

# 11525 E 24 HWY

11525 East US 24 Highway, Independence, MO 64054



**Michael Meier, Principal**

Aristocrat Realty

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# 11525 E 24 HWY

## PROPERTY INFORMATION

**Lease rate**

**Call for pricing**

**PROPERTY ADDRESS**

**11525 East US 24 Highway  
Independence, MO 64054**

**YEAR BUILT**

**1987**

**PROPERTY SIZE**

**3,500 Sq. Ft.**

**LAND SIZE**

**0.70 Acres**

**11525 East US 24 Highway  
Independence, MO 64054**

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



# PROPERTY OVERVIEW

Presenting a fantastic opportunity to lease a shell space in Independence Missouri!

This 3,500 Sf property features several high value improvements and features, including

- Excellent frontage
- Two 10-ton A/C Units
- Up to date security systems
- Large signage taking advantage of the high traffic of 24 highway
- New sidewalks and driveways
- Well maintained parking lot
- High-lumen parking lot lighting
- 3 main entrance doors, offering a variety of uses

For the right tenant, the Landlord is willing to provide Tenant Improvement dollars to help customize the space. The building is well suited for office, retail, educational, or specialty use, and offers flexibility rarely found in a property of this size and condition.



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# PROPERTY PHOTOS



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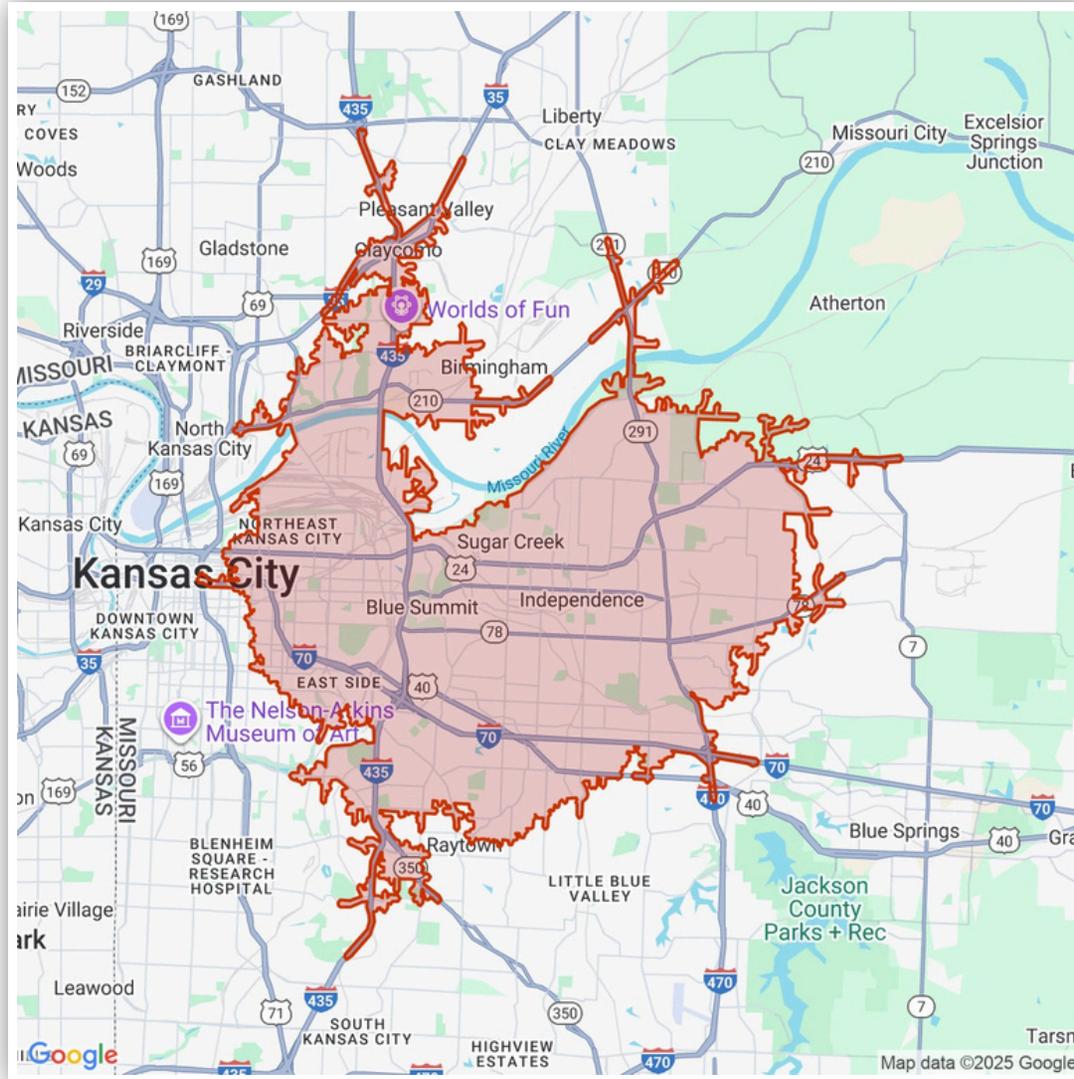


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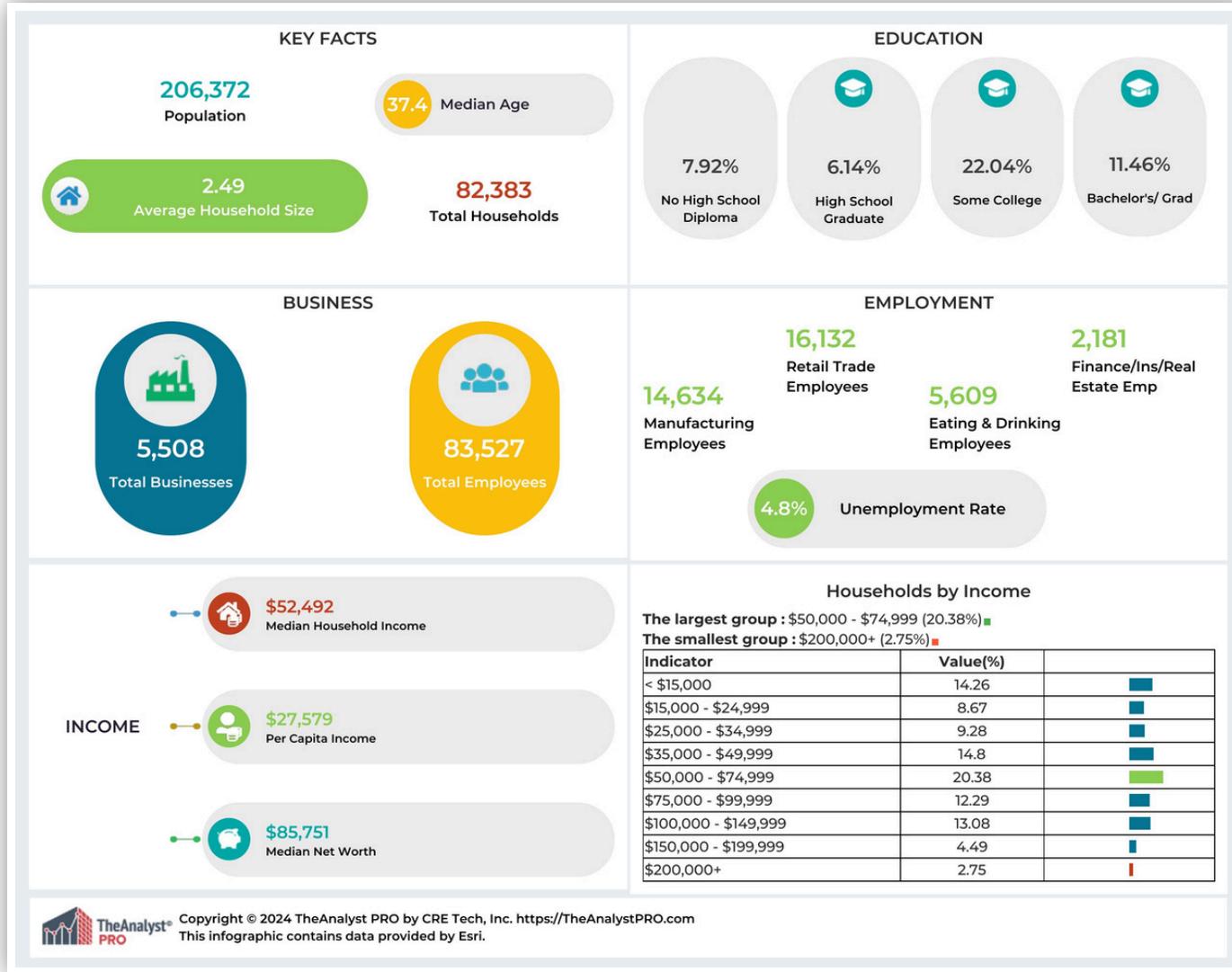
# LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



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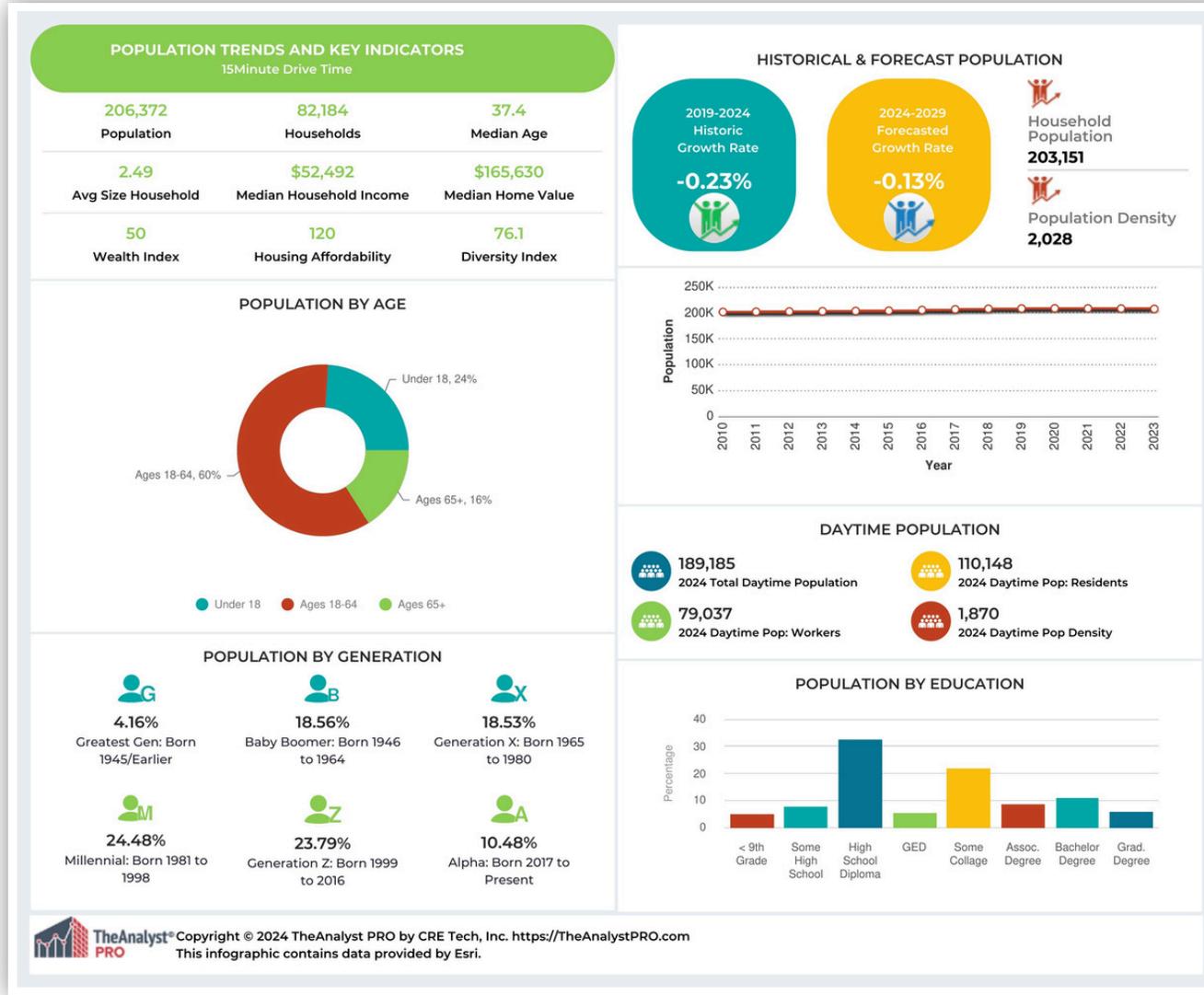
# INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)



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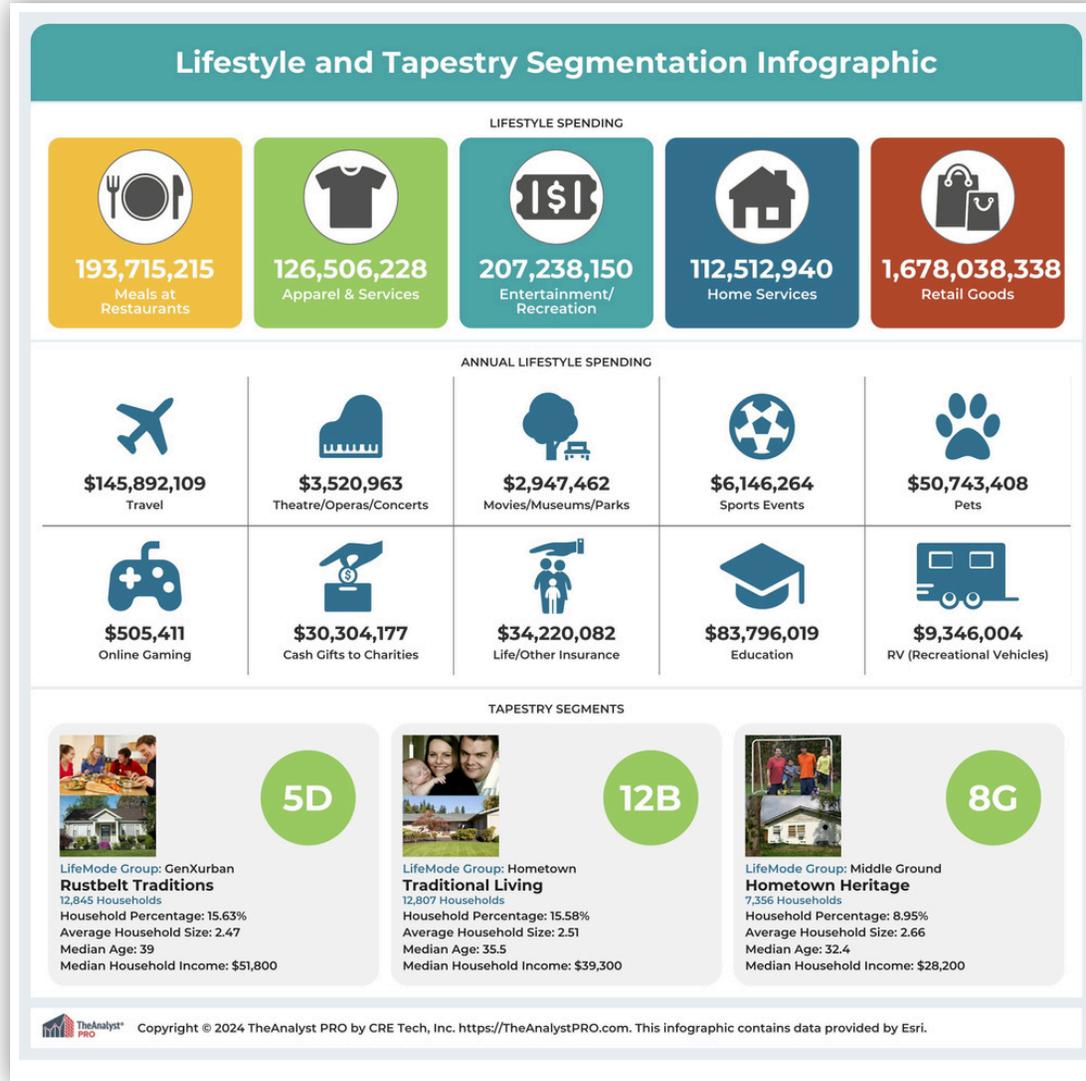
# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)



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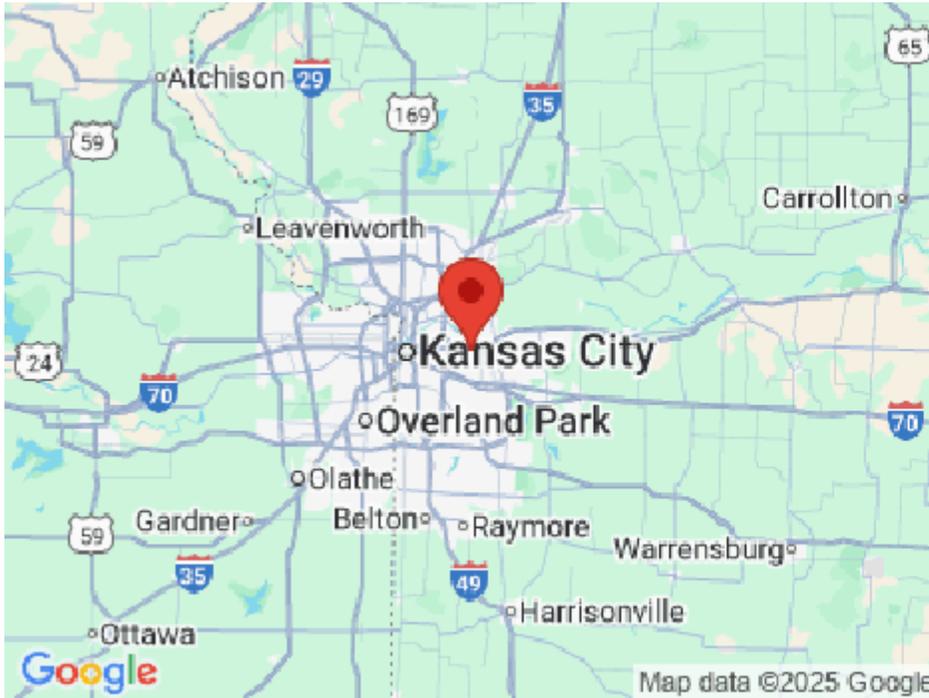


# INFOGRAPHIC: LIFESTYLE / TAPESTRY (DRIVE TIME: 15 MINUTES)



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# AREA LOCATION MAP



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# AERIAL ANNOTATION MAP



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# MEET MICHAEL MEIER

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Michael Meier is the Principal and Co-Founder of Aristocrat Realty & Development. He studied Business Management at Johnson County Community College and Pittsburg State University. With over two decades of entrepreneurial success, Michael transitioned from a local retail owner into real estate, driven by a passion for delivering exceptional customer service.

Under his leadership, Aristocrat Realty has grown to a team of 34 agents. Michael was recognized by the Kansas City Business Journal as the #1 top broker in the Kansas City area for retail sales in both 2023 and 2024. Specializing in off-market transactions and commercial developments, he brings strategic insight and a tireless work ethic to every project.

Outside of work, Michael enjoys tailgating and supporting the Chiefs and Royals, and spending quality time with his daughters, Julia and Wrenley, and his wife, Kailey. He proudly represents the PCR3 school district and serves on the Capital Campaign Committee for the Northland Career Center.

Michael also serves as a Parks Board Commissioner for Kansas City, Missouri, and sits on the Board of Zoning Adjustment (BZA) for KCMO. He is a board member of the Platte County Economic Development Council (PCEDC), the Northland Chamber of Commerce, and Starlight Theatre. Additionally, he serves on the boards of Platte County Senior Services and the Northland Workforce Development Centers 501(c)(3). He is a dedicated supporter of Children's Mercy Hospital, Ronald McDonald House Charities, the Alzheimer's Foundation, and the Multiple Sclerosis Association.

Michael Meier  
Principal/Realtor®



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www.aristocrat-realty.com



**Ranked #1 in Retail in 2022, 2023 and 2024!**

# MEET SAM BLACKSHER

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Sam Blacksher is a commercial real estate advisor with Aristocrat Realty and a lifelong Kansas City resident. He brings a valuable mix of local market knowledge, sharp marketing skills, and an investor's mindset to every deal he takes on.

Sam works with business owners, investors, and developers to buy, sell, and lease commercial properties across the Kansas City metro area. His expertise spans single-tenant NNN investments, multi-unit value-add opportunities, and retail, office, and mixed-use spaces. Whether it's a stabilized asset or a property in transition, Sam understands how to position it for maximum value and long-term success.

To ensure his listings reach the right audience, Sam utilizes platforms like LoopNet, CREXi, and CoStar, supported by targeted digital marketing campaigns. His approach blends traditional market insight with modern strategies, helping his clients achieve results efficiently.

Known for his direct communication style, strategic thinking, and ability to manage transactions from contract to close, Sam earns the trust of clients through clarity, speed, and results. He maintains strong connections with local lenders, contractors, and title professionals, streamlining every phase of the process.

Deeply rooted in the community, Sam offers more than just market stats — he provides a lived-in understanding of Kansas City's neighborhoods, trends, and growth patterns. Whether you're a first-time investor or a seasoned developer, Sam is a reliable, forward-thinking advisor who's committed to helping you make smart, profitable real estate decisions.

Sam Blacksher  
Realtor®



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