

# NOLAND PLAZA OFFICE BUILDING

3675 S. NOLAND ROAD, INDEPENDENCE, MO 64055

Property For Lease



**DANIEL COOPER**

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**3675**  
S. NOLAND ROAD



## Executive Summary

Cooper Murdock is pleased to present Noland Plaza Office Building, a professionally managed multi-tenant office property located at 3675 S. Noland Road in the heart of the Independence Central Business District. The property offers full-service office suites ranging from 165 square feet to 4,623 square feet, with lease rates starting at \$10 per square foot.

The building provides immediate leasing opportunities within an established tenant base of professional, medical, and service-oriented users. Recent capital improvements, including refreshed common areas, new LVP hallway flooring, parking lot upgrades, and interior suite renovations, have enhanced the property's functionality and modernized its appearance.

Noland Plaza benefits from strong visibility along S. Noland Road, daily traffic counts exceeding 20,000 vehicles, and convenient access to Interstate 70 less than one mile away. The property is positioned within a highly active commercial corridor surrounded by national retailers, restaurants, and service providers, creating strong convenience appeal for tenants and their clients.

With full-service lease structures that include utilities, janitorial services, and common area maintenance, Noland Plaza offers an affordable and flexible office solution within one of Independence's most established business districts.

# PROPERTY OVERVIEW

<b>Property Address</b>	3675 S. Noland Road, Independence, MO 64055
<b>Property Type</b>	Multi-Tenant Office Building
<b>Building Use</b>	Professional / Medical / Service Office
<b>Location</b>	Independence Central Business District
<b>Zoning</b>	Commercial
<b>Parking</b>	Abundant On-Site Surface Parking
<b>Accessibility</b>	Less than 1 Mile to Interstate 70
<b>Visibility</b>	Strong Frontage Along S. Noland Road
<b>Traffic Counts</b>	Over 20,000 Vehicles Per Day

## LEASE INFORMATION

<b>Lease Type</b>	Full Service (Utilities, Janitorial & CAM Included)
<b>Lease Rate</b>	Starting at \$10.00 Per SF
<b>Suite Sizes Available</b>	165 SF – 4,623 SF
<b>Upcoming Availability</b>	315 SF, 834 SF & 4,623 SF (Available April 1, 2026)
<b>Total Units</b>	32
<b>Vacant Units</b>	102, 104, 135/137, 215, 301-B/C/E, 305, 306-A, 308, 315, 325

## BUILDING FEATURES & AMENITIES

<b>Common Areas</b>	Two reservable meeting areas (Board Room & Training Room)
<b>Included in Rent</b>	Utilities, Cleaning, Janitorial Services
<b>Lease Structure</b>	Full Service
<b>Recent Common Area Updates</b>	New Paint Scheme & LVP Hallway Flooring
<b>Parking Improvements</b>	West Lot Resurfaced; ADA Pad Reconstructed
<b>Restroom Updates</b>	Plumbing Improvements & Fixture Upgrades
<b>Suite Improvements</b>	Select Units Updated with Paint & LVP Flooring





**3675 S NOLAND RD**

**DOLLAR GENERAL**

**Walmart**  
Neighborhood Market

**Little Caesars**  
cricket  
wireless

**Aaron's**

**Dominos**  
Pizza

**Goodcents**  
deli fresh subs

**us bank**

**CVS**  
pharmacy

**Community**  
america  
CREDIT UNION

**Auto**  
Zone

**Advance**  
Auto Parts

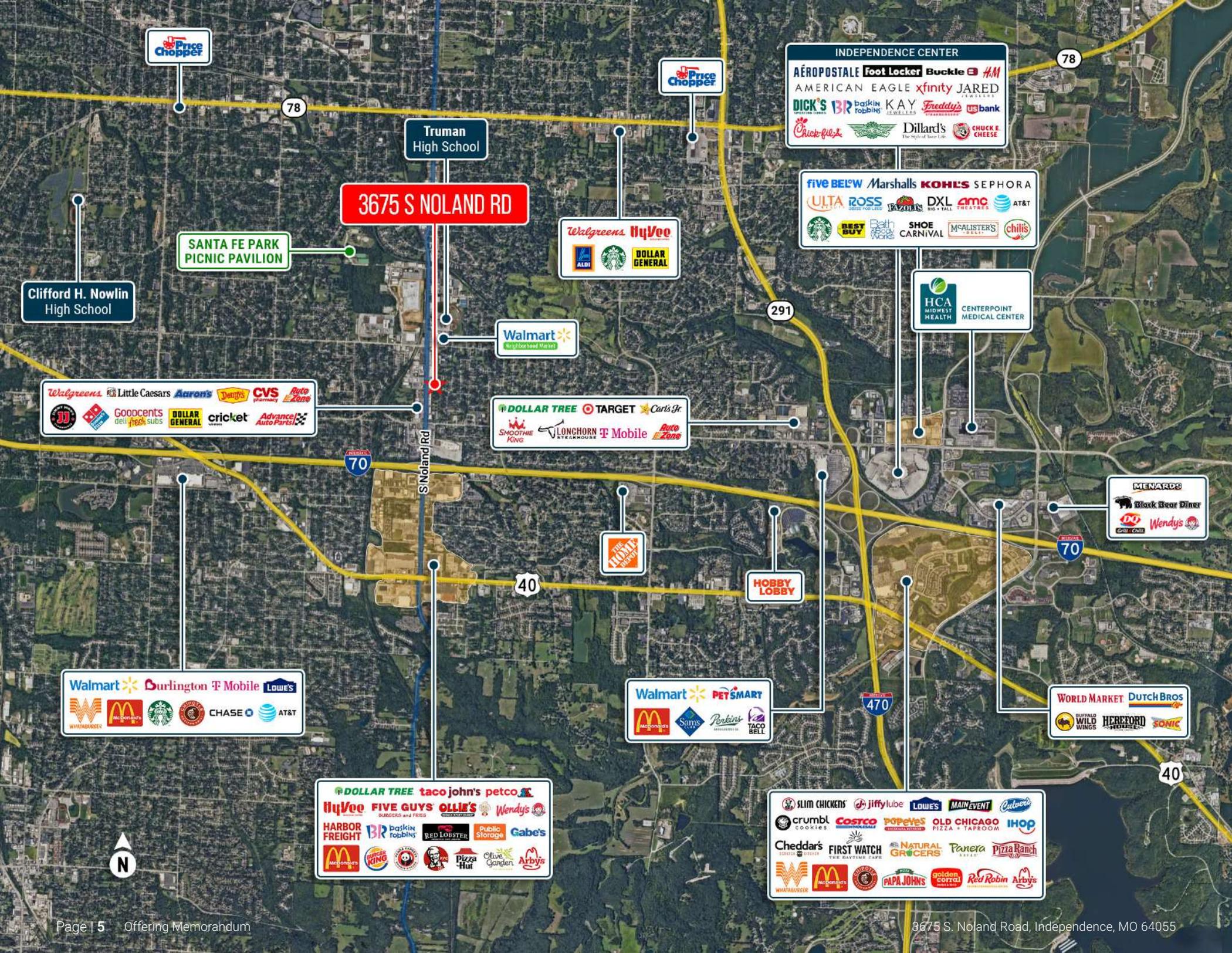
**THRIFT**  
WORLD

S Noland Rd

20,873 CARS PER DAY

S Noland Rd





Price Chopper

78

Truman High School

Price Chopper

INDEPENDENCE CENTER  
AÉROPOSTALE Foot Locker Buckle 5 H&M  
AMERICAN EAGLE xfinity JARED  
DICK'S BIRKIN KAY Freddy's US bank  
Chick-fil-A Dillard's CHUCK E. CHEESE

78

3675 S NOLAND RD

SANTA FE PARK PICNIC PAVILION

Walgreens HyVee  
ALDI Starbucks DOLLAR GENERAL

FIVE BEL'W Marshalls KOHL'S SEPHORA  
ULTA ROSS RAZOR'S DXL AMC AT&T  
BEST BUY Bath Works SHOE CARNIVAL McALISTER'S chilis

Clifford H. Nowlin High School

Walmart

291

HCA MIDWEST HEALTH CENTERPOINT MEDICAL CENTER

Walgreens Little Caesars Aaron's Denny's CVS Auto Zone  
Goodyear deli fresh subs DOLLAR GENERAL cricket Advance Auto Parts

DOLLAR TREE TARGET Carl's Jr.  
SMOOTHIE KING LONCHORN F Mobile Auto Zone

70

S Noland Rd

THE HOME DEPOT

HOBBY LOBBY

40

70

MENARDS  
Black Bear Diner  
Wendy's

Walmart Burlington F Mobile LOWE'S  
WHATABurger McDonald's Starbucks CHASE AT&T

Walmart PET SMART  
McDonald's Sams Perkins TACO BELL

470

WORLD MARKET DUTCH BROS  
BUFFALO WILD WINGS HERDFORD SONIC

40

DOLLAR TREE taco john's petco  
HyVee FIVE GUYS OLLIE'S Wendy's  
HARBOR FREIGHT BR batkin RED LOBSTER Public Storage Gabe's  
McDonald's BURGER KING KFC Pizza Hut Olive Garden Arby's

SLIM CHICKENS jiffy lube LOWE'S MAIN EVENT  
crumbl Costco POPPEYE'S OLD CHICAGO IHOP  
Cheddar's FIRST WATCH NATURAL GROCERS Panera Pizza Ranch  
WHATABurger McDonald's PAPA JOHN'S golden corral Red Robin Arby's



# INVESTMENT HIGHLIGHTS

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## **FULL-SERVICE OFFICE SPACE WITH FLEXIBLE SUITE SIZES**

Office suites ranging from 165 SF to 4,623 SF provide flexible options for professional, medical, and service users. Full-service lease structures simplify occupancy costs by including utilities, janitorial services, and common area maintenance.

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## **STRONG VISIBILITY ALONG S. NOLAND ROAD**

The property benefits from prominent frontage along S. Noland Road with traffic counts exceeding 20,000 vehicles per day, offering strong exposure and convenience for tenants and their clients.

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## **PROFESSIONALLY MANAGED MULTI-TENANT OFFICE BUILDING**

Noland Plaza serves a diversified mix of professional, medical, and service-oriented tenants within Independence's Central Business District, offering an established office environment with flexible leasing options.

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## **RECENT CAPITAL IMPROVEMENTS ENHANCE TENANT EXPERIENCE**

Recent upgrades include a new interior paint scheme throughout common areas, new LVP hallway flooring, west parking lot resurfacing, ADA parking pad reconstruction, restroom fixture upgrades, and select suite renovations.

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## **ABUNDANT ON-SITE PARKING**

Surface parking provides convenient access for tenants and visitors, supporting professional, medical, and service-oriented users.

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## **PRIME CENTRAL BUSINESS DISTRICT LOCATION**

Positioned in the heart of the Independence CBD and less than one mile from Interstate 70, the property offers excellent regional connectivity and proximity to national retailers, restaurants, and service providers.

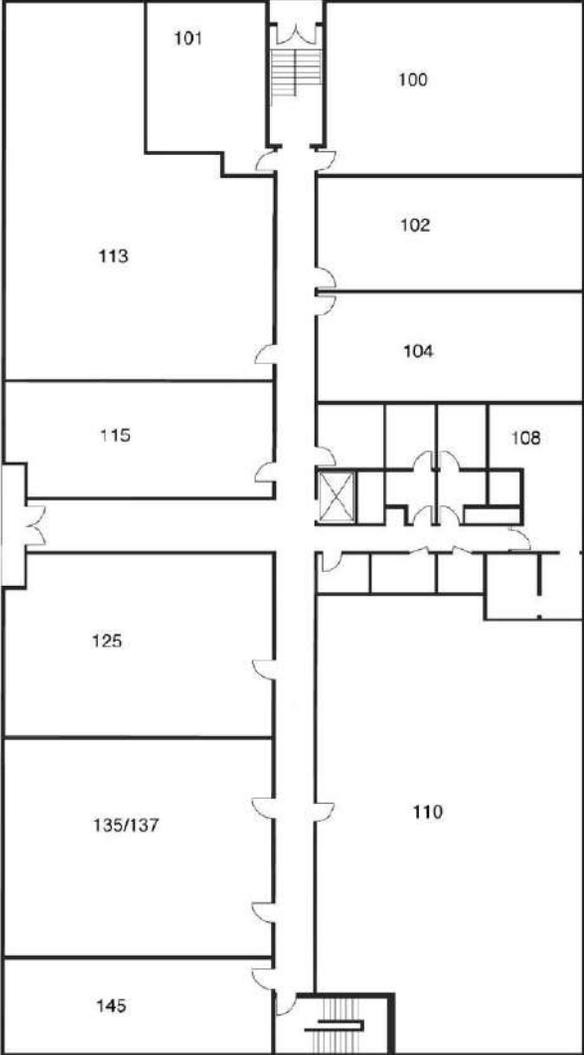
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## **RESERVABLE COMMON AREAS PROVIDE ADDED VALUE**

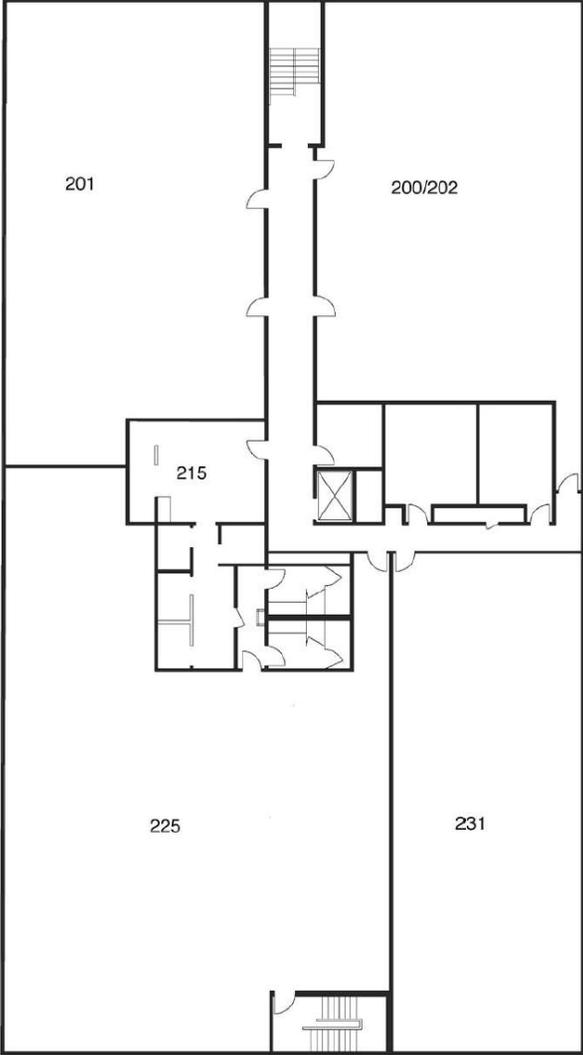
Two common meeting areas, including a board room and training room, are available for half-day or full-day rental, enhancing tenant functionality.

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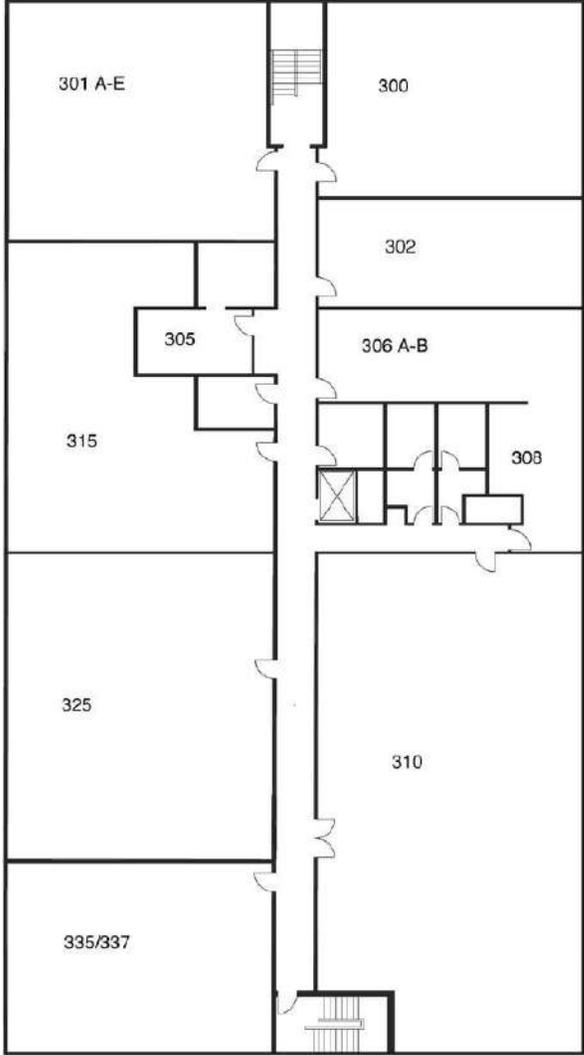
# FLOOR PLANS



1ST FLOOR



2ND FLOOR



3RD FLOOR

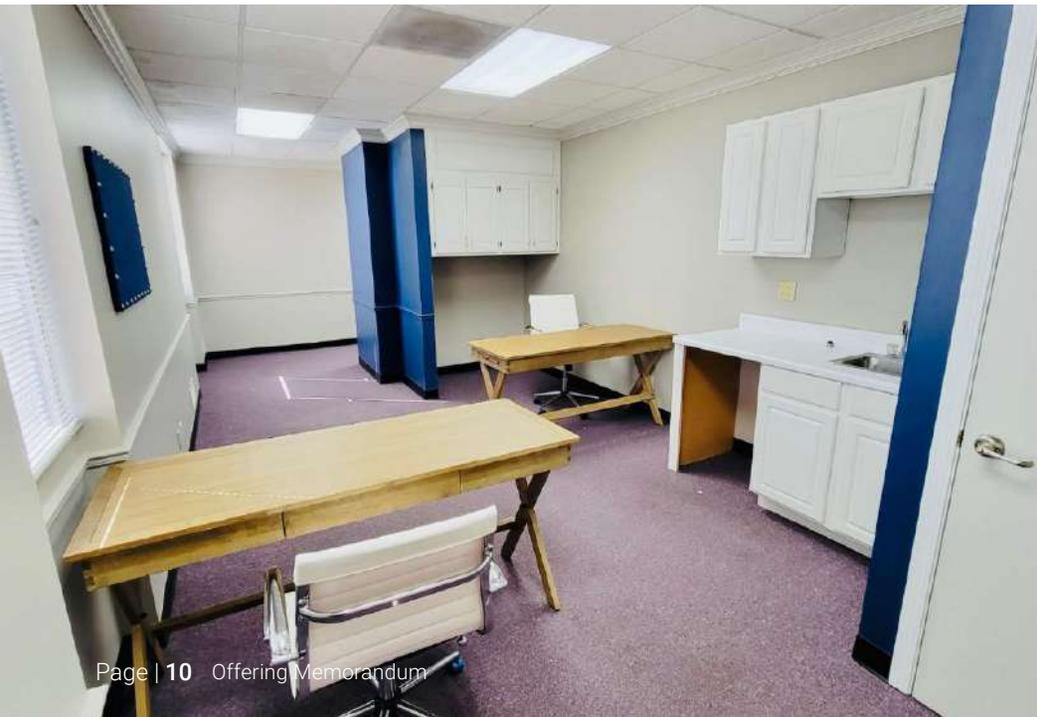
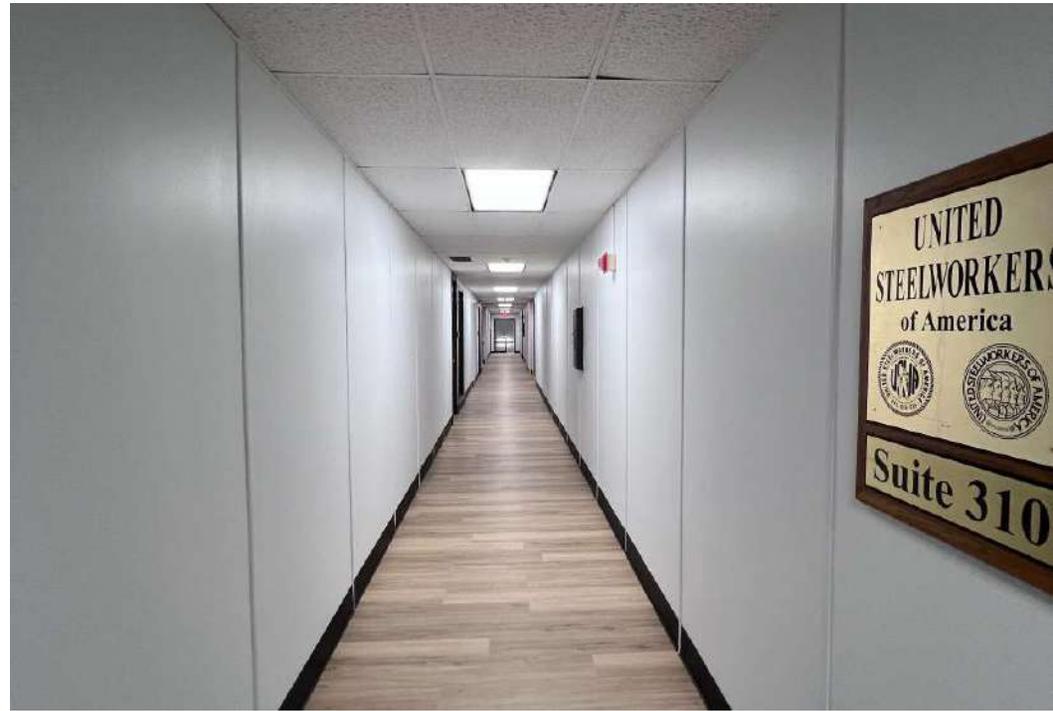
# PROPERTY PHOTOS



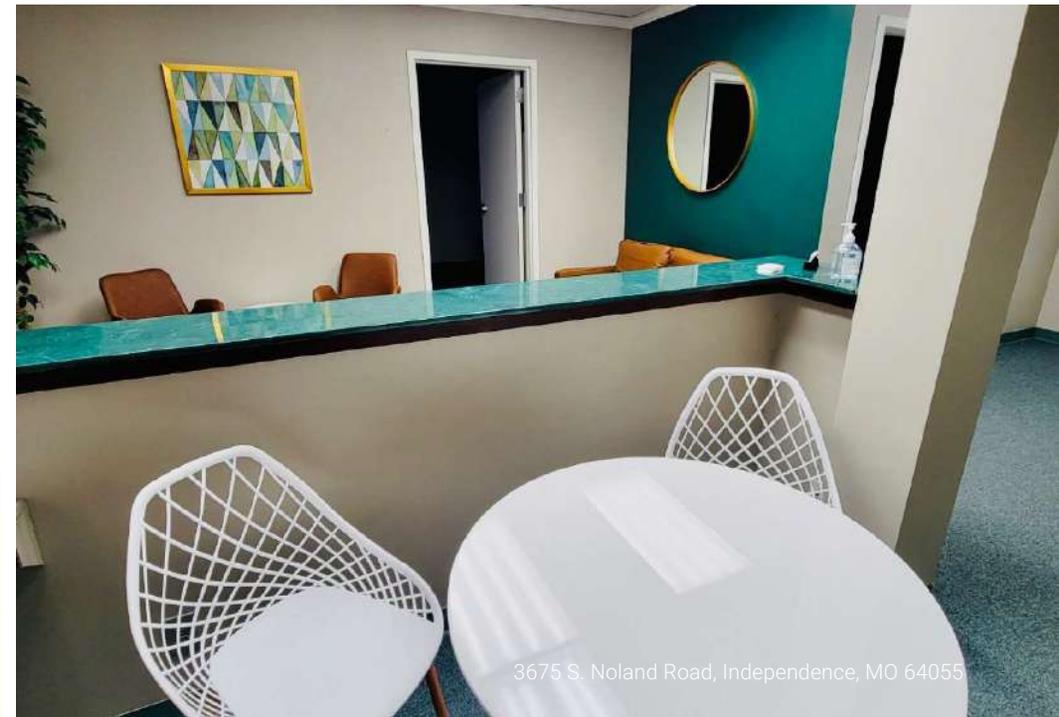
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# INDEPENDENCE | S. NOLAND ROAD CORRIDOR

## SUBMARKET QUICK FACTS

Noland Plaza is located along S. Noland Road within the Independence Central Business District, one of Eastern Jackson County's most established commercial corridors. The area serves as a primary north-south connector supporting a dense residential base, established retail centers, professional offices, and consistent daily commuter traffic.

Positioned less than one mile from Interstate 70 and near Highway 291, the property benefits from strong regional connectivity throughout the Kansas City metropolitan area. The surrounding trade area features national retailers, restaurants, financial institutions, medical providers, and long-standing residential neighborhoods that collectively support sustained demand for professional and service-oriented office users.

## A STRONG AND ESTABLISHED BUSINESS CORRIDOR

- Independence functions as a key commercial and service hub within Eastern Jackson County, supporting steady demand from professional, healthcare, legal, and service-oriented users.
- The S. Noland Road corridor is home to a concentration of shopping centers, restaurants, financial institutions, and community services, reinforcing daily activity and long-term tenant stability.
- Established commercial nodes and mature residential neighborhoods create consistent traffic volumes and strong visibility for office tenants.

## EMPLOYMENT & DEMOGRAPHIC DRIVERS

- The submarket benefits from a diverse employment base supported by retail, healthcare, education, municipal services, and regional employers throughout the Independence and greater Kansas City area.
- Surrounding residential neighborhoods provide strong population density, supporting consistent daily traffic and client accessibility for office, medical, and service users.
- Stable population trends and household density contribute to sustained long-term demand for neighborhood-serving commercial space.

## ACCESSIBILITY & CONNECTIVITY

- Immediate access to Interstate 70 provides efficient east-west connectivity across the Kansas City MSA.
- Proximity to Highway 291 enhances north-south regional access.
- Strong frontage along S. Noland Road ensures convenient ingress and egress for tenants, clients, and visitors.
- The central location within Independence allows quick access to retail amenities, restaurants, and surrounding residential communities.

# LOCATION OVERVIEW

Noland Plaza Office Building is prominently located along S. Noland Road in Independence, within one of Eastern Jackson County's most established commercial corridors. Positioned in the heart of the Independence Central Business District, the property benefits from strong daily traffic, convenient accessibility, and proximity to a dense residential and employment base. The building is surrounded by national retailers, restaurants, financial institutions, medical providers, and neighborhood-serving businesses that contribute to steady daytime activity and client accessibility. Its location provides strong visibility and convenient access for professional, medical, and service-oriented tenants seeking a central, affordable office environment.

## Accessibility and Transportation

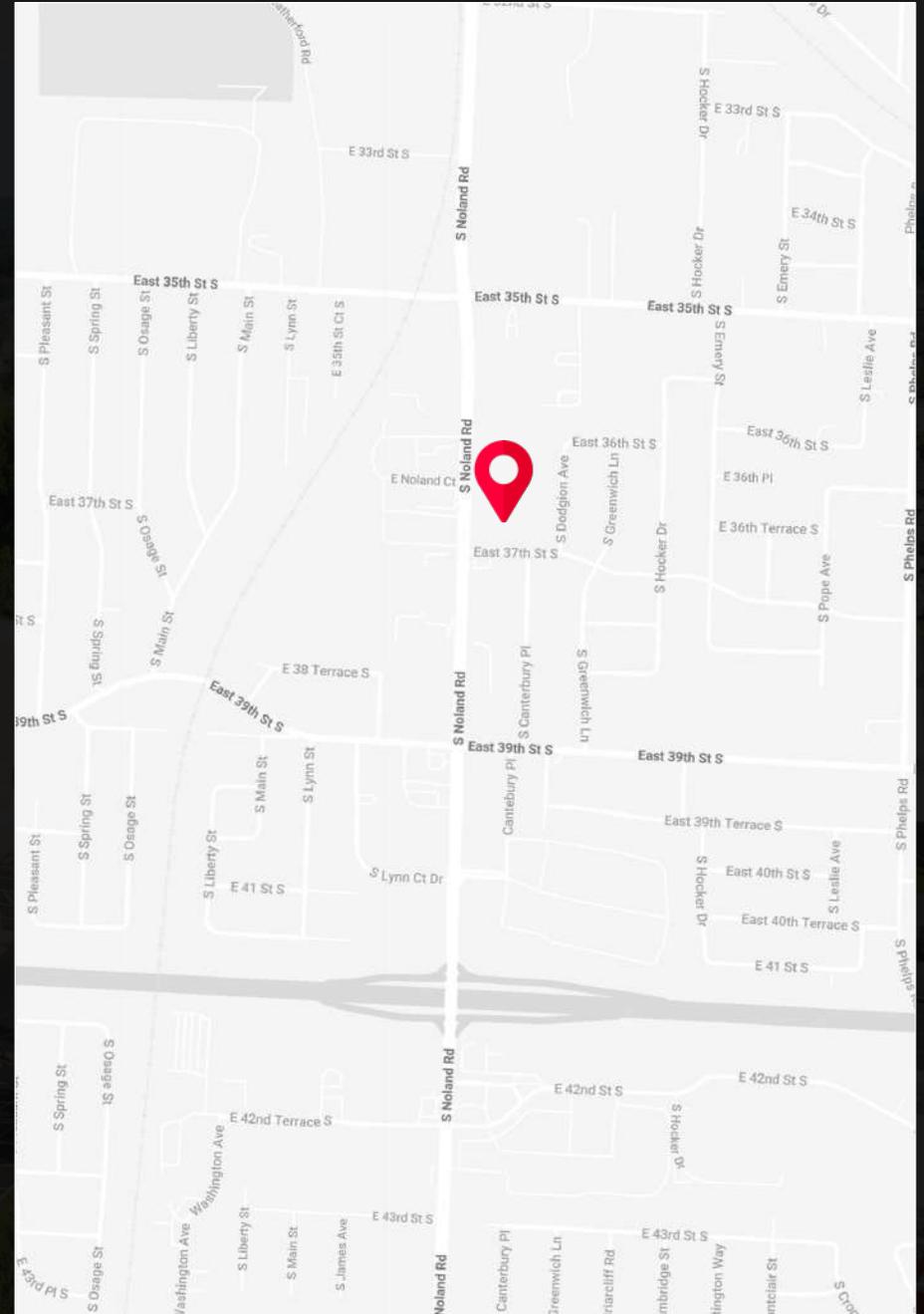
The property benefits from immediate access to Interstate 70, located less than one mile away, providing strong east–west connectivity across the Kansas City metropolitan area. Proximity to Highway 291 enhances north–south access throughout Eastern Jackson County. Direct frontage along S. Noland Road ensures convenient ingress and egress for tenants, employees, and visitors. Established roadway infrastructure and signalized intersections support efficient traffic flow and ease of access.

## Surrounding Amenities

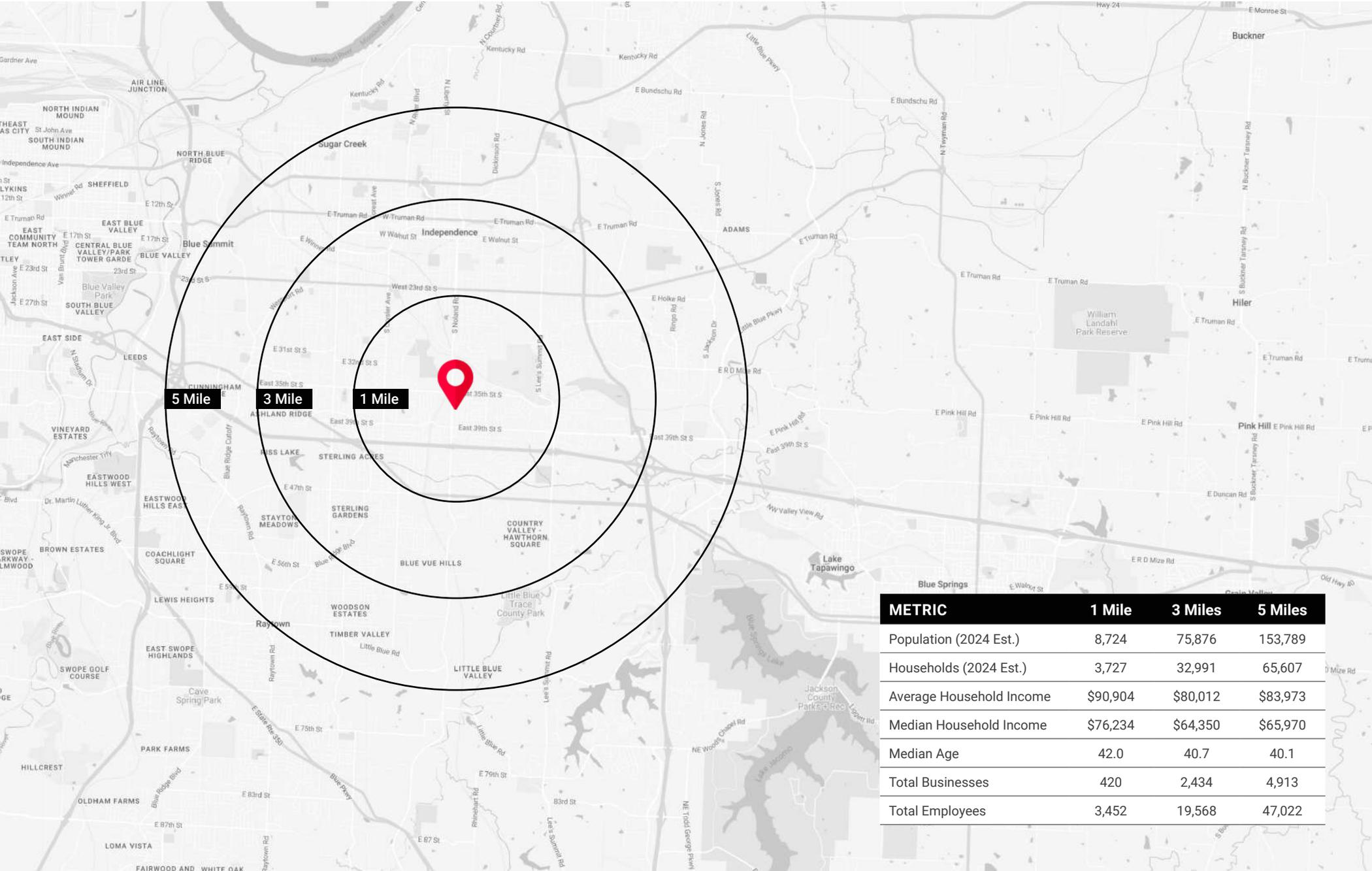
The surrounding area offers a balanced mix of residential neighborhoods, shopping centers, dining options, financial institutions, and service providers. Nearby national and regional retailers, grocery stores, and restaurants enhance daily convenience for tenants and their clients. This established commercial environment reinforces the corridor's role as a primary destination for neighborhood-serving businesses and professional office users.

## Economic and Demographic Context

Independence benefits from a stable population base, diverse employment drivers, and continued reinvestment across key commercial corridors. The area's mature residential density, established business infrastructure, and strong regional connectivity support long-term demand for professional office space. These fundamentals position Noland Plaza as a practical and accessible office solution within a proven suburban trade area.



# DEMOGRAPHICS



METRIC	1 Mile	3 Miles	5 Miles
Population (2024 Est.)	8,724	75,876	153,789
Households (2024 Est.)	3,727	32,991	65,607
Average Household Income	\$90,904	\$80,012	\$83,973
Median Household Income	\$76,234	\$64,350	\$65,970
Median Age	42.0	40.7	40.1
Total Businesses	420	2,434	4,913
Total Employees	3,452	19,568	47,022



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Daniel Cooper is the Broker and Founder of Cooper Murdock, a commercial real estate firm providing advisory, leasing, and investment services throughout the Kansas City metropolitan area. Based in Blue Springs, Missouri, Cooper Murdock works with property owners, investors, and operators across retail, office, and mixed-use assets, with a focus on strategic execution and long-term value creation.

Daniel brings a hands-on, detail-oriented approach to each assignment, assisting clients with leasing strategy, asset repositioning, and transaction structuring in evolving market conditions. His work often involves identifying opportunities within existing properties and guiding clients through complex decision-making with clarity and discipline. Daniel is known for his responsiveness, market insight, and practical approach to navigating transactions from initial strategy through closing.