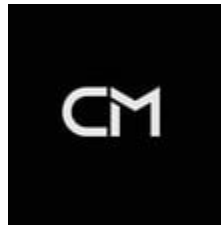




Colonnade Shopping Center Lot

17603 E US Highway 40, Independence, MO 64055



Daniel Cooper

Cooper Murdock
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Colonnade Shopping Center- Parking Lot

\$895,000

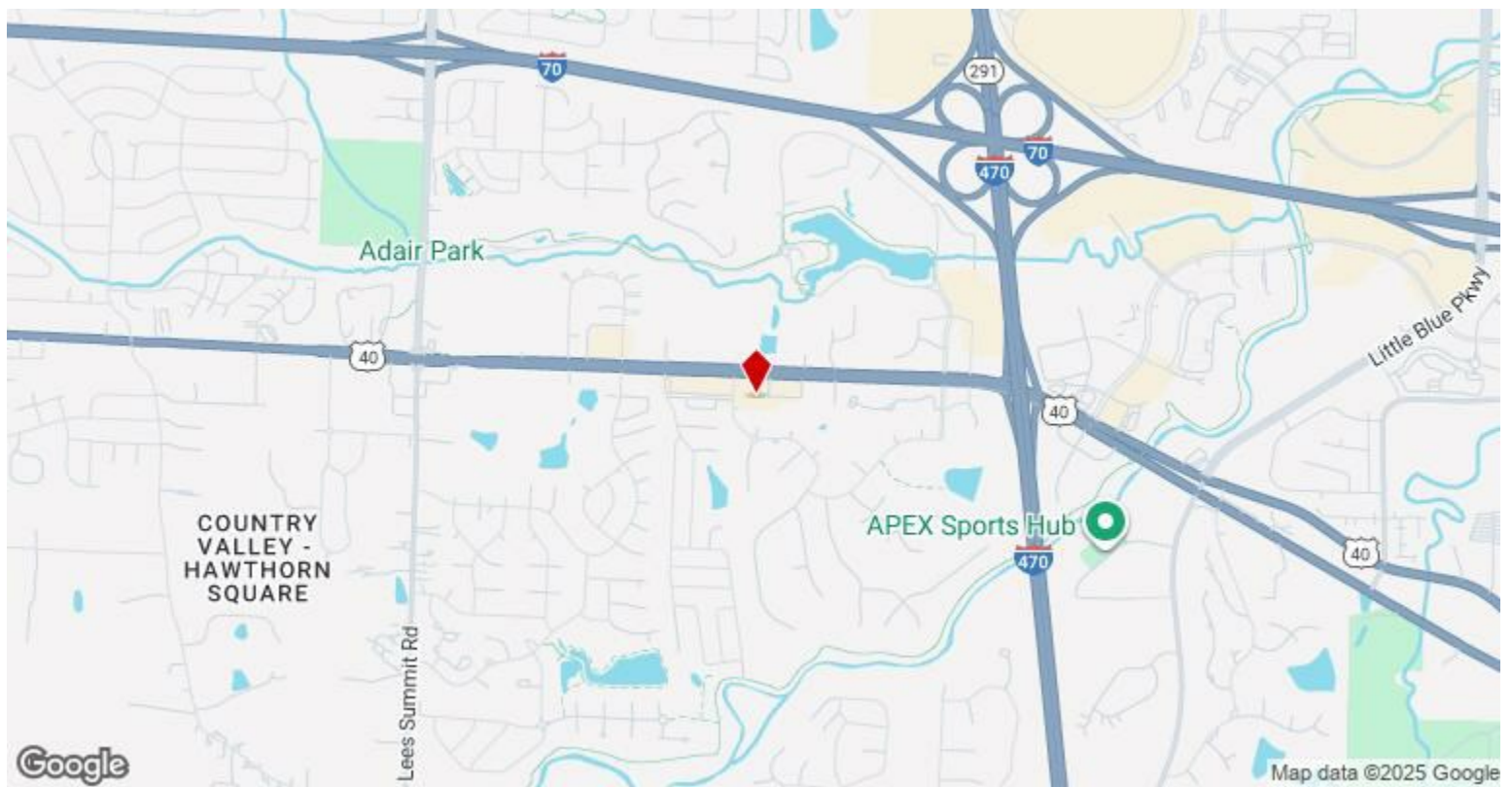
Exceptional commercial opportunity along E US 40 Highway in Independence, Missouri, featuring a fully improved 1.26-acre pad site positioned directly in front of a thriving multi-tenant retail center. This site offers...

Premier 1.26-acre pad site fronting E US 40 Highway in Independence, MO — fully improved, paved, and development-ready. Outstanding visibility, dual access, and heavy traffic make this one of the top retail...

- Fully Improved 1.26-AC Pad Site – Ready to Build Today
- Prime US-40 Hwy Frontage with Exceptional Visibility & Access
- Located in Front of a 100%-Leased, High-Performing Retail Center
- Ideal for Drive-Thru, QSR, Bank, or Medical Use
- Dual Entrances, Paved Lot, and Full Utilities On-Site
- Dense Trade Area with Strong Demographics & Steady Growth



Price:	\$895,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment
Total Lot Size:	1.26 AC
No. Lots:	1
Zoning Description:	C-2
APN / Parcel ID:	34-440-01-01-01-1-00-000



17603 E US Highway 40, Independence, MO 64055

Exceptional commercial opportunity along E US 40 Highway in Independence, Missouri, featuring a fully improved 1.26-acre pad site positioned directly in front of a thriving multi-tenant retail center. This site offers premium visibility, dual access, and a high daily traffic count, making it one of the most attractive development locations in Eastern Jackson County.

The retail strip center behind the pad is 100% leased to a mix of established local and regional tenants, generating strong customer traffic and daily cross-shopping. The combination of a stabilized center and a shovel-ready outparcel creates the perfect synergy for a drive-thru, quick-service restaurant, bank, or medical user seeking instant brand exposure and built-in foot traffic.

The pad is fully paved and utility-ready, minimizing site work and accelerating development timelines. Two existing curb cuts provide excellent ingress and egress directly from US 40 Hwy, while the surrounding corridor continues to attract national brands and new construction.

Independence is one of the most active submarkets in the Kansas City metro, with strong demographics, mature neighborhoods, and direct access to I-70 and I-470. The area's growth, coupled with its stable retail performance, positions this property as a prime candidate for users and investors seeking a long-term, high-visibility location.

Offered at \$895,000, the site represents a rare chance to secure a ready-to-build, highway-fronting parcel with the benefit of established retail synergy and proven market fundamentals.

Property Photos



Property Photos

