

1.26-ACRE SHOVEL-READY RETAIL PAD

INDEPENDENCE, MO

FULLY IMPROVED COMMERCIAL PAD FOR GROUND LEASE



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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

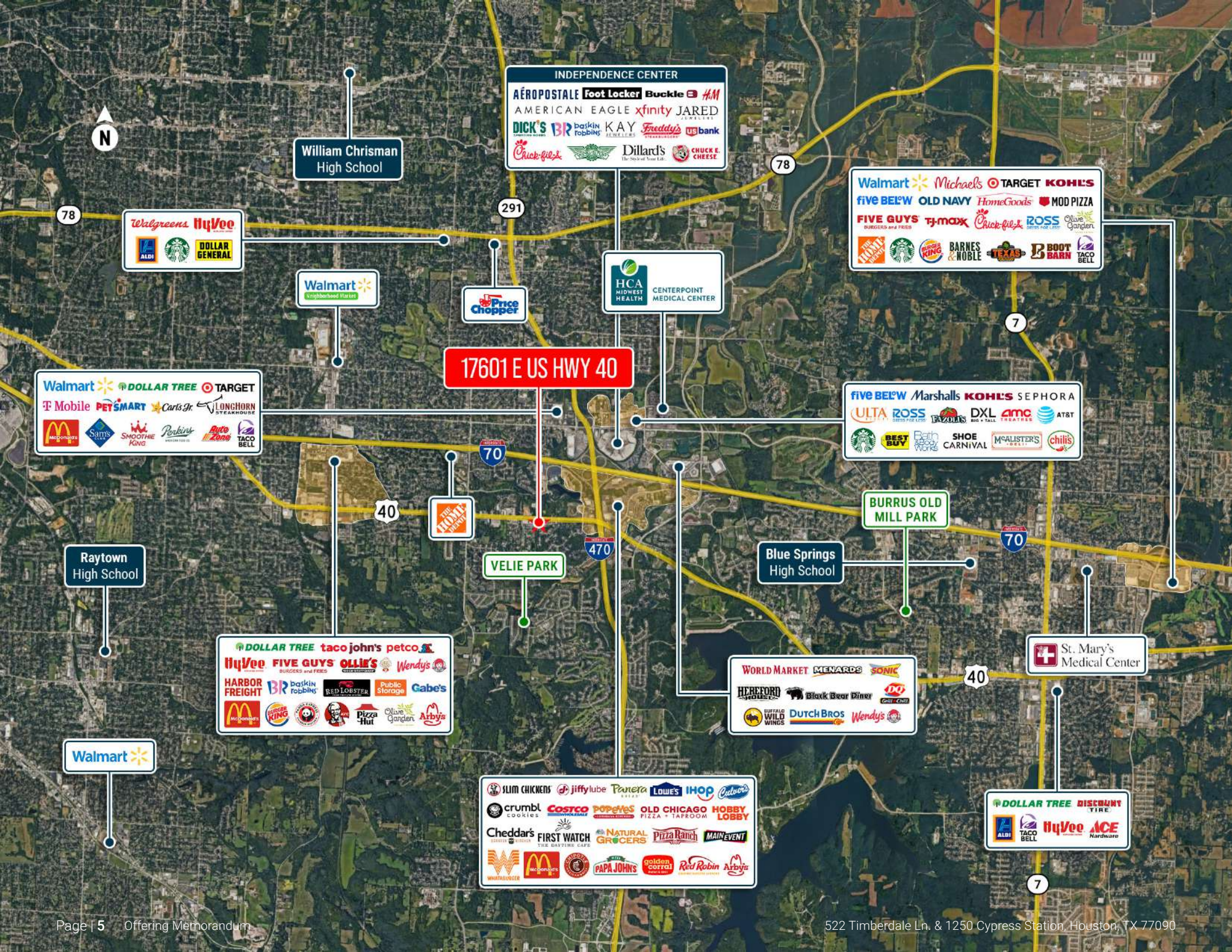
Property Address	17603 E US Highway 40, Independence 64055
Property Type	Commercial Land
Property Subtype	Retail Pad / Ground Lease
Land Area	1.26 Acres
Site Condition	Fully Improved, Shovel-Ready
Surface	Fully Paved
Frontage	Direct Frontage on E US Highway 40
Access	Dual Curb Cuts with Multiple Ingress/Egress 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





17601 E US HWY 40

Voy Spears, Jr
Elementary School



INDEPENDENCE CENTER

AÉROPOSTALE Foot Locker Buckle & HAM
AMERICAN EAGLE xfinity JARED
DICK'S Baskin Robbins KAY Freddy's US Bank
Chick-fil-A Dillard's CHUCK & CHEESE

William Chrisman High School

Walgreens HyVee
ALDI Starbucks DOLLAR GENERAL

Walmart Neighborhood Market

Price Chopper

HCA MIDWEST HEALTH
CENTERPOINT MEDICAL CENTER

Walmart Michaels TARGET KOHL'S
five BEER OLD NAVY HomeGoods MOD PIZZA
FIVE GUYS TJ-maxx Chick-fil-A ROSS Olive Garden
THE TRUCKEE Starbucks BURGER KING BARNES & NOBLE TEXAS BOOT BARN TACO BELL

Walmart DOLLAR TREE TARGET
T Mobile PETSMART Carls Jr. LONGHORN STEAKHOUSE
McDonald's Sam's Club SMOOTHIE KING Perkins Auto Zone TACO BELL

17601 E US HWY 40

five BEER Marshalls KOHL'S SEPHORA
ULTA ROSS DOLLAR TREE DXL AMC THEATRES AT&T
Starbucks BEST BUY Bath & Body Works SHOE CARNIVAL MCALISTER'S chilis

Raytown High School

THE HOME DEPOT

VELIE PARK

Blue Springs High School

BURRUS OLD MILL PARK

DOLLAR TREE taco john's petco
HyVee FIVE GUYS OLLIE'S Wendy's
HARBOR FREIGHT Baskin Robbins RED LOBSTER Public Storage Gabe's
McDonald's BUNGE KING SUSHI KINGS KFC Pizza Hut Olive Garden Arby's

WORLD MARKET MENARDS SONIC
HERFORD'S Black Bear Diner DO
BUFFALO WILD WINGS DUTCH BROS Wendy's

St. Mary's Medical Center

Walmart

SLIM CHICKENS jiffy lube Panera Lowe's IHOP Carls Jr.
crumbl cookies Costco POPPES OLD CHICAGO HOBBY LOBBY
Cheddar's FIRST WATCH NATURAL GROCERS PIZZA RANCH MAIN EVENT
Wendy's McDonald's PAPA JOHN'S golden CORN Red Robin Arby's

DOLLAR TREE DISCOUNT TIRE
ALDI TACO BELL HyVee ACE Hardware

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.

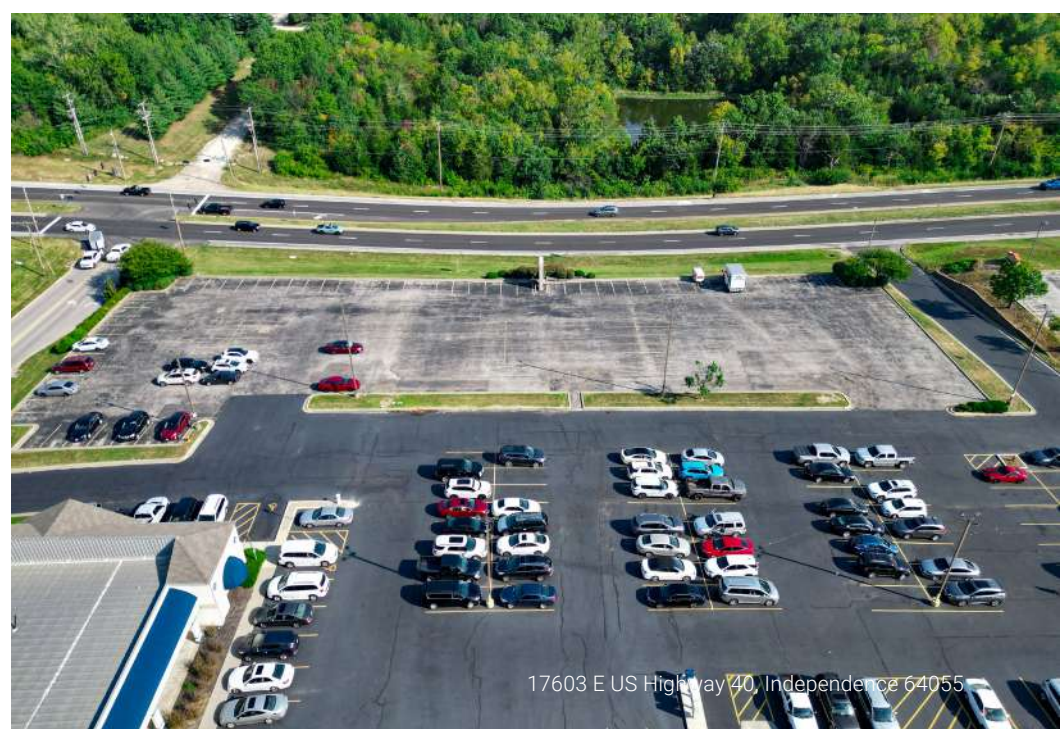
FLEXIBLE GROUND LEASE STRUCTURES

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

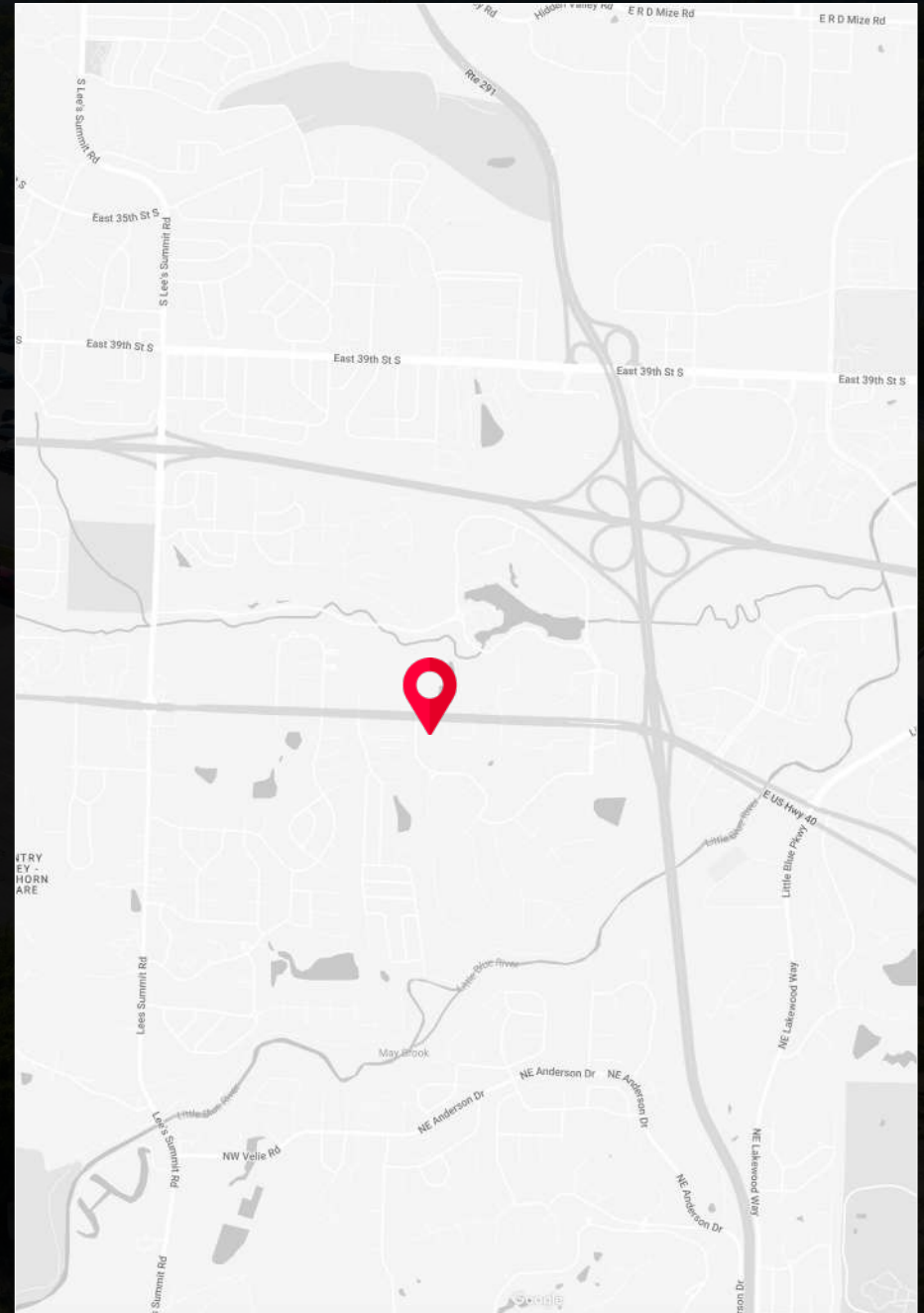
The site benefits from immediate access to key transportation corridors, including I-70 and I-470, providing strong east–west and north–south connectivity across the Kansas City MSA. Direct frontage along E US Highway 40 ensures convenient ingress and egress for customers, employees, and service providers. 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





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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.