

1.26-ACRE SHOVEL-READY RETAIL PAD

INDEPENDENCE, MO

FULLY IMPROVED COMMERCIAL PAD FOR GROUND LEASE



DANIEL COOPER

Broker and Founder

Phone: (816) 645-4440

Email: dcooper@coopermurdoch.com

CM



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Email: dcooper@coopermurdock.com



17603
E US HIGHWAY 40



Executive Summary

Cooper Murdock is pleased to present a 1.26-acre fully improved pad site for ground lease along E US Highway 40 in Independence, positioned directly in front of a 100% leased, multi-tenant retail center.

The site offers strong highway visibility, consistent daily traffic, and built-in consumer demand within one of Eastern Jackson County's most established retail corridors. The shovel-ready property features a fully paved surface, dual curb cuts, and all public utilities on-site, significantly reducing development timelines and upfront costs. Direct access to I-70, I-470, and Highway 291 provides excellent regional connectivity throughout the Kansas City metropolitan area.

The pad is well suited for drive-thru, QSR, financial, or medical users seeking a highly visible, convenience-oriented location. Ownership will consider a long-term NNN ground lease, offering a rare opportunity to secure a premium retail pad in a proven trade area.

PROPERTY DETAILS

Property Address 17603 E US Highway 40, Independence 64055

Property Type Commercial Land

Property Subtype Retail Pad / Ground Lease

Land Area 1.26 Acres

Site Condition Fully Improved, Shovel-Ready

Surface Fully Paved

Frontage Direct Frontage on E US Highway 40

Access Dual Curb Cuts with Multiple Ingress/Egress Points

Utilities All Public Utilities Available On-Site

Zoning Commercial

Retail Adjacency Located in Front of a 100% Leased Retail Center

Visibility Exceptional Highway Exposure and Line-of-Sight Visibility

Surrounding Uses Established Retail, Service, and Residential Neighborhoods

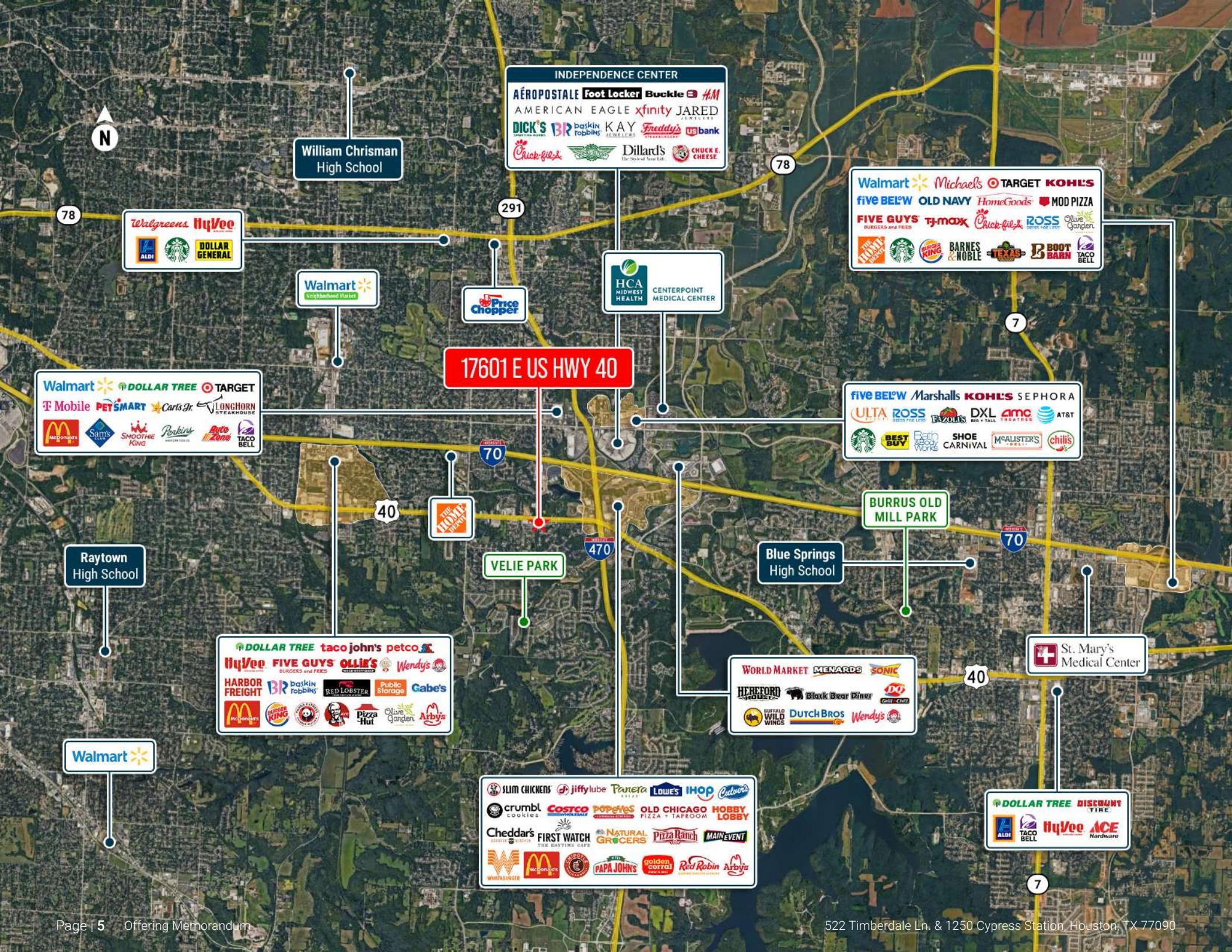
Ideal Uses Drive-Thru Coffee, QSR, Bank, Medical, Service Retail

Lease Structure Ground Lease – NNN

Lease Term Negotiable







INVESTMENT HIGHLIGHTS

FULLY IMPROVED, SHOVEL-READY PAD SITE

±1.26-acre commercial outparcel that is fully paved with existing curb cuts and all public utilities available on-site, allowing for immediate development and significantly reduced entitlement, site work, and construction risk.

PRIME US HIGHWAY 40 FRONTAGE WITH EXCEPTIONAL VISIBILITY

Prominent frontage along E US Highway 40 provides strong line-of-sight exposure and sustained daily traffic counts, supporting high-volume, convenience-oriented retail and service uses.

FRONT-OF-CENTER POSITIONING AT A 100% LEASED RETAIL CENTER

Strategically located directly in front of Colonnade Shopping Center, benefiting from consistent daily customer traffic, strong co-tenancy, and built-in cross-shopping generated by an established tenant mix.

IDEAL FOR DRIVE-THRU AND SERVICE-ORIENTED USERS

Site size, access configuration, and visibility are well suited for drive-thru coffee, quick-service restaurant (QSR), financial institution, or medical users seeking a flagship or infill location.

DUAL ACCESS POINTS ENHANCE TRAFFIC FLOW AND SAFETY

Multiple ingress and egress points improve circulation, convenience, and stacking efficiency—critical for drive-thru and high-turnover uses.

EXCELLENT REGIONAL CONNECTIVITY

Convenient access to I-70, I-470, and Highway 291 provides efficient connectivity throughout the Kansas City metropolitan area, expanding the site's effective trade radius.

FLEXIBLE GROUND LEASE STRUCTURES

Ownership will consider long-term NNN ground lease arrangements for qualified users. The site is fully improved and shovel-ready, allowing tenants to design and construct improvements to suit their operational needs, subject to ownership approval.

ATTRACTIVE LONG-TERM INCOME POTENTIAL

A long-term NNN ground lease structure provides ownership with the opportunity to generate durable, low-management income while retaining control of a premier pad site in a high-traffic retail corridor. Lease terms to be negotiated based on tenant credit, lease duration, and structure.

PROPERTY PHOTOS



INDEPENDENCE | E US HIGHWAY 40 CORRIDOR

SUBMARKET QUICK FACTS

The subject property is located along the E US Highway 40 retail corridor in Independence, one of Eastern Jackson County's most established commercial thoroughfares. The corridor serves as a primary east–west arterial supporting a dense residential base, established retail nodes, and daily commuter traffic. The area benefits from strong regional connectivity, a mature consumer base, and consistent demand for convenience-oriented retail and service uses. Positioned near major transportation routes including I-70, I-470, and Highway 291, the corridor provides efficient access throughout the Kansas City metropolitan area. The surrounding trade area features a mix of national and regional retailers, service providers, and long-standing neighborhoods that collectively drive stable traffic volumes and retail performance.

A STRONG AND ESTABLISHED RETAIL SUBMARKET

- Independence serves as a key retail and service hub within Eastern Jackson County, supporting consistent consumer demand driven by established neighborhoods and daily commuter flow.
- The US 40 corridor is home to a concentration of shopping centers, restaurants, financial institutions, and service-oriented retailers, reinforcing long-term tenant demand.
- The presence of stabilized, fully leased retail centers reflects the corridor's proven performance and resilience across market cycles.

EMPLOYMENT & DEMOGRAPHICS DRIVERS

- The submarket benefits from a large and diverse employment base supported by retail, healthcare, education, logistics, and municipal employers throughout the Independence and greater Kansas City area.
- Surrounding residential neighborhoods provide dense population support, generating consistent daily traffic for convenience retail, food service, and medical users.
- Stable population trends and household density support long-term demand for neighborhood-serving commercial uses.

ACCESSIBILITY & CONNECTIVITY

- Immediate access to I-70, I-470, and Highway 291 provides strong regional connectivity across the Kansas City MSA.
- Direct frontage along E US Highway 40 ensures convenient ingress and egress for customers, employees, and service providers.
- The location allows efficient access to nearby retail amenities, residential communities, and employment centers, enhancing site functionality for high-traffic users.

LOCATION OVERVIEW

The subject property is prominently located along E US Highway 40 in Independence, within an established retail and commercial corridor serving a dense residential and employment base in Eastern Jackson County. Positioned directly in front of a stabilized, multi-tenant shopping center, the site benefits from strong daily traffic counts, excellent visibility, and built-in consumer draw. The location is well suited for convenience-oriented retail and service users seeking exposure, accessibility, and proximity to established neighborhoods. The property's location provides direct access to major transportation routes, including I-70, I-470, and Highway 291, offering efficient regional connectivity throughout the Kansas City metropolitan area.

Accessibility and Transportation

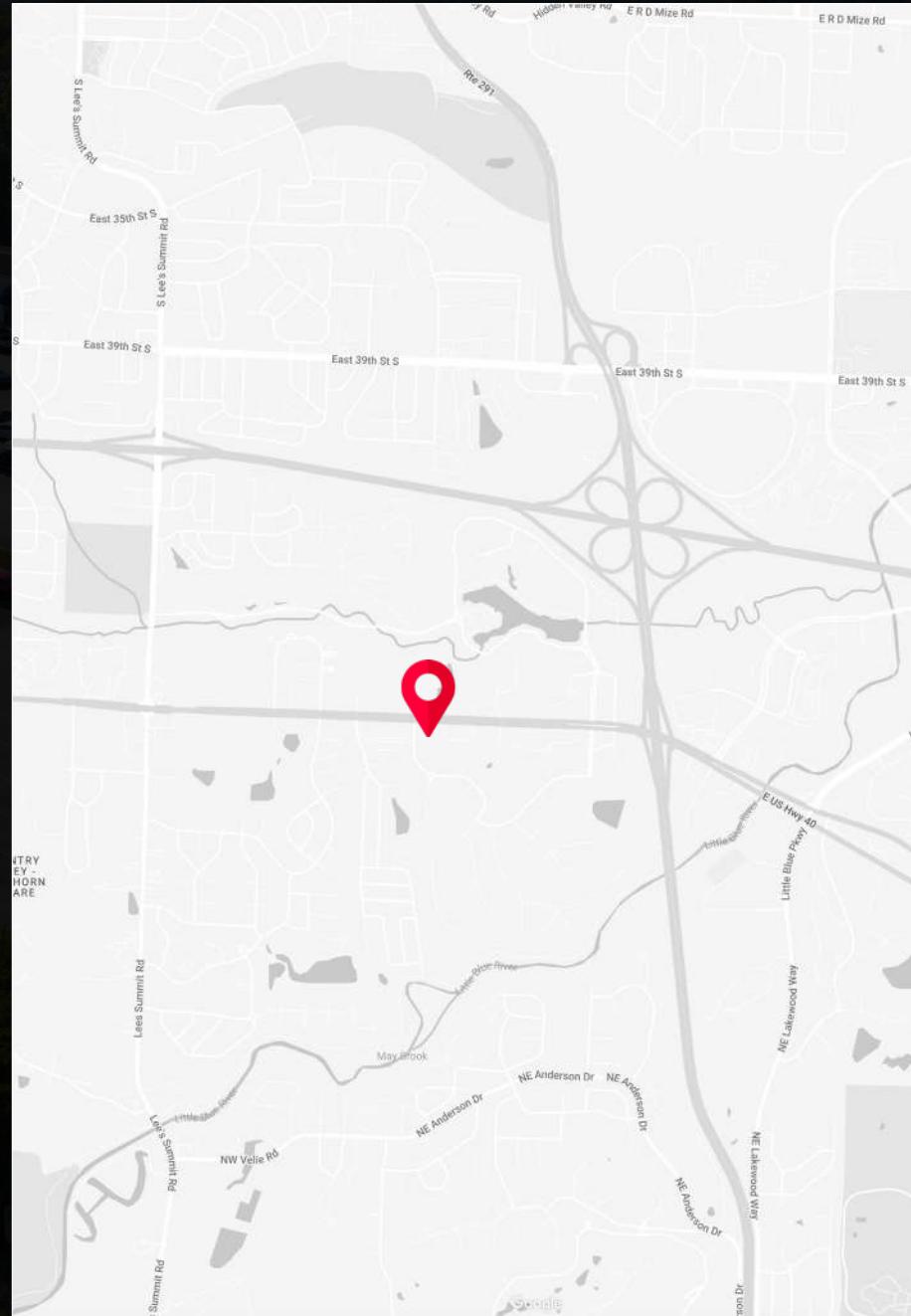
The site benefits from immediate access to key transportation corridors, including I-70 and I-470, providing strong east–west and north–south connectivity across the Kansas City MSA. Direct frontage along E US Highway 40 ensures convenient ingress and egress for customers, employees, and service providers. Multiple access points and established roadway infrastructure support efficient traffic flow and ease of access for high-turnover retail and drive-thru uses.

Surrounding Amenities

The surrounding area offers a balanced mix of residential neighborhoods, retail centers, restaurants, financial institutions, and service-oriented businesses. Nearby amenities include grocery stores, national retailers, dining options, and professional services, contributing to daily convenience and consistent consumer activity. The established retail environment reinforces the corridor's role as a primary destination for neighborhood-serving commercial uses.

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 demographics, combined with steady residential density and regional connectivity, support long-term demand for retail and service-oriented development. These fundamentals make the location increasingly attractive to national and regional tenants seeking durable performance within a proven suburban trade area.



DEMOGRAPHICS





DANIEL COOPER

Broker and Founder

Phone: (816) 645-4440

Email: dcooper@coopermurdock.com

CM

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.