

Warehouse For Lease

24 Hwy & Noland Road
Independence, Missouri



- **3,538 SF (500 SF Office)**
- **1 Dock High and 1 Drive In**
- **12" Clear Height**
- **\$2,300/Month, Gross (Tenant pays utilities)**

RUBENSTEIN REAL ESTATE CO., LC
4400 Shawnee Mission Parkway, Suite 209
Fairway, KS 66205

Cullen Magariel
Cullen@rubensteinre.com

All information furnished regarding property for lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior lease or withdraw without notice.

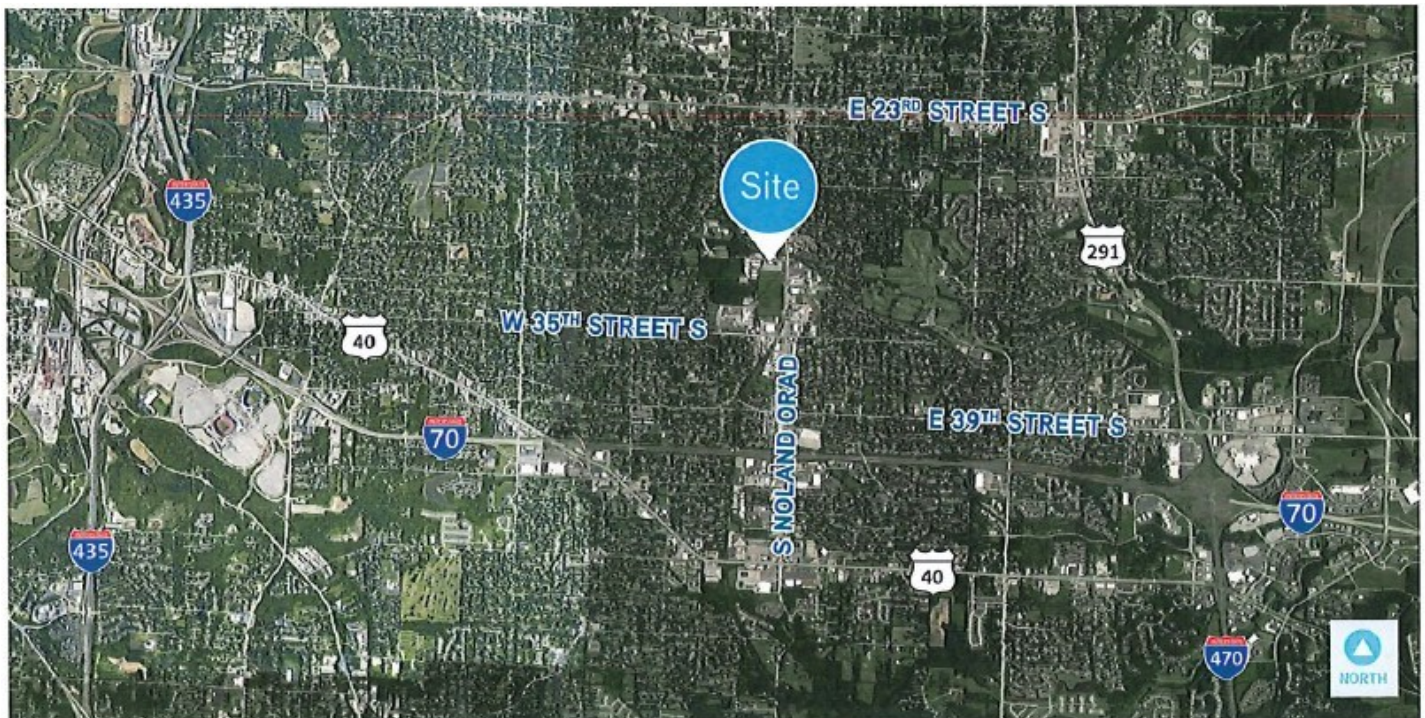
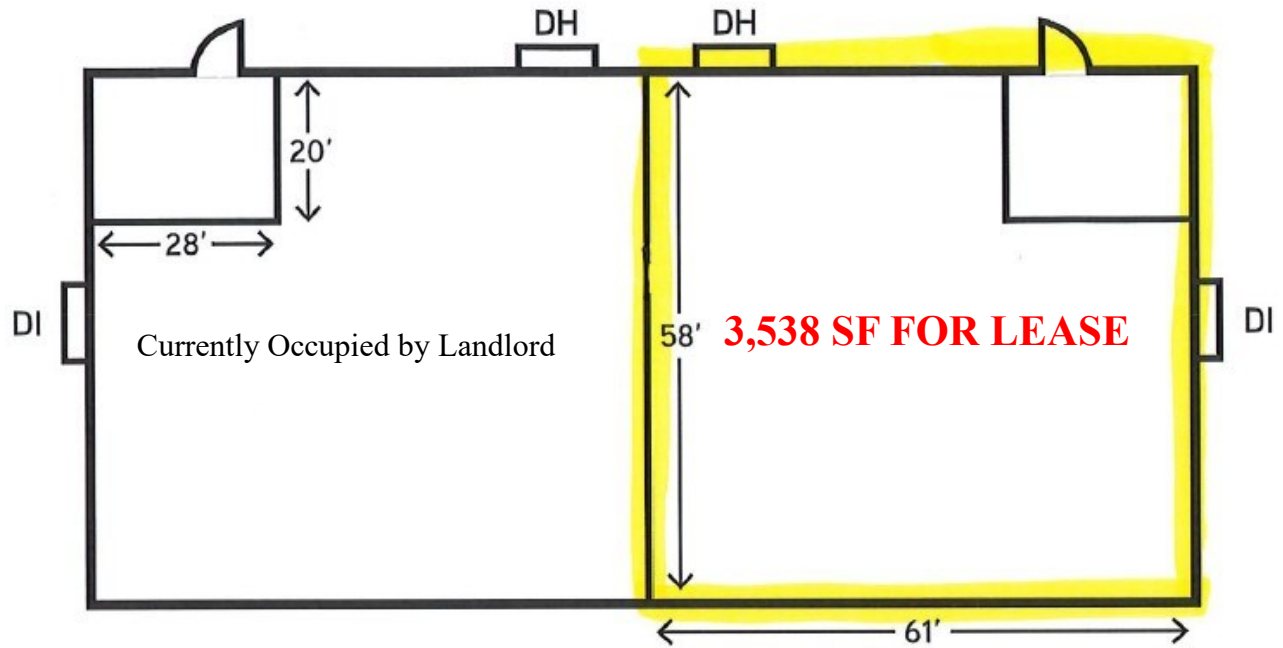


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Demographic Summary Report

109-111 W 31st St, Independence, MO 64055

Building Type: **Industrial**
 RBA: **7,500 SF**
 Land Area: **.75 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	2 Mile	10 Mile
Population			
2028 Projection	8,467	39,141	516,767
2023 Estimate	8,390	38,700	507,154
2010 Census	8,331	37,960	476,229
Growth 2023 - 2028	0.92%	1.14%	1.90%
Growth 2010 - 2023	0.71%	1.95%	6.49%
2023 Population by Hispanic Origin	704	3,979	58,048
2023 Population	8,390	38,700	507,154
White	7,610 90.70%	34,245 88.49%	341,239 67.29%
Black	308 3.67%	1,941 5.02%	130,357 25.70%
Am. Indian & Alaskan	60 0.72%	314 0.81%	3,585 0.71%
Asian	84 1.00%	479 1.24%	11,131 2.19%
Hawaiian & Pacific Island	55 0.66%	340 0.88%	2,013 0.40%
Other	273 3.25%	1,380 3.57%	18,830 3.71%
U.S. Armed Forces	6	32	262
Households			
2028 Projection	3,550	16,872	214,491
2023 Estimate	3,516	16,680	210,164
2010 Census	3,496	16,363	195,729
Growth 2023 - 2028	0.97%	1.15%	2.06%
Growth 2010 - 2023	0.57%	1.94%	7.37%
Owner Occupied	2,744 78.04%	11,127 66.71%	120,687 57.43%
Renter Occupied	772 21.96%	5,553 33.29%	89,477 42.57%
2023 Households by HH Income	3,517	16,681	210,166
Income: <\$25,000	642 18.25%	3,872 23.21%	50,590 24.07%
Income: \$25,000 - \$50,000	717 20.39%	4,578 27.44%	48,511 23.08%
Income: \$50,000 - \$75,000	813 23.12%	3,606 21.62%	39,531 18.81%
Income: \$75,000 - \$100,000	494 14.05%	1,844 11.05%	24,479 11.65%
Income: \$100,000 - \$125,000	273 7.76%	914 5.48%	18,146 8.63%
Income: \$125,000 - \$150,000	291 8.27%	924 5.54%	11,358 5.40%
Income: \$150,000 - \$200,000	184 5.23%	553 3.32%	9,979 4.75%
Income: \$200,000+	103 2.93%	390 2.34%	7,572 3.60%
2023 Avg Household Income	\$76,026	\$64,159	\$70,425
2023 Med Household Income	\$63,763	\$49,426	\$53,439