



SUSQUEHANNA CENTER

17303 - 17309 E. 24 Hwy, Independence, MO

**SPACE
FOR
LEASE**




(Rendering of Proposed Remodel)

LEASE RATE: \$12/SF NNN | MULTIPLE SPACES FOR LEASE

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 8,563 | 41,020 | 89,315 |
| Avg. Household Income | \$52,150 | \$61,991 | \$61,539 |

- Multiple retail spaces available for Lease
- Great visibility
- Easy access
- Contiguous to CVS Pharmacy
- Many national tenants nearby including: Bank of America, Commerce Bank, Pizza Hut, Dollar Tree, Save-A-Lot, and Dollar General

 **CLICK HERE TO VIEW MORE LISTING INFORMATION**

For More Information Contact:

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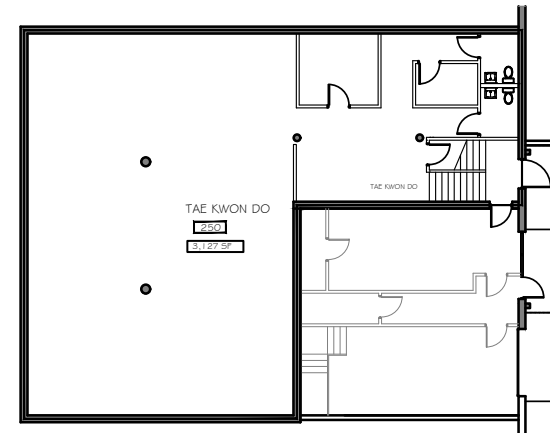
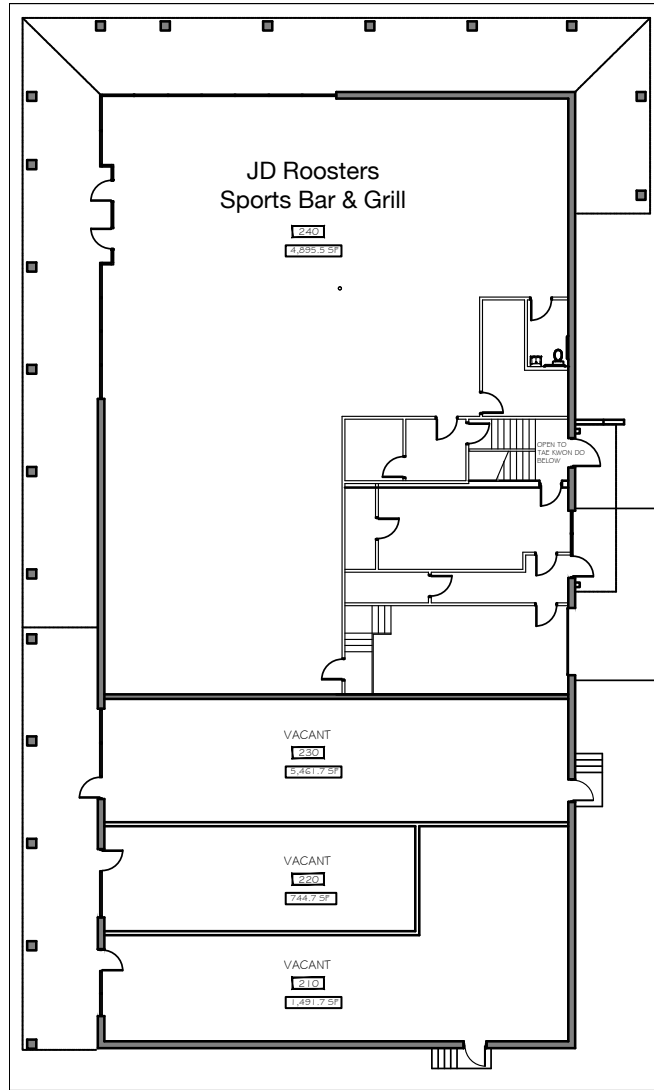
Exclusive Agent



AERIAL



SITE PLAN



Tae Kwon Do
BASEMENT / LOWER LEVEL

Susquehanna Center
Independence, Missouri



East Retail Building
GROSS SQUARE FEET: 12,939 SF



Bichel & associates, inc.
10132 W 119th Terrace, Suite 200
Overland Park, Kansas 66213
Date: August 28, 2018
Project No.: 18-0020



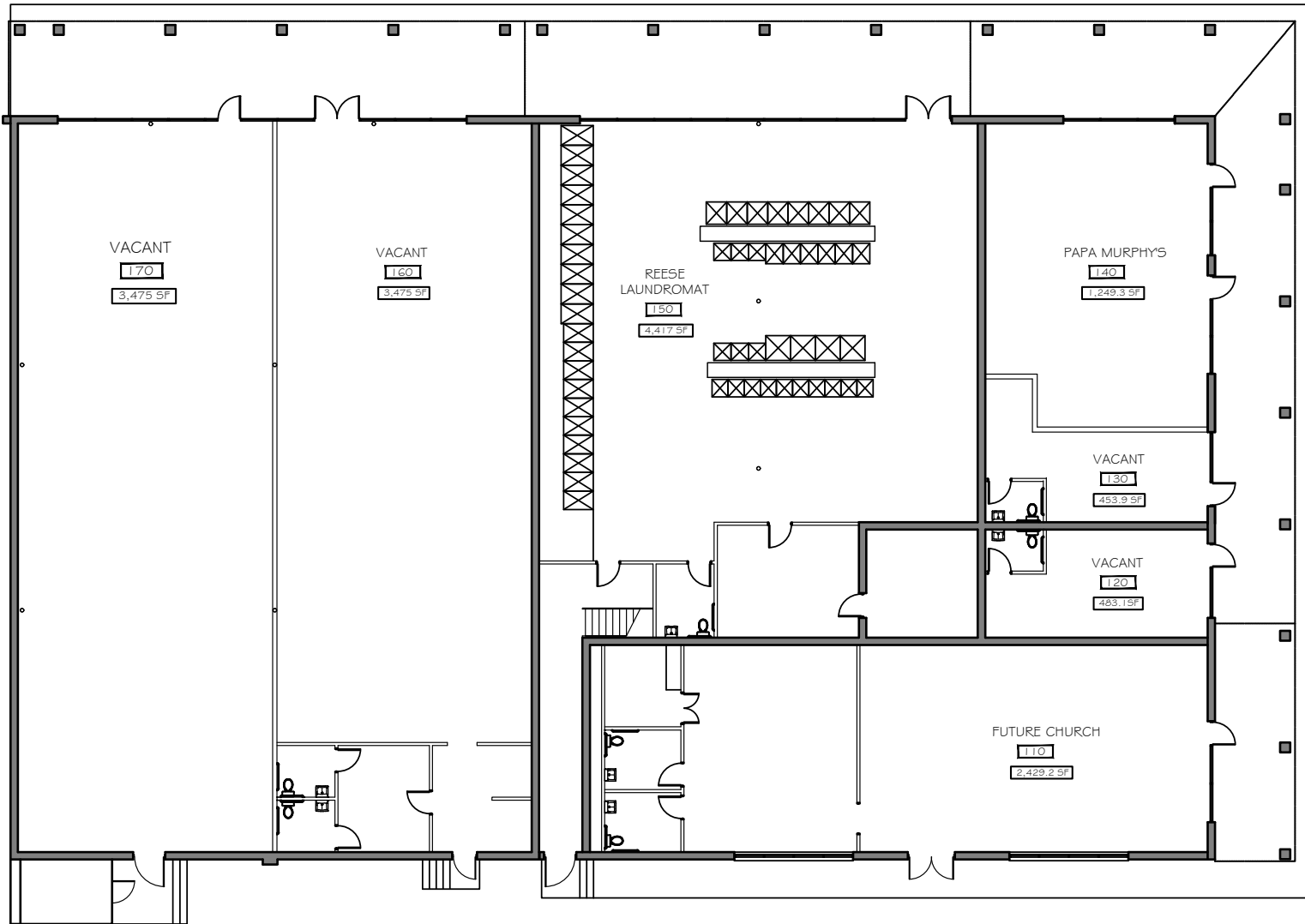


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SITE PLAN



Susquehanna Center
Independence, Missouri

 **West Retail Building**
GROSS SQUARE FEET: 16,200 SF

 **Bichel & associates, inc.**
10132 W 119th Terrace, Suite 200
Overland Park, Kansas 66213
Date: August 28, 2018
Project No.: 18-0020

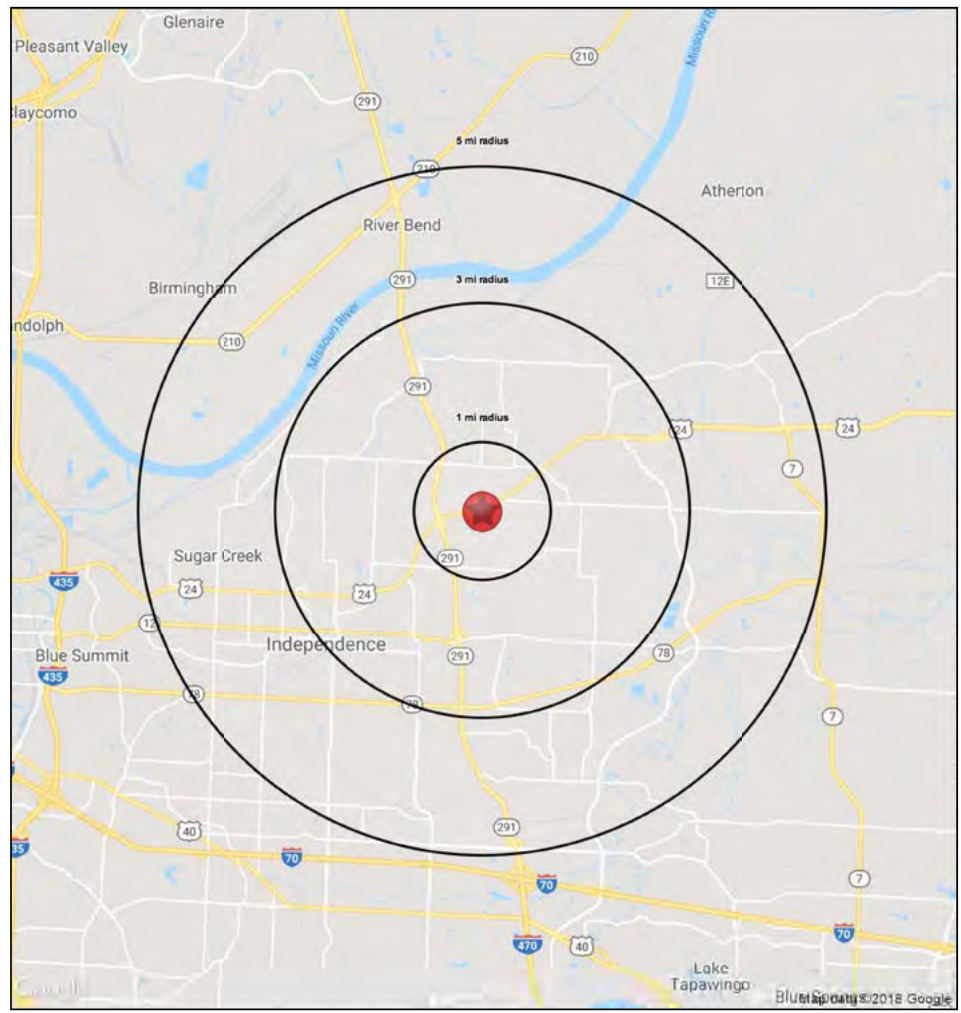
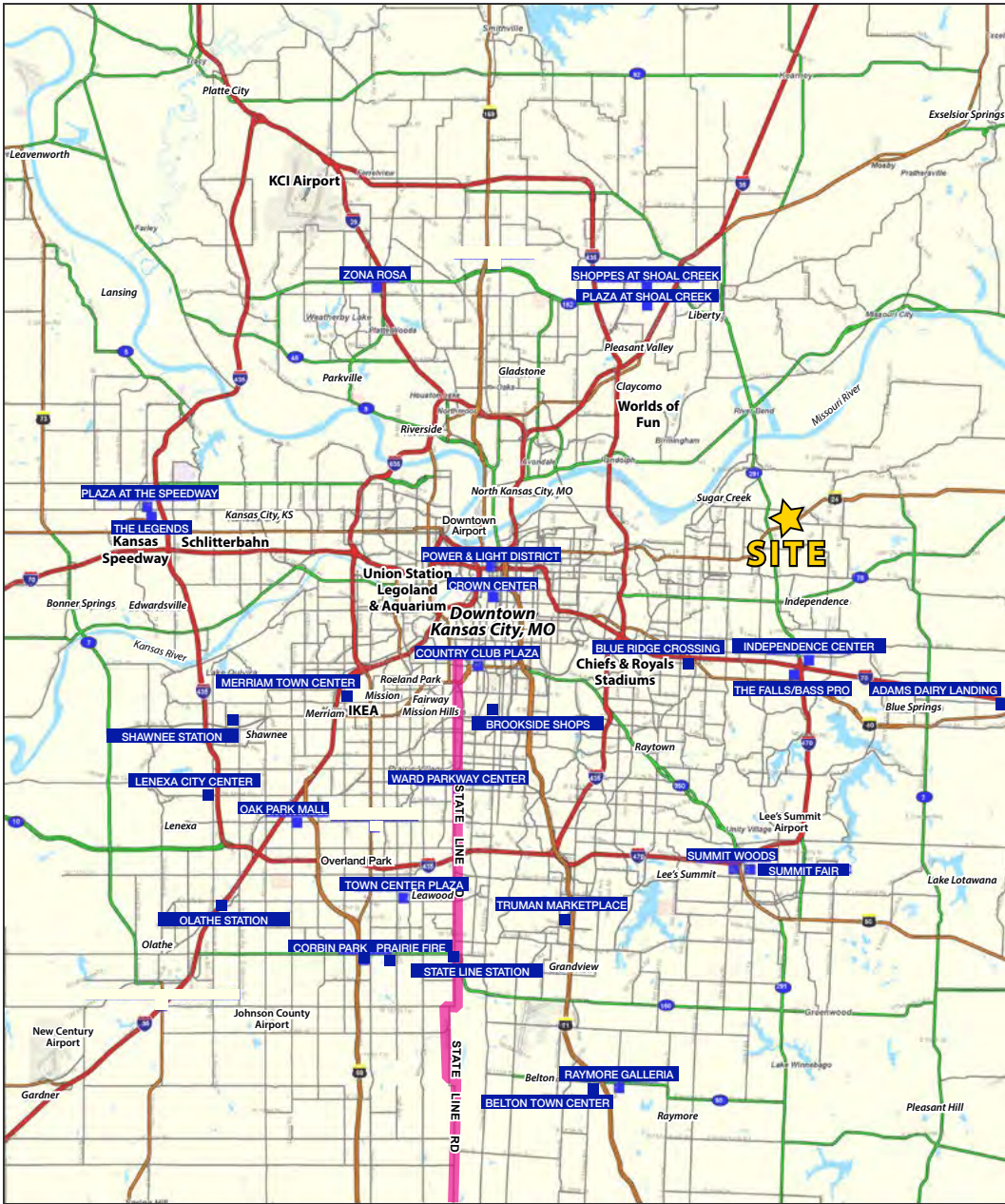




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**SPACE
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**SPACE
FOR
LEASE**

| 17303-17309 E. 24 Highway Independence, MO 64056 | | 1 mi radius | 3 mi radius | 5 mi radius |
|---|---|---------------------------|-------------|-------------|
| POPULATION | 2018 Estimated Population | 8,563 | 41,020 | 89,315 |
| | 2023 Projected Population | 8,612 | 41,664 | 91,295 |
| | 2010 Census Population | 8,604 | 41,091 | 89,179 |
| | 2000 Census Population | 8,111 | 39,202 | 87,134 |
| | Projected Annual Growth 2018 to 2023 | 0.1% | 0.3% | 0.4% |
| | Historical Annual Growth 2000 to 2018 | 0.3% | 0.3% | 0.1% |
| | 2018 Median Age | 31.5 | 36 | 38.6 |
| | HOUSEHOLDS | 2018 Estimated Households | 3,323 | 16,191 |
| 2023 Projected Households | | 3,335 | 16,394 | 38,217 |
| 2010 Census Households | | 3,236 | 15,714 | 36,236 |
| 2000 Census Households | | 3,043 | 14,844 | 35,365 |
| Projected Annual Growth 2018 to 2023 | | 0.1% | 0.3% | 0.4% |
| Historical Annual Growth 2000 to 2018 | | 0.5% | 0.5% | 0.3% |
| RACE AND ETHNICITY | | 2018 Estimated White | 79.3% | 84.8% |
| | 2018 Estimated Black or African American | 8.9% | 5.8% | 5.3% |
| | 2018 Estimated Asian or Pacific Islander | 2.2% | 2.0% | 1.9% |
| | 2018 Estimated American Indian or Native Alaskan | 0.7% | 0.5% | 0.6% |
| | 2018 Estimated Other Races | 8.9% | 6.9% | 6.9% |
| | 2018 Estimated Hispanic | 8.2% | 6.9% | 7.6% |
| INCOME | 2018 Estimated Average Household Income | \$52,150 | \$61,991 | \$61,539 |
| | 2018 Estimated Median Household Income | \$45,866 | \$52,160 | \$49,359 |
| | 2018 Estimated Per Capita Income | \$20,238 | \$24,525 | \$25,909 |
| EDUCATION (AGE 25+) | 2018 Estimated Elementary (Grade Level 0 to 8) | 2.6% | 3.5% | 3.4% |
| | 2018 Estimated Some High School (Grade Level 9 to 11) | 7.6% | 7.7% | 7.5% |
| | 2018 Estimated High School Graduate | 43.6% | 41.8% | 38.8% |
| | 2018 Estimated Some College | 23.5% | 25.0% | 24.3% |
| | 2018 Estimated Associates Degree Only | 8.5% | 6.6% | 7.9% |
| | 2018 Estimated Bachelors Degree Only | 11.3% | 11.0% | 12.3% |
| | 2018 Estimated Graduate Degree | 3.0% | 4.3% | 5.7% |
| BUSINESS | 2018 Estimated Total Businesses | 161 | 869 | 2,550 |
| | 2018 Estimated Total Employees | 1,303 | 8,431 | 25,402 |
| | 2018 Estimated Employee Population per Business | 8.1 | 9.7 | 10.0 |
| | 2018 Estimated Residential Population per Business | 53.2 | 47.2 | 35.0 |

