



# INDEPENDENCE PROFESSIONAL OFFICES

514 S. Noland Road, Independence, Missouri



## LEASE RATE: \$12/SF FULL SERVICE | 1,650 SF SPACES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,325	76,429	138,086
Avg. Household Income	\$46,167	\$63,035	\$67,998

- Two 1,650 SF office spaces
- Professional office space
- Medical office
- Spacious parking
- High visibility
- High traffic



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

**BILL MAAS, CCIM** | 816.412.7392 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)

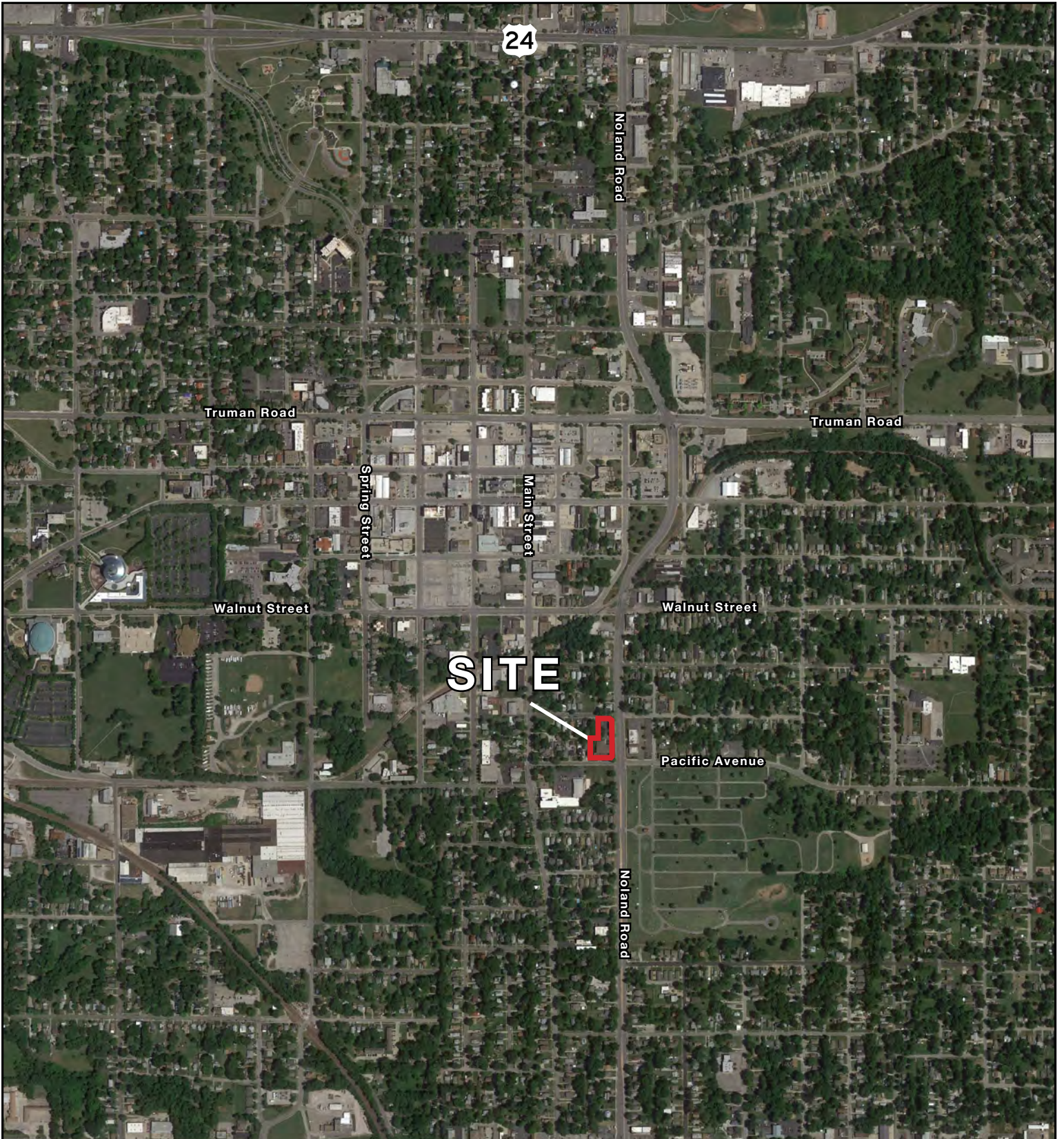
*Exclusive Agent*

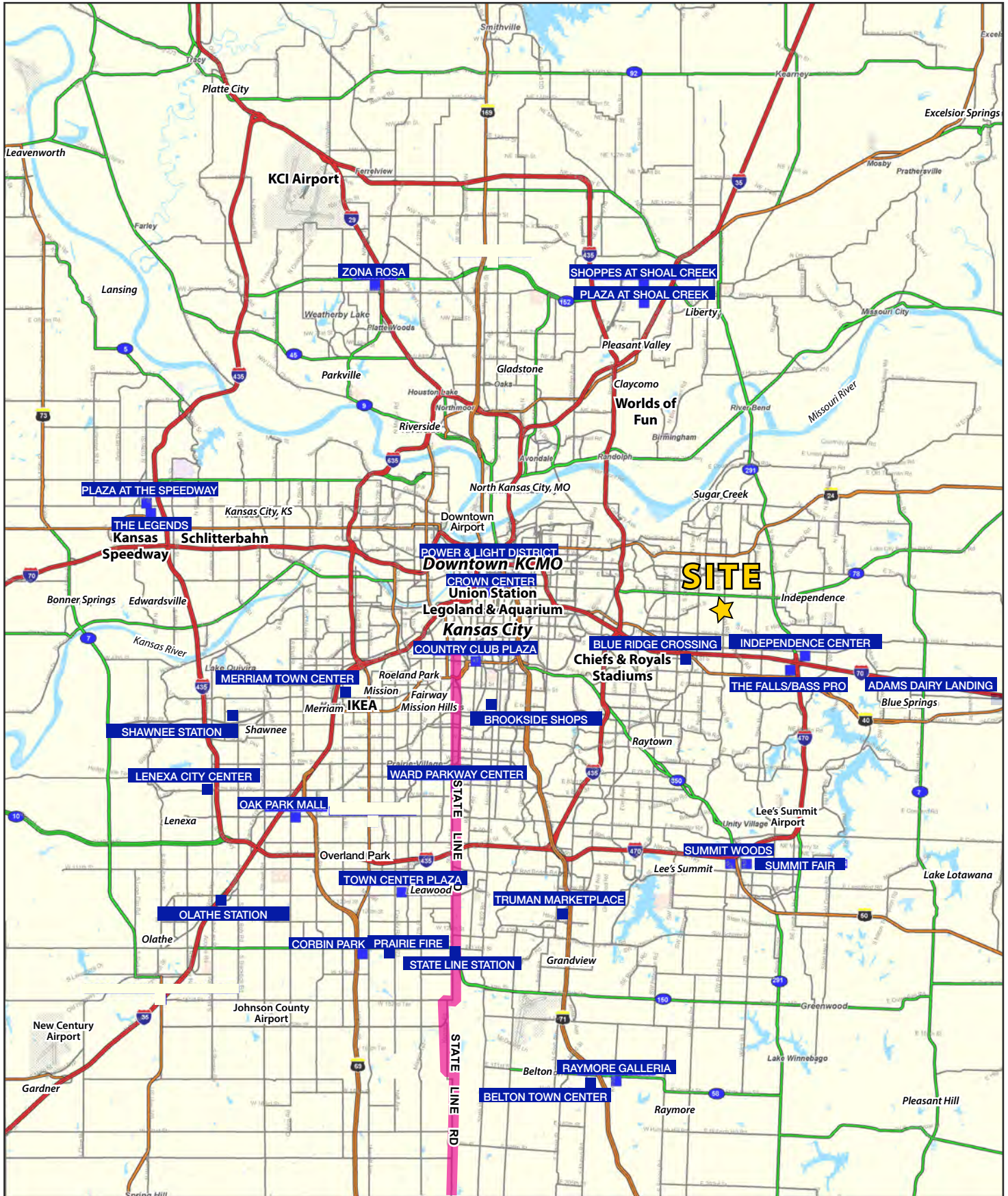


## AERIAL



AERIAL

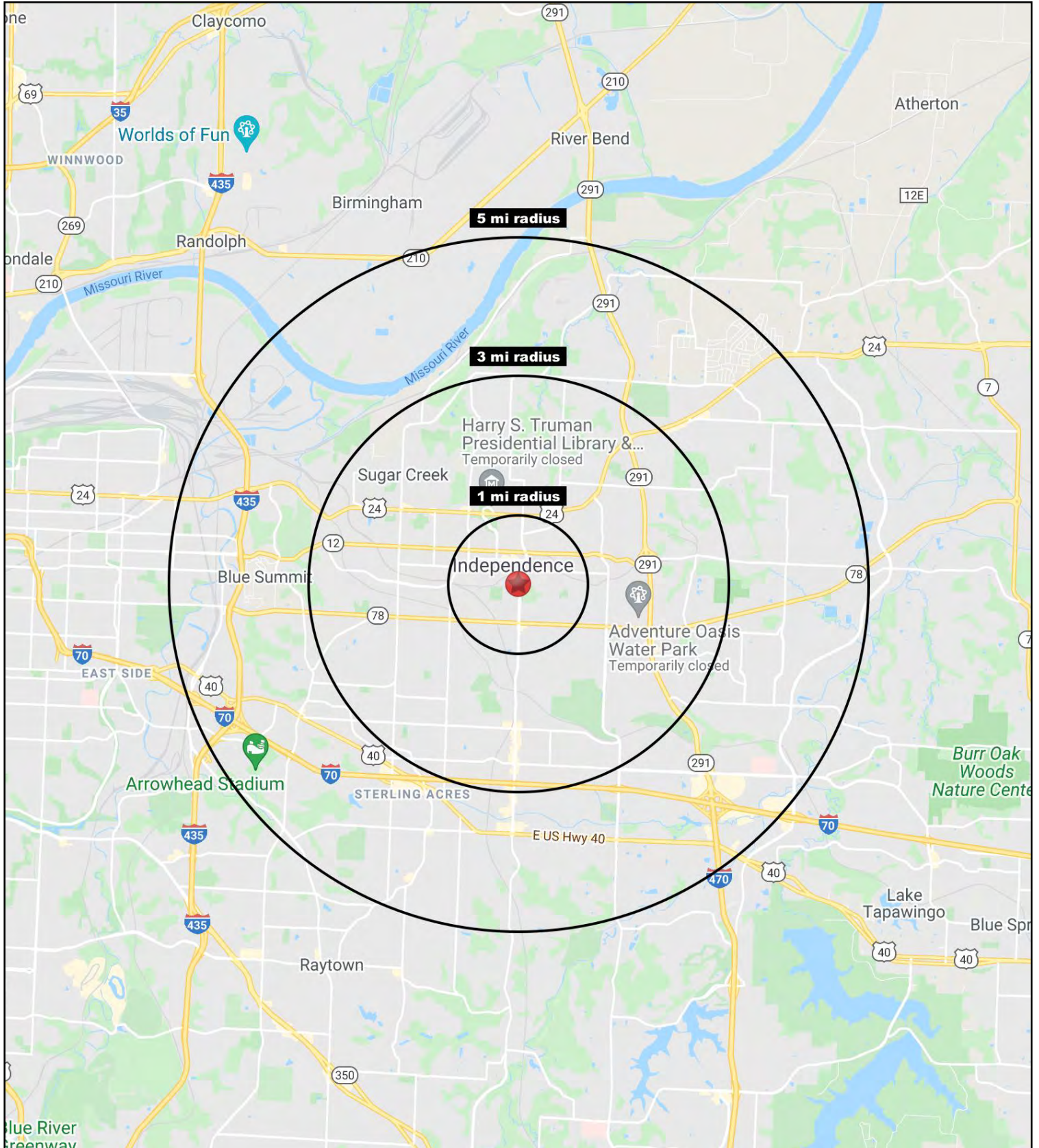






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514 S. Noland Road Independence, MO 64050	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	10,325	76,429	138,086
2026 Projected Population	10,150	75,820	137,564
2010 Census Population	10,427	77,380	138,882
2000 Census Population	11,192	78,620	135,059
Projected Annual Growth 2021 to 2026	-0.3%	-0.2%	-
Historical Annual Growth 2000 to 2021	-0.4%	-0.1%	0.1%
2021 Median Age	38.2	40.0	39.9
<b>Households</b>			
2021 Estimated Households	4,509	32,751	58,189
2026 Projected Households	4,434	32,620	58,221
2010 Census Households	4,488	32,691	57,664
2000 Census Households	4,930	33,710	56,394
Projected Annual Growth 2021 to 2026	-0.3%	-	-
Historical Annual Growth 2000 to 2021	-0.4%	-0.1%	0.2%
<b>Race and Ethnicity</b>			
2021 Estimated White	84.1%	83.2%	80.6%
2021 Estimated Black or African American	5.9%	5.9%	8.7%
2021 Estimated Asian or Pacific Islander	1.7%	1.8%	1.9%
2021 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2021 Estimated Other Races	7.6%	8.4%	8.2%
2021 Estimated Hispanic	7.8%	9.4%	9.9%
<b>Income</b>			
2021 Estimated Average Household Income	\$46,167	\$63,035	\$67,998
2021 Estimated Median Household Income	\$38,089	\$48,624	\$53,000
2021 Estimated Per Capita Income	\$20,279	\$27,073	\$28,711
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	3.5%	3.5%	3.1%
2021 Estimated Some High School (Grade Level 9 to 11)	7.9%	7.8%	7.2%
2021 Estimated High School Graduate	40.3%	38.9%	37.2%
2021 Estimated Some College	25.9%	23.8%	24.7%
2021 Estimated Associates Degree Only	8.6%	7.5%	7.5%
2021 Estimated Bachelors Degree Only	9.7%	12.5%	13.5%
2021 Estimated Graduate Degree	4.1%	6.1%	6.7%
<b>Business</b>			
2021 Estimated Total Businesses	554	2,065	3,838
2021 Estimated Total Employees	4,348	21,512	47,501
2021 Estimated Employee Population per Business	7.8	10.4	12.4
2021 Estimated Residential Population per Business	18.6	37.0	36.0