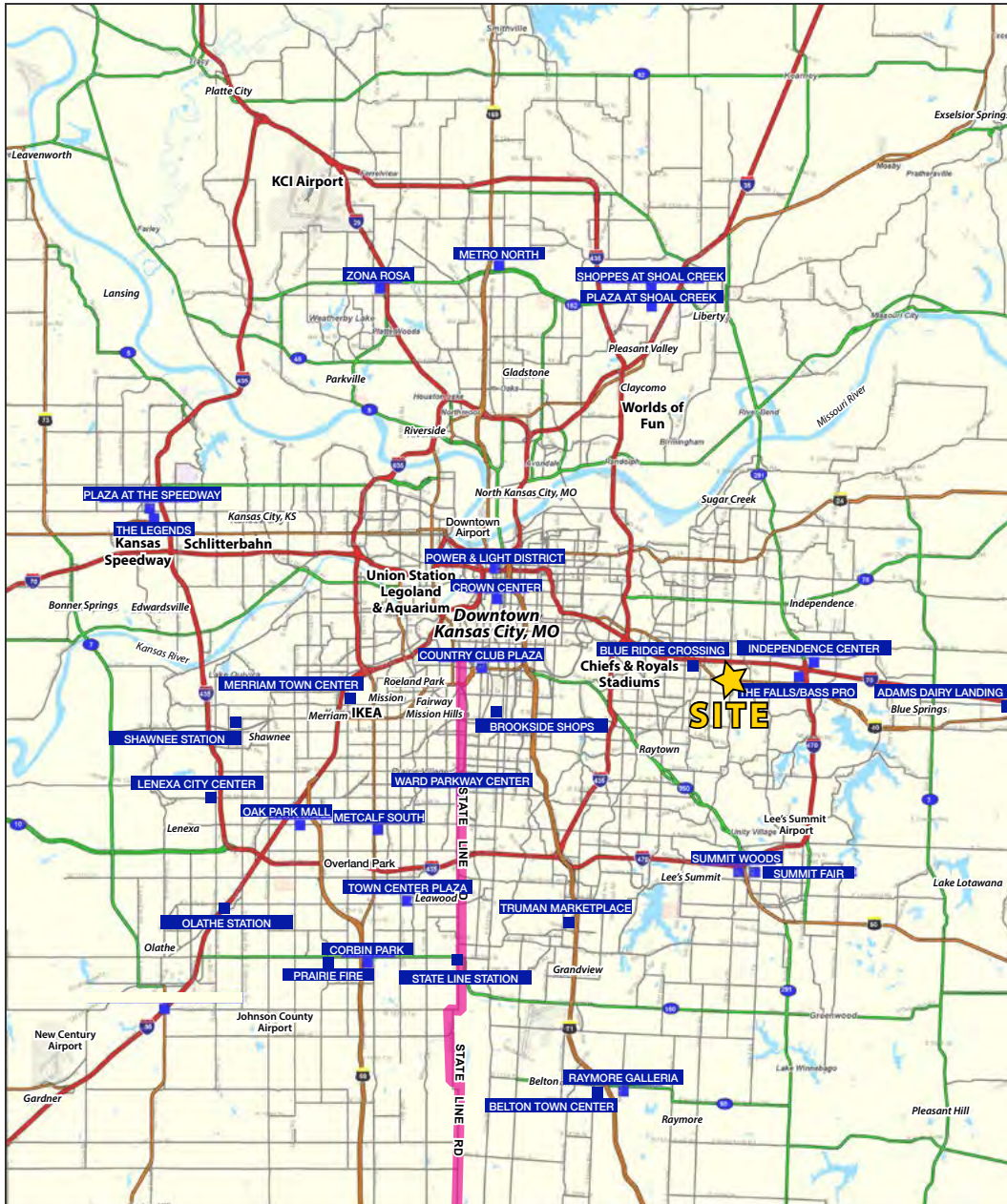




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40 Highway & Noland Road		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2018 Estimated Population	7,624	62,191	155,100
	2023 Projected Population	7,738	62,619	157,852
	2010 Census Population	7,658	62,246	153,329
	2000 Census Population	7,176	58,254	146,044
	Projected Annual Growth 2018 to 2023	0.3%	0.1%	0.4%
	Historical Annual Growth 2000 to 2018	0.3%	0.4%	0.3%
	2018 Median Age	43.5	42.2	40.7
HOUSEHOLDS	2018 Estimated Households	3,460	27,489	67,257
	2023 Projected Households	3,491	27,601	68,210
	2010 Census Households	3,364	26,622	64,336
	2000 Census Households	3,150	24,981	61,670
	Projected Annual Growth 2018 to 2023	0.2%	0.1%	0.3%
	Historical Annual Growth 2000 to 2018	0.5%	0.6%	0.5%
RACE AND ETHNICITY	2018 Estimated White	79.3%	78.4%	77.5%
	2018 Estimated Black or African American	13.0%	12.9%	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	5.7%	6.3%	6.5%
	2018 Estimated Hispanic	7.1%	7.4%	7.3%
INCOME	2018 Estimated Average Household Income	\$80,272	\$74,926	\$69,046
	2018 Estimated Median Household Income	\$56,279	\$56,620	\$55,306
	2018 Estimated Per Capita Income	\$36,464	\$33,151	\$30,024
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.3%	2.6%	3.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.4%	5.5%	6.3%
	2018 Estimated High School Graduate	32.2%	33.9%	33.2%
	2018 Estimated Some College	28.7%	25.4%	25.2%
	2018 Estimated Associates Degree Only	6.3%	8.3%	7.9%
	2018 Estimated Bachelors Degree Only	15.8%	15.8%	15.7%
	2018 Estimated Graduate Degree	7.3%	8.5%	8.7%
BUSINESS	2018 Estimated Total Businesses	465	1,737	5,635
	2018 Estimated Total Employees	4,654	18,027	63,324
	2018 Estimated Employee Population per Business	10.0	10.4	11.2
	2018 Estimated Residential Population per Business	16.4	35.8	27.5

