



NNN LEASE REAL ESTATE INVESTMENT

40 Highway & Noland Road (NWC), Independence, MO



SALE PRICE: \$1,500,000 | CAP RATE: 5%

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,895	62,123	152,374
Avg. Household Income	\$79,193	\$75,070	\$69,282

- Located at 4610 S. Noland Road on a pad of a 300,000 SF shopping center with Gordmans, Catherine's, Olive Garden, and others
- Established population base with commercial and residential growth surrounding this property
- Just north of Lakewood communities and Lee's Summit, MO
- Intersection carries over 50,000 cars per day



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

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AERIAL





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AERIAL

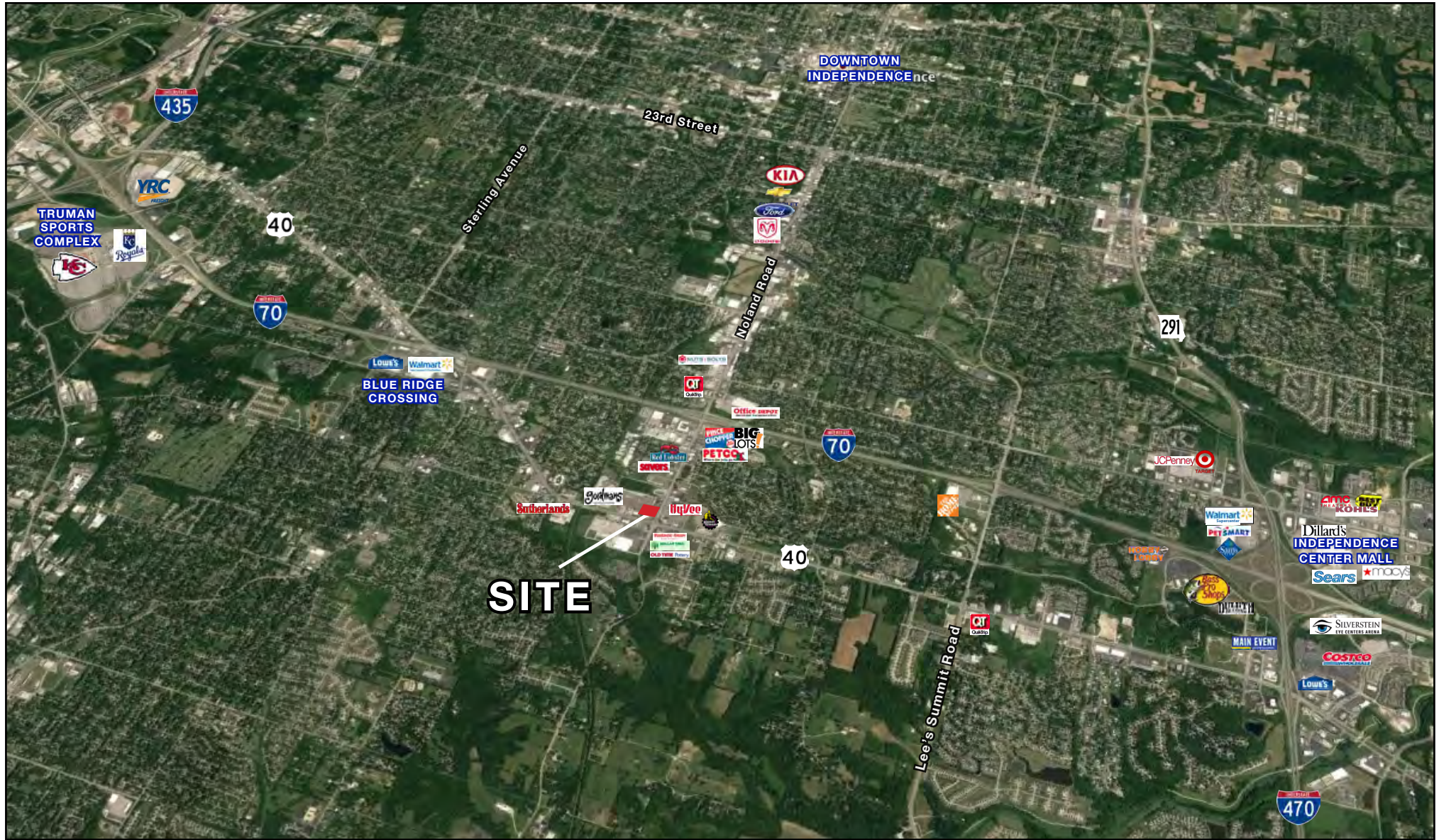


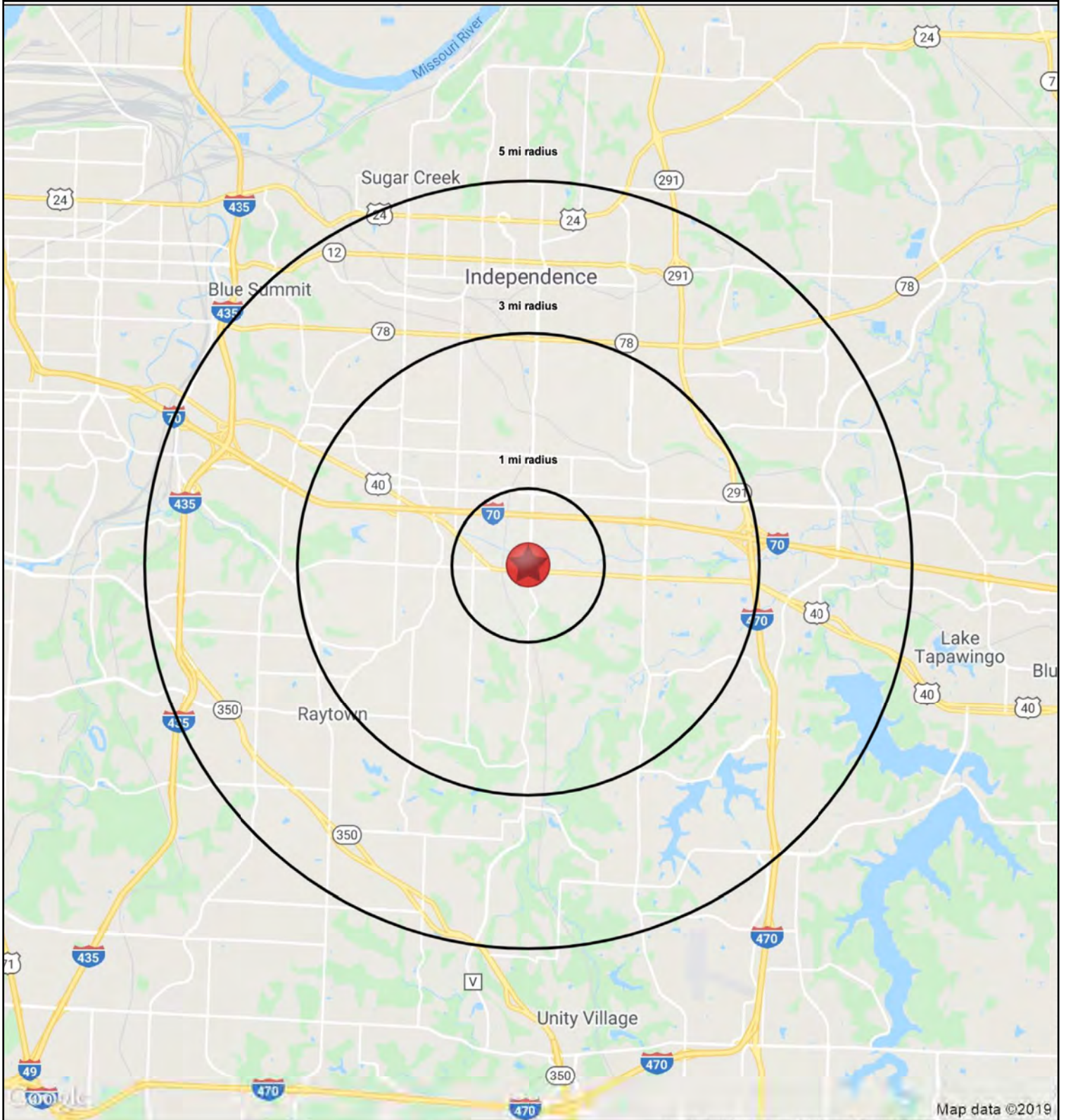


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4610 S. Noland Road		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2019 Estimated Population	7,895	62,123	152,374
	2024 Projected Population	7,843	61,319	152,014
	2010 Census Population	8,001	62,896	152,181
	2000 Census Population	7,514	59,076	145,472
	Projected Annual Growth 2019 to 2024	-0.1%	-0.3%	-
	Historical Annual Growth 2000 to 2019	0.3%	0.3%	0.2%
	2019 Median Age	43.1	41.6	40.2
HOUSEHOLDS	2019 Estimated Households	3,653	28,098	67,501
	2024 Projected Households	3,648	27,927	67,736
	2010 Census Households	3,511	26,968	63,923
	2000 Census Households	3,299	25,393	61,478
	Projected Annual Growth 2019 to 2024	-	-0.1%	-
	Historical Annual Growth 2000 to 2019	0.6%	0.6%	0.5%
RACE AND ETHNICITY	2019 Estimated White	77.8%	76.8%	76.2%
	2019 Estimated Black or African American	13.7%	14.1%	14.5%
	2019 Estimated Asian or Pacific Islander	1.8%	2.0%	1.9%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2019 Estimated Other Races	6.2%	6.6%	6.9%
	2019 Estimated Hispanic	7.7%	7.9%	7.8%
INCOME	2019 Estimated Average Household Income	\$79,193	\$75,070	\$69,282
	2019 Estimated Median Household Income	\$57,597	\$58,006	\$57,339
	2019 Estimated Per Capita Income	\$36,673	\$33,987	\$30,775
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.1%	2.6%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.4%	6.1%
	2019 Estimated High School Graduate	32.7%	33.6%	32.7%
	2019 Estimated Some College	28.9%	25.7%	25.2%
	2019 Estimated Associates Degree Only	6.1%	7.7%	7.7%
	2019 Estimated Bachelors Degree Only	16.4%	16.6%	16.4%
	2019 Estimated Graduate Degree	7.5%	8.8%	9.3%
BUSINESS	2019 Estimated Total Businesses	451	1,796	5,586
	2019 Estimated Total Employees	4,552	18,896	63,075
	2019 Estimated Employee Population per Business	10.1	10.5	11.3
	2019 Estimated Residential Population per Business	17.5	34.6	27.3

