



NNN INVESTMENT PROPERTY

Newly Remodeled Two Tenant Retail Building For Sale
4600 S. Noland Road, Independence, Missouri



SALE PRICE: \$2,095,326 | CAP RATE: 5.5%

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,542	61,725	152,724
Avg. Household Income	\$82,052	\$81,358	\$76,321



CLICK HERE TO VIEW MORE LISTING INFORMATION

- 7,908 SF Building on approx. 23,000 SF Lot
- 2-Tenants Imagine Dental and Athletico
- Prime Location with excellent frontage on Noland Road that has 18,000 cars per day
- Close Proximity to I-70
- Other nearby tenants include HyVee, Furniture Deals, Old Time Pottery, Dollar Tree and Olive Garden
- Established population base + regional draw location
- Intersection carries over 60,000 cars per day

For More Information Contact:

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

COLANDUS RUCKER, JR. | 816.412.7388 | crucker@blockandco.com

Exclusive Agents

For More Information Contact:

ALEX BLOCK | 816.412.7373 | ablock@blockandco.com

DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com

Exclusive Agents





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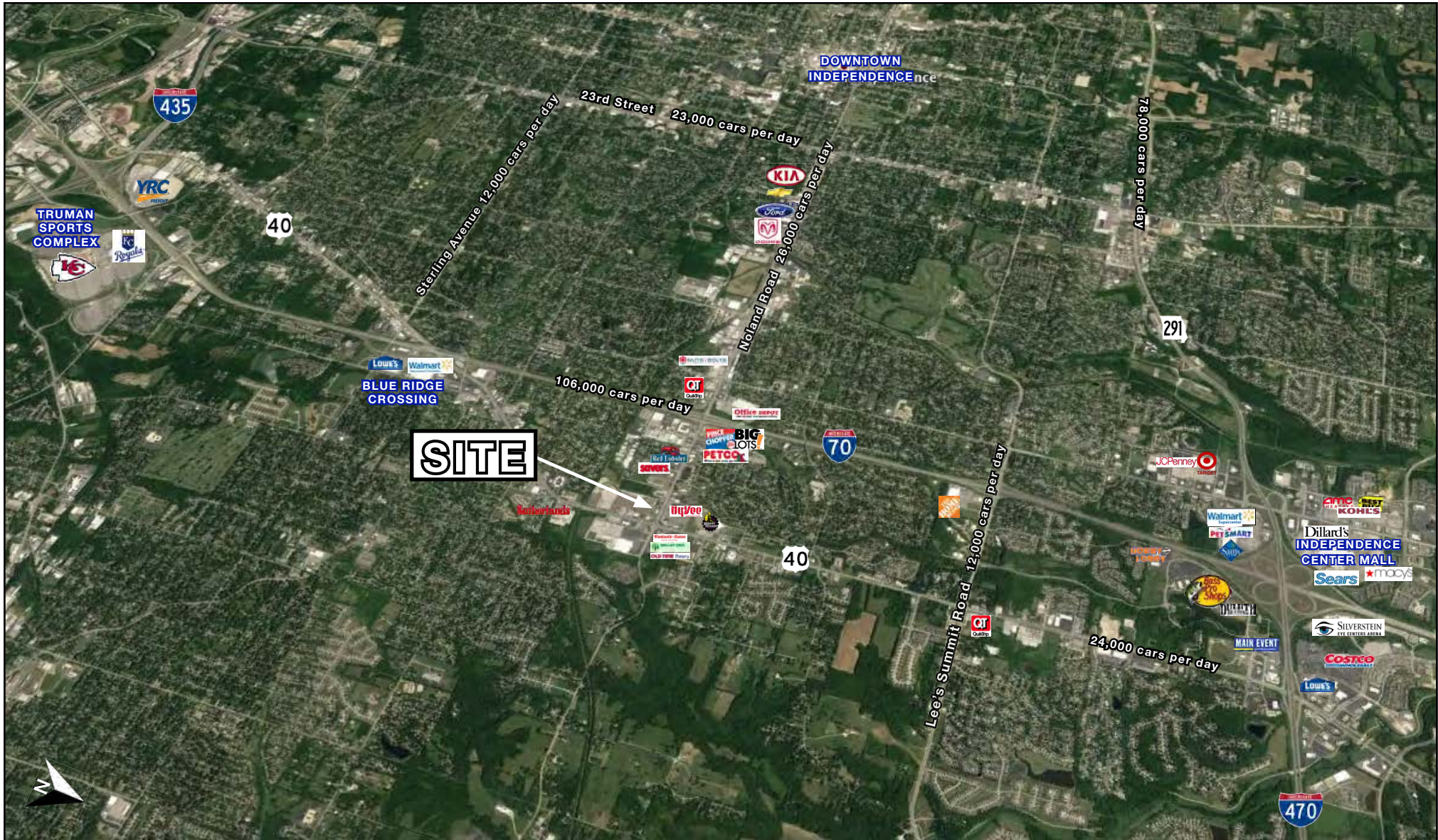
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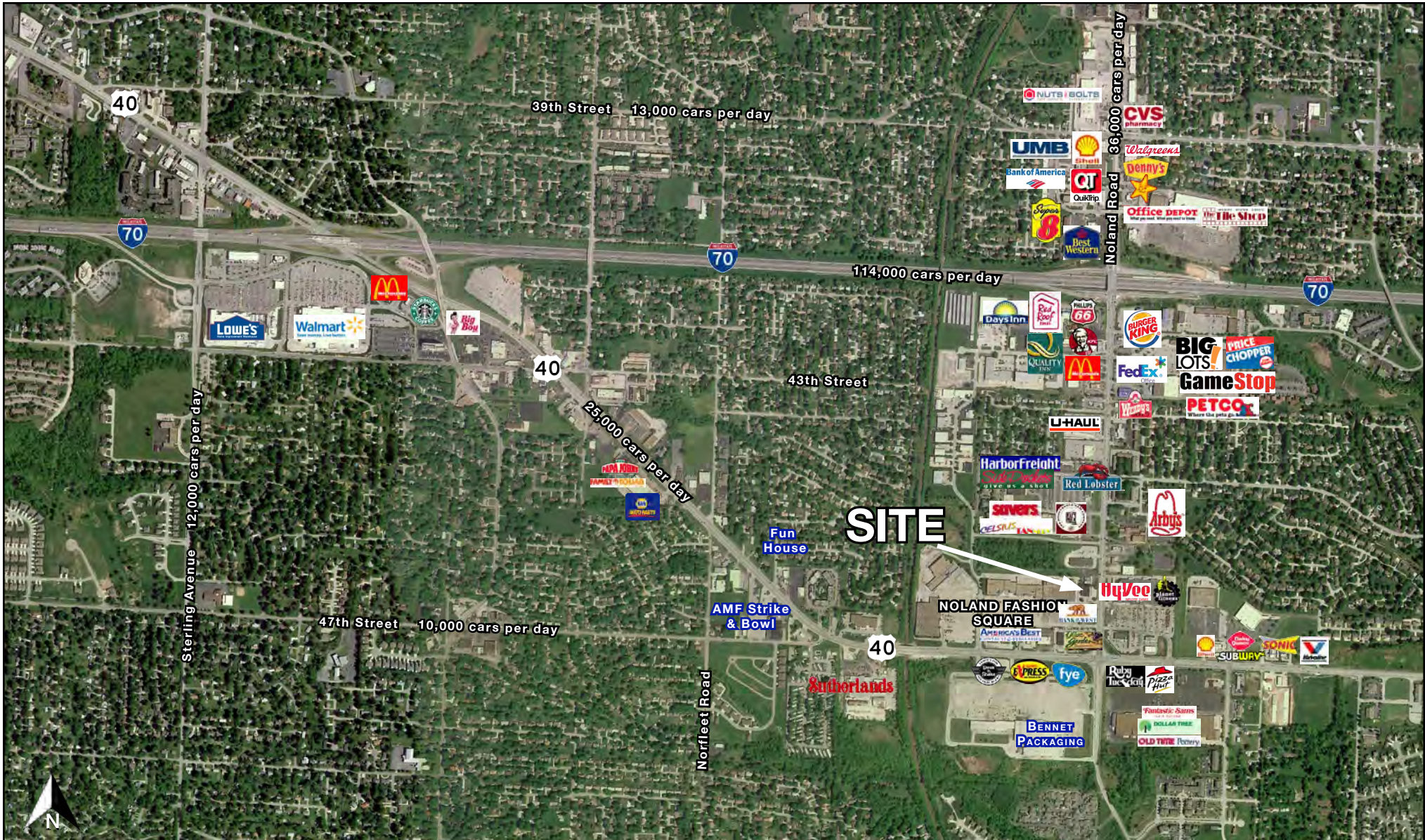
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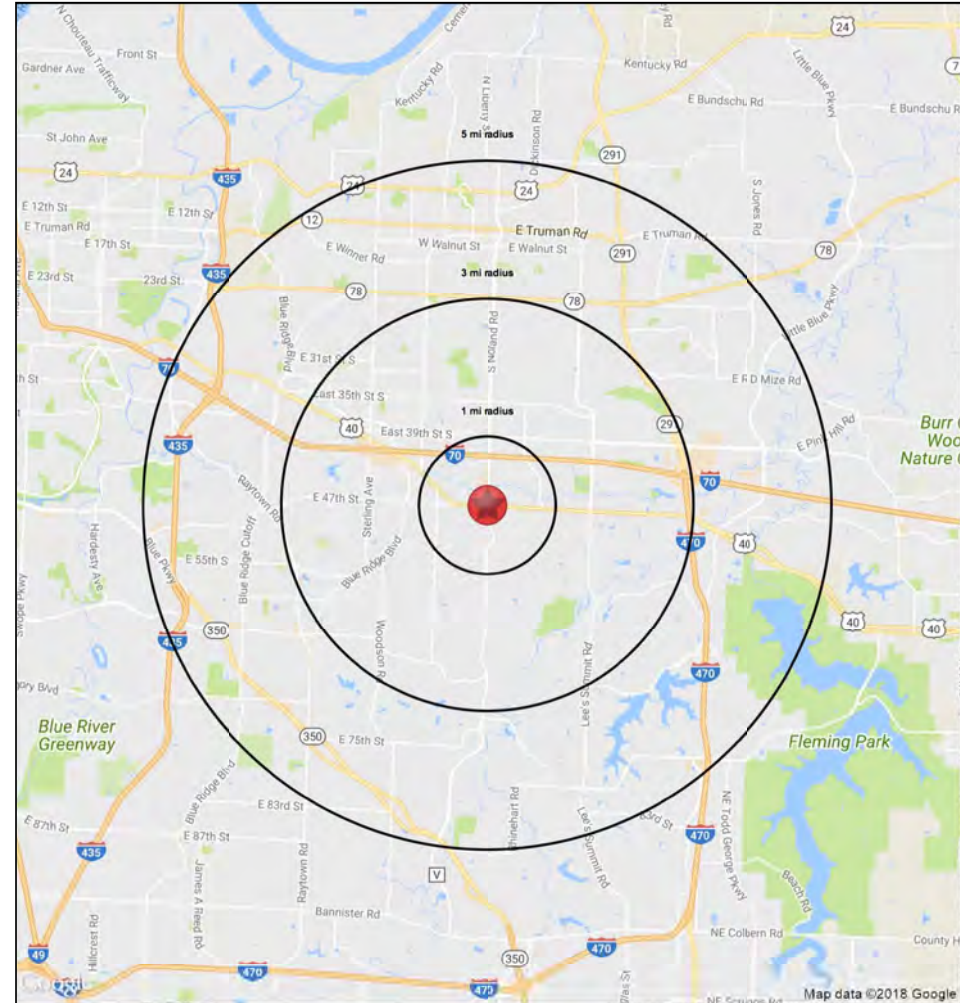
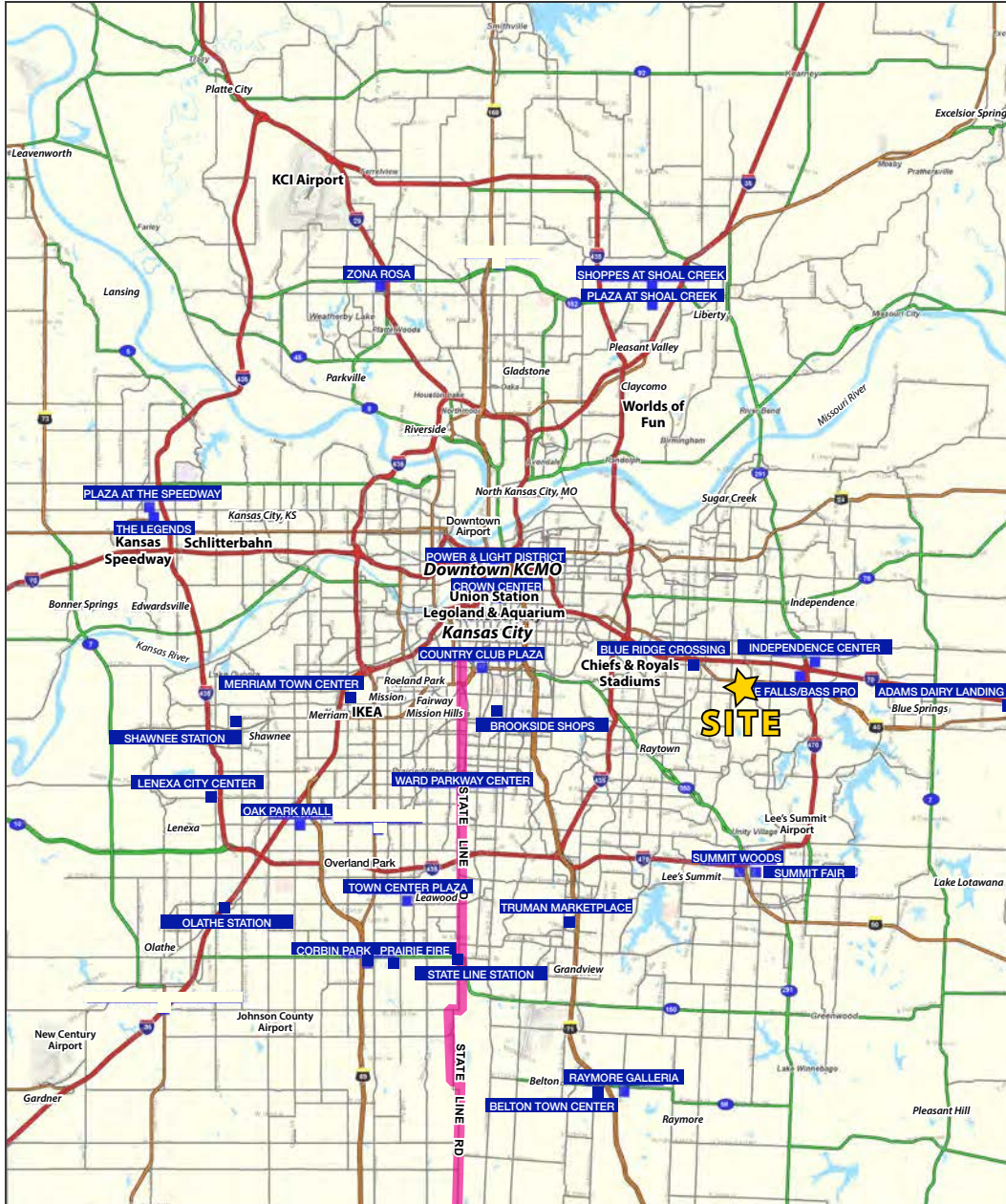
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Lat/Lon: 39.0357/-94.4155

40 Highway & Noland Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	7,542	61,725	152,724
2026 Projected Population	7,542	61,533	153,174
2010 Census Population	7,638	62,684	152,433
2000 Census Population	7,156	58,468	145,086
Projected Annual Growth 2021 to 2026	-	-	-
Historical Annual Growth 2000 to 2021	0.3%	0.3%	0.3%
2021 Median Age	44.2	42.6	41.1
Households			
2021 Estimated Households	3,365	26,756	65,025
2026 Projected Households	3,374	26,811	65,409
2010 Census Households	3,355	26,779	63,980
2000 Census Households	3,142	25,043	61,265
Projected Annual Growth 2021 to 2026	-	-	0.1%
Historical Annual Growth 2000 to 2021	0.3%	0.3%	0.3%
Race and Ethnicity			
2021 Estimated White	78.6%	77.7%	76.6%
2021 Estimated Black or African American	13.1%	13.3%	13.9%
2021 Estimated Asian or Pacific Islander	1.7%	1.9%	2.1%
2021 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2021 Estimated Other Races	6.1%	6.6%	6.9%
2021 Estimated Hispanic	7.6%	7.9%	7.8%
Income			
2021 Estimated Average Household Income	\$82,052	\$81,358	\$76,321
2021 Estimated Median Household Income	\$55,987	\$59,867	\$58,760
2021 Estimated Per Capita Income	\$36,645	\$35,302	\$32,584
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.6%	2.6%
2021 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.0%	5.7%
2021 Estimated High School Graduate	31.6%	33.9%	33.5%
2021 Estimated Some College	25.2%	25.3%	24.6%
2021 Estimated Associates Degree Only	8.1%	6.6%	7.3%
2021 Estimated Bachelors Degree Only	17.1%	17.4%	16.7%
2021 Estimated Graduate Degree	9.6%	9.3%	9.6%
Business			
2021 Estimated Total Businesses	351	1,545	4,903
2021 Estimated Total Employees	3,454	15,765	60,174
2021 Estimated Employee Population per Business	9.8	10.2	12.3
2021 Estimated Residential Population per Business	21.5	40.0	31.2

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