

BANK OF THE WEST

NNN Lease Real Estate Investment For Sale

Located on a Pad Site of Noland Fashion Square Shopping Center



First Time on the Market - Just Listed!

40 Highway & Noland Road (NWC), Independence, Missouri | Suburb of Kansas City



Estimated Population
152,912

Average Household Income
\$59,381

Five Mile Radius

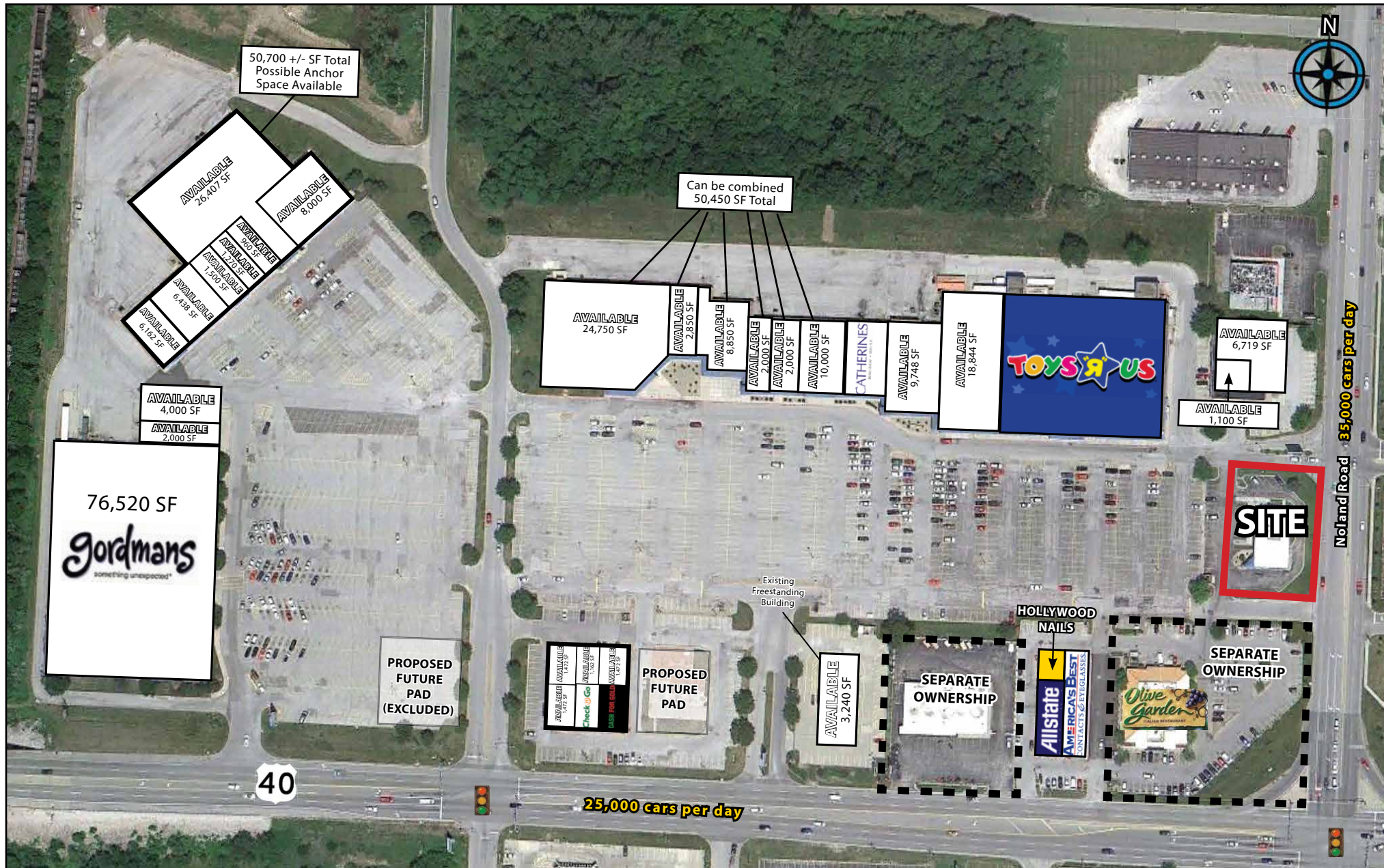
- One of the strongest retail intersections in all of Greater Kansas City
- Located at 4610 S. Noland Road on a pad of a 300,000 SF shopping center with Gordmans, Toys "R" Us, Olive Garden, and others
- Established population base with commercial and residential growth surrounding this property
- Just north of Lakewood communities and Lee's Summit, MO
- Intersection carries over 60,000 cars per day

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

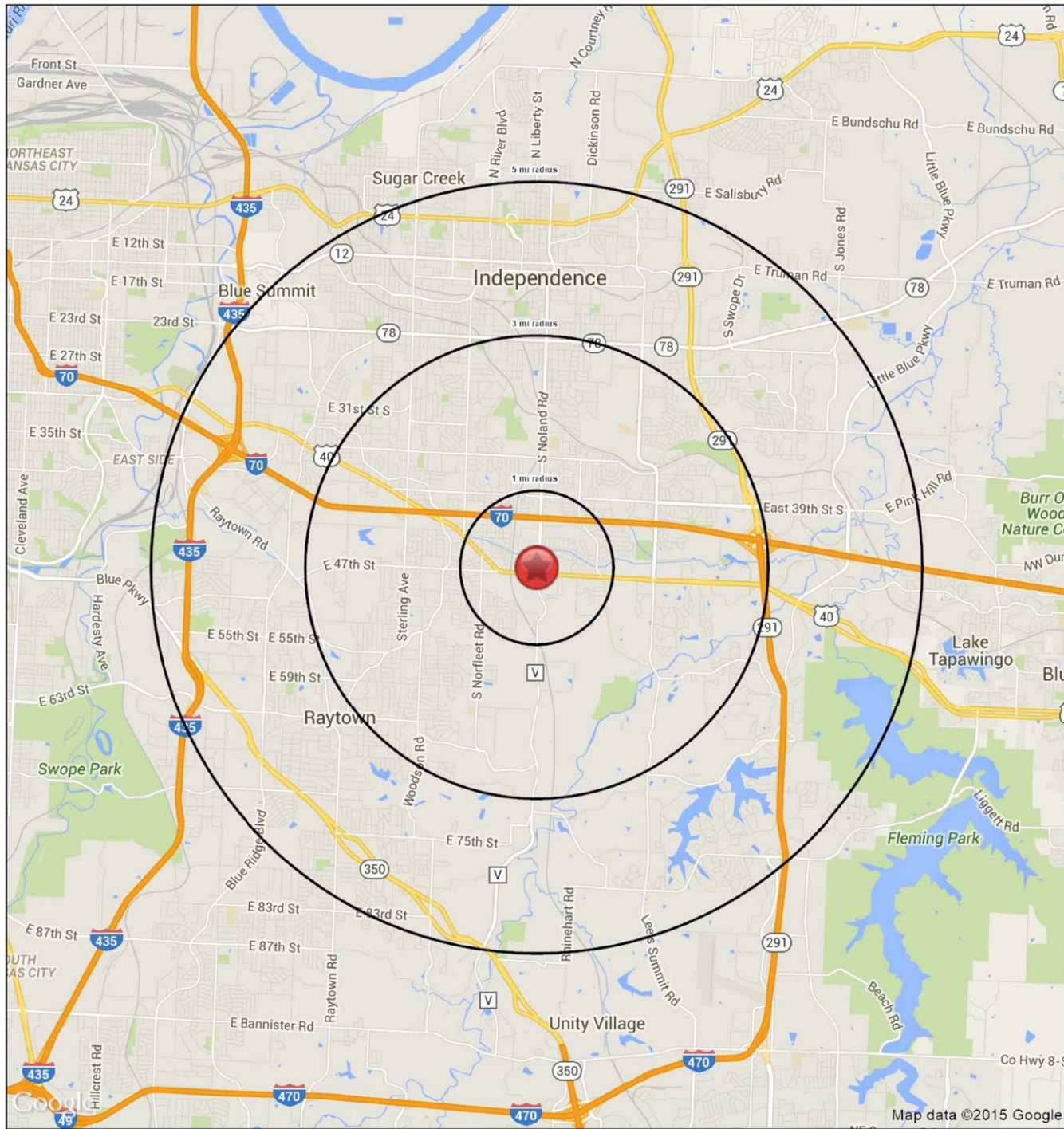
David Block
816.412.7400
dblock@blockandco.com

4610 S. Noland Road | 40 Highway & Noland Road (NWC), Independence, Missouri



Lat: 39.03675 Long: -94.41599 Zoom: 13.76 mi

Logos are for identification purposes only and may be trademarks of their respective companies.



©2015, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

4610 S. Noland Road
Independence, MO 64055

September 2015

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

Noland Fashion Square Shopping Center

SUMMARY DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

January 2017

(Yellow indicates top ranking)

		Noland Fashion Square Independence, MO	Independence Center Mall Independence, MO	Legends Outlets Kansas City, KS	Metro North Mall Kansas City, MO	Plaza at Shoal Creek Kansas City/Liberty, MO
DEMOGRAPHIC COMPARISON 5 Mile Radius		5.00 mi radius	5.00 mi radius	5.00 mi radius	5.00 mi radius	5.00 mi radius
POPULATION	2016 Estimated Population	153,812	128,476	48,660	139,197	92,691
	2021 Projected Population	157,342	130,563	50,087	147,124	97,388
	2010 Census Population	153,346	127,703	46,085	130,056	85,592
	2000 Census Population	146,110	116,638	42,281	110,799	61,219
HOUSEHOLDS	2016 Estimated Households	66,573	54,359	19,080	58,181	34,515
	2021 Projected Households	69,254	56,136	19,618	61,276	36,222
	2010 Census Households	64,353	52,444	17,732	54,098	31,880
	2000 Census Households	61,696	47,195	16,009	45,570	22,951
INCOME	2016 Est. Average Household Income	\$ 62,673	\$ 71,442	\$ 69,124	\$ 79,970	\$ 91,392
	2016 Est. Median Household Income	\$ 52,801	\$ 59,245	\$ 62,113	\$ 66,755	\$ 79,079
	2016 Est. Per Capita Income	\$ 27,210	\$ 30,282	\$ 27,164	\$ 33,451	\$ 34,140
EDUCATION (AGE 25+)	2016 Elementary	2.8%	2.2%	3.8%	1.7%	1.9%
	2016 Some High School	7.3%	5.9%	6.4%	4.7%	4.9%
	2016 High School Graduate	32.7%	31.3%	31.0%	25.0%	24.0%
	2016 Some College	25.5%	25.9%	26.0%	25.0%	23.3%
	2016 Associates Degree Only	7.5%	7.5%	9.4%	8.3%	8.1%
	2016 Bachelors Degree Only	15.3%	16.8%	15.7%	23.1%	25.5%
	2016 Graduate Degree	9.0%	10.4%	7.7%	12.1%	12.4%
BUSINESS	Number of Businesses	5,922	5,304	1,544	4,368	2,519
	Total Number of Employees	63,257	53,950	22,635	50,177	33,229
	Employee Population per Business	10.7	10.2	14.7	11.5	13.2
	Residential Population per Business	26.0	24.2	31.5	31.9	36.8

©2012, Sites USA, Chandler, Arizona, 480-491-1112

Demographic Source: Applied Geographic Solutions / TIGER Geography 08/11

SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0368/-94.4160

RS1

4610 S. Noland Road

Independence, MO 64055

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2015 Estimated Population	7,954	61,953	152,912
	2020 Projected Population	8,028	63,065	156,161
	2010 Census Population	8,001	62,896	152,457
	2000 Census Population	7,514	59,076	145,720
	Projected Annual Growth 2015 to 2020	0.2%	0.4%	0.4%
	Historical Annual Growth 2000 to 2015	0.4%	0.3%	0.3%
	2015 Median Age	43.1	41.7	40.4
HOUSEHOLDS	2015 Estimated Households	3,598	27,393	66,245
	2020 Projected Households	3,658	28,165	68,239
	2010 Census Households	3,511	26,968	64,023
	2000 Census Households	3,299	25,393	61,574
	Projected Annual Growth 2015 to 2020	0.3%	0.6%	0.6%
	Historical Annual Growth 2000 to 2015	0.6%	0.5%	0.5%
RACE AND ETHNICITY	2015 Estimated White	81.1%	79.7%	78.8%
	2015 Estimated Black or African American	11.7%	12.3%	13.0%
	2015 Estimated Asian or Pacific Islander	1.5%	1.7%	1.7%
	2015 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
	2015 Estimated Other Races	5.3%	5.8%	6.1%
	2015 Estimated Hispanic	6.5%	6.8%	6.8%
INCOME	2015 Estimated Average Household Income	\$59,154	\$61,560	\$59,381
	2015 Estimated Median Household Income	\$50,507	\$52,331	\$49,664
	2015 Estimated Per Capita Income	\$26,800	\$27,258	\$25,819
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	5.8%	3.9%	4.7%
	2015 Estimated Some High School (Grade Level 9 to 11)	9.5%	10.4%	12.9%
	2015 Estimated High School Graduate	27.1%	28.9%	27.6%
	2015 Estimated Some College	23.4%	22.8%	21.6%
	2015 Estimated Associates Degree Only	6.5%	6.3%	6.0%
	2015 Estimated Bachelors Degree Only	12.8%	13.0%	12.7%
	2015 Estimated Graduate Degree	14.9%	14.6%	14.4%
BUSINESS	2015 Estimated Total Businesses	438	2,046	5,674
	2015 Estimated Total Employees	4,713	20,852	63,117
	2015 Estimated Employee Population per Business	10.7	10.2	11.1
	2015 Estimated Residential Population per Business	18.1	30.3	26.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.