

# Former Macy's

Independence Center Anchor

NEC I-70 & 291 Hwy, Independence, MO

100,859 VPD

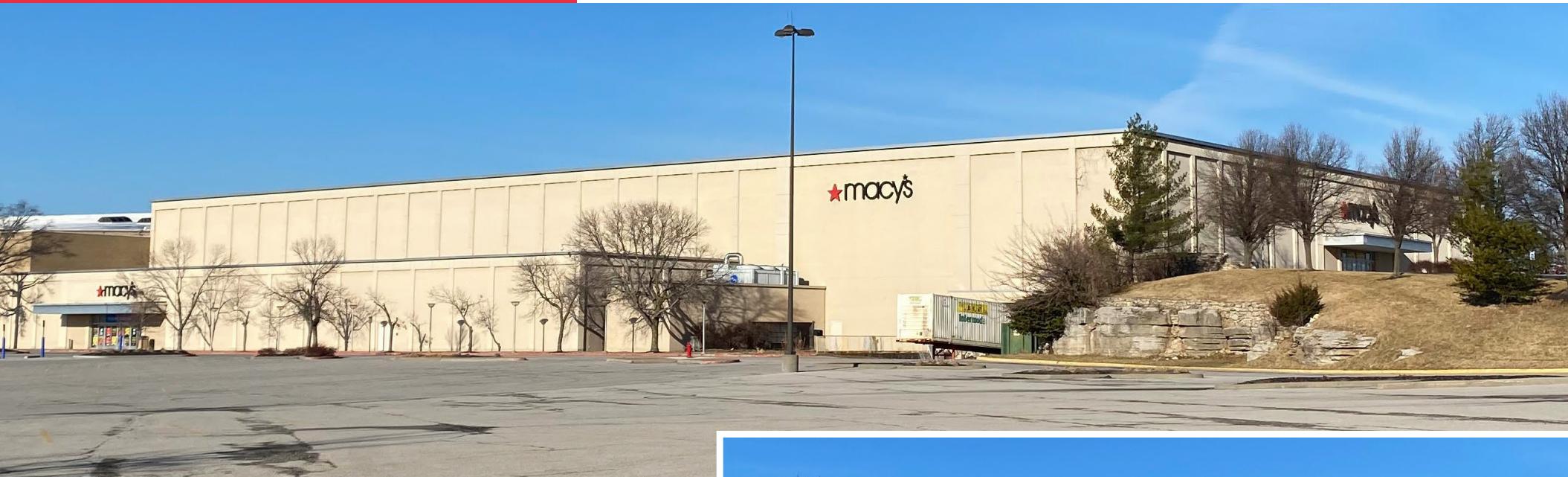
AVAILABLE

Rare purchase opportunity for prominent mall anchor space



# PROPERTY DETAILS

Exciting big-box opportunity available at Independence Center, one of only two super-regional indoor malls in the Kansas City metro area. Located in the heart of Eastern Jackson County, it attracts visitors from Kansas City, Independence, Lee's Summit, and Blue Springs. Positioned at the northeast intersection of I-70 and I-470, the property offers convenient access for a range of potential uses.



**CALL FOR PRICING!**

- **Building Size:** 164,182 $\pm$  SF
- **Upper Level:** 90,393 $\pm$  SF with entrances on the north and east
- **Lower Level:** 74,289 $\pm$  SF with entrances on the south
- Direct Mall access from both levels
- Shared parking with the mall
- Building can be divided



# PROPERTY DETAILS



- Located across from Independence Commons which is anchored by Kohl's and AMC Theatres.
- Prominent mall retailers include Dillard's, Dick's Sporting Goods, H&M, Forever 21, PINK, Pandora, Carhartt, Victoria's Secret, Old Navy.
- Other notable area retailers include Walmart, Sam's Club, Target
- Centerpoint Medical Center located just to the northeast of the mall

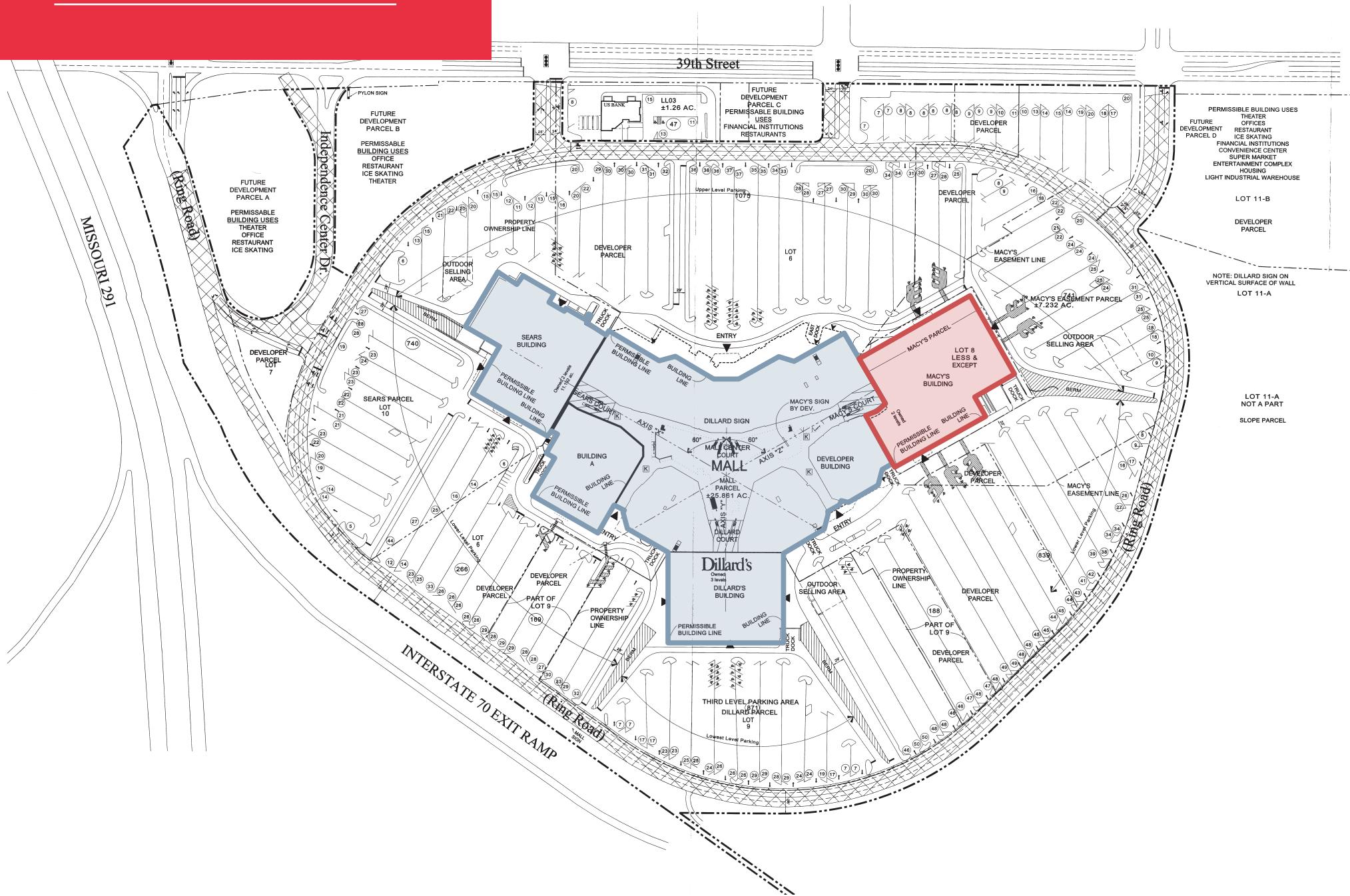
# TRADE AREA



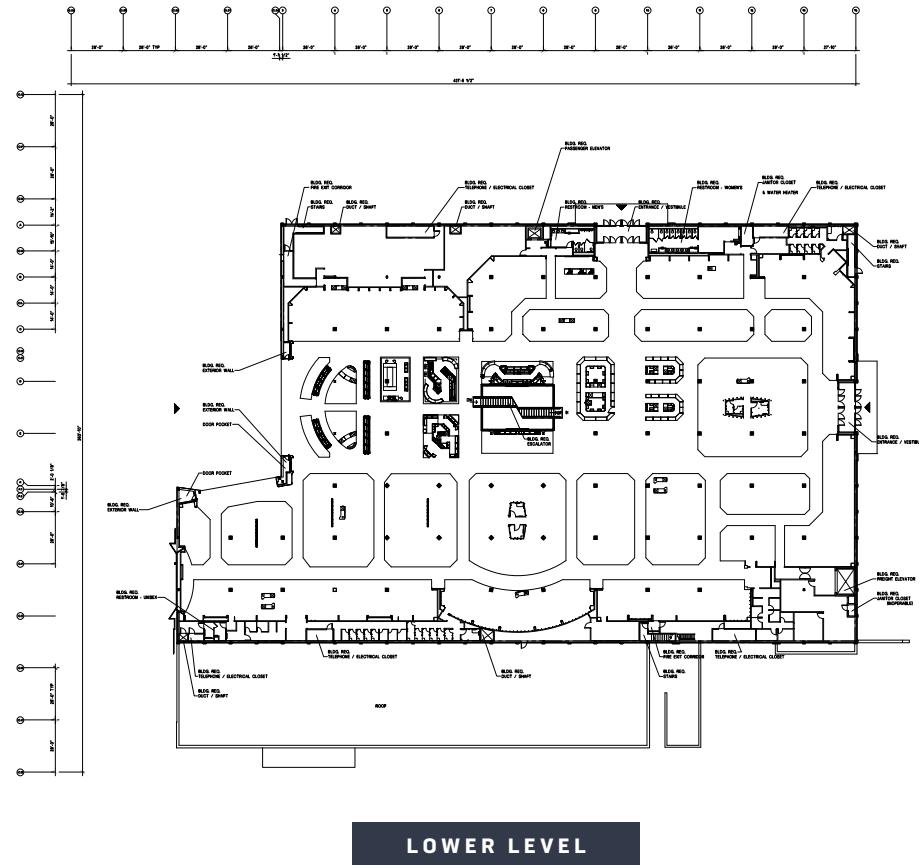
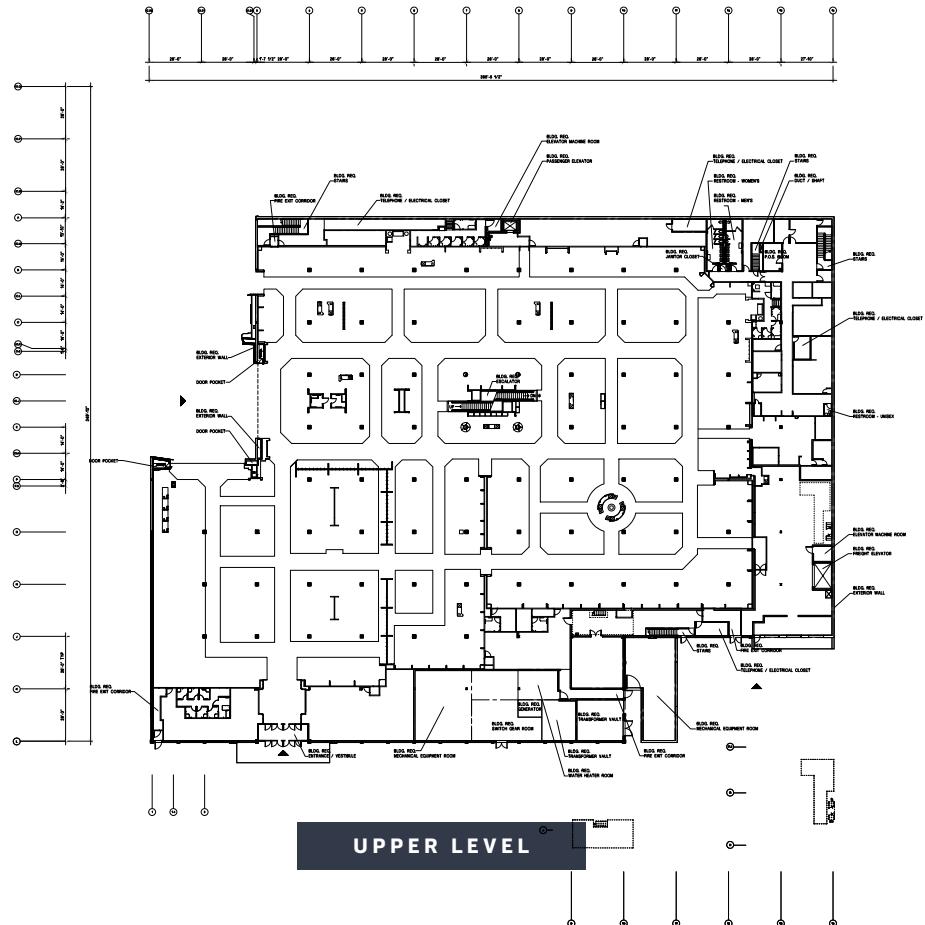
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population Density	4,532	47,208	126,333
Median Household Income	\$62,217	\$70,059	\$68,997
Households	2,325	20,159	51,267

Independence, Missouri, is a key suburb of Kansas City, known for its historical significance and growing role as a commercial center. The trade area extends beyond its borders, drawing shoppers from nearby communities in eastern Jackson County and surrounding rural areas. With major highways like I-70 and U.S. Route 24 providing easy access, Independence serves as a regional hub for retail, healthcare, and professional services, supported by a diverse and expanding population.

# SITE PLAN



# FLOOR PLAN





# VARNUM ARMSTRONG DEETER

For more information, please contact:

**David Hickman**

david@vadllc.com  
816-898-8531

Varnum Armstrong Deeter  
11837 College Blvd  
Overland Park, KS 66210

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