

INDEPENDENCE PLAZA

18675 East 39th St S, Independence, MO 64054



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INDEPENDENCE PLAZA

PROPERTY INFORMATION

ANNUAL RENT
\$15.00/per SQ.FT.

PROPERTY ADDRESS
18675 East 39th St S, Independence,
MO64054

RENTABLE AREA
7,800 Sq. Ft.

18675 East 39th St S
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

Now available: Independence Plaza!

This shopping center in the heart of Independence Missouri has everything you need to make your business grow including strong anchor tenants, exceptional visibility to 291-Hwy and 39th street, and new exterior improvements. Traffic visibility is the strong suite of this shopping center, being strategically placed on the corner of 291 Highway with over **85,000** daily travelers, and 39th street with over **11,000** daily travelers. As well as being at the main entrance Independences largest mall, **Independence Center**. This is taken full advantage of with great building signage for tenants, and large monument signage shown in the photos below.

Inside the plaza you'll find successful tenants such as City Gear, a national tenant with over 190 other locations nationwide. Completed exterior improvements include new concrete side walks, new parking lot striping, and a resurfaced parking lot. Coming exterior improvements (November 2025) include new land scaping, improved monument signage, clearing foliage along 291 to improve visibility, and new drains w/ new soffits.

Available spaces:

*5,400 sf -suite T- prime corner space, this is the first space seen when entering from the west. This open floor plan space includes private bathrooms, an automatic front sliding door, and offices. Ideal for a showroom, traditional retail, or a any desired use requiring a large open front area with a private rear office.

*1,200 sf -suite M- office space with several private offices, conference room, waiting area, bathroom, and kitchen. This space is ideal for a insurance agency, head-quarters for a growing company, or a traditional office space.

*1,200 sf -suite D- shell space with a private bathroom, this space is ideal for visionary looking to build their space to their specs.



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PROPERTY PHOTOS



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PROPERTY PHOTOS



Suite T



Suite T

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PROPERTY PHOTOS



Suite T



Suite T

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PROPERTY PHOTOS

Suite T



Suite T



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PROPERTY PHOTOS

Suite M



Suite M



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PROPERTY PHOTOS

Suite M



Suite M



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PROPERTY PHOTOS

Suite D



Suite D



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PROPERTY PHOTOS

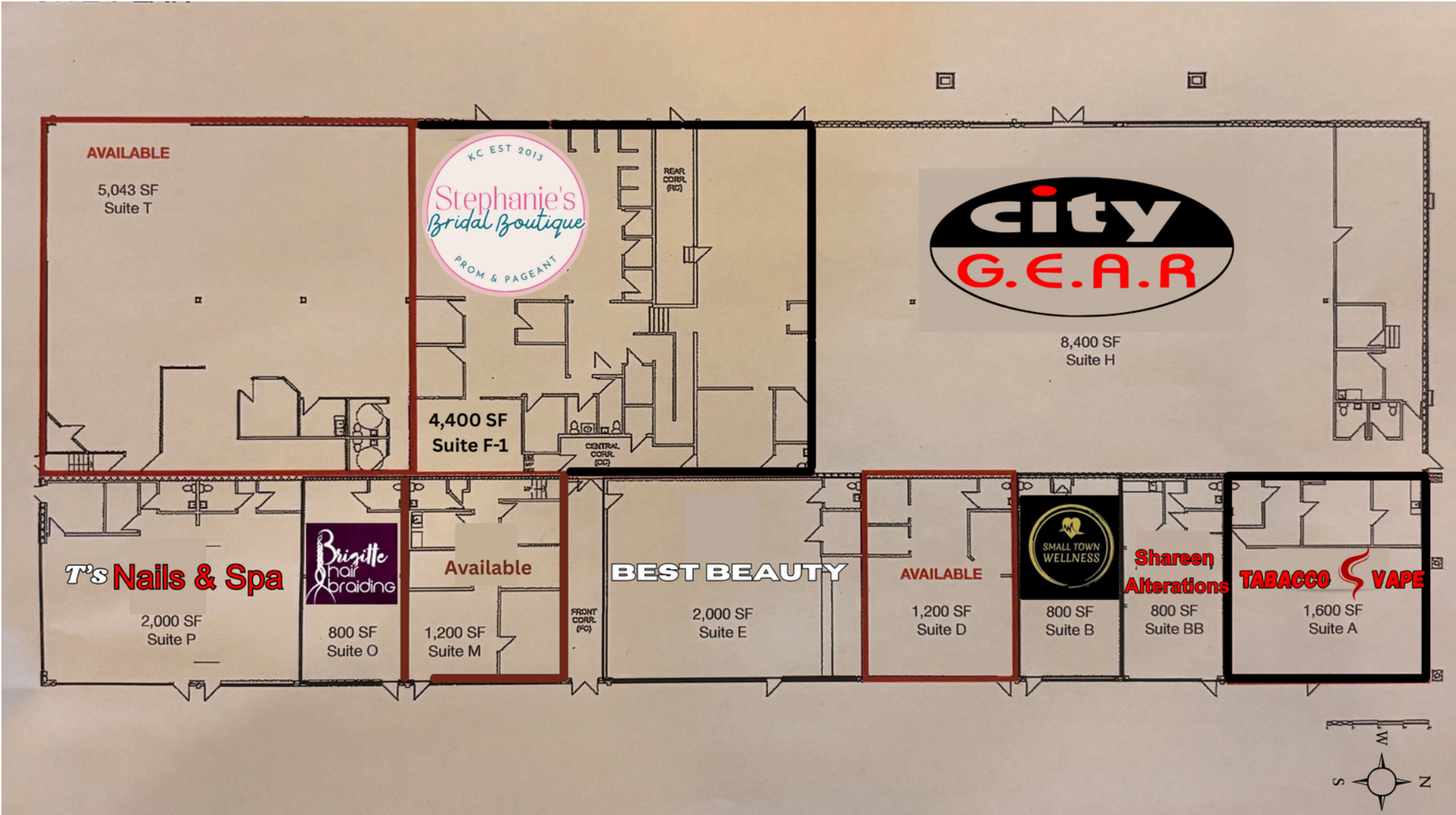


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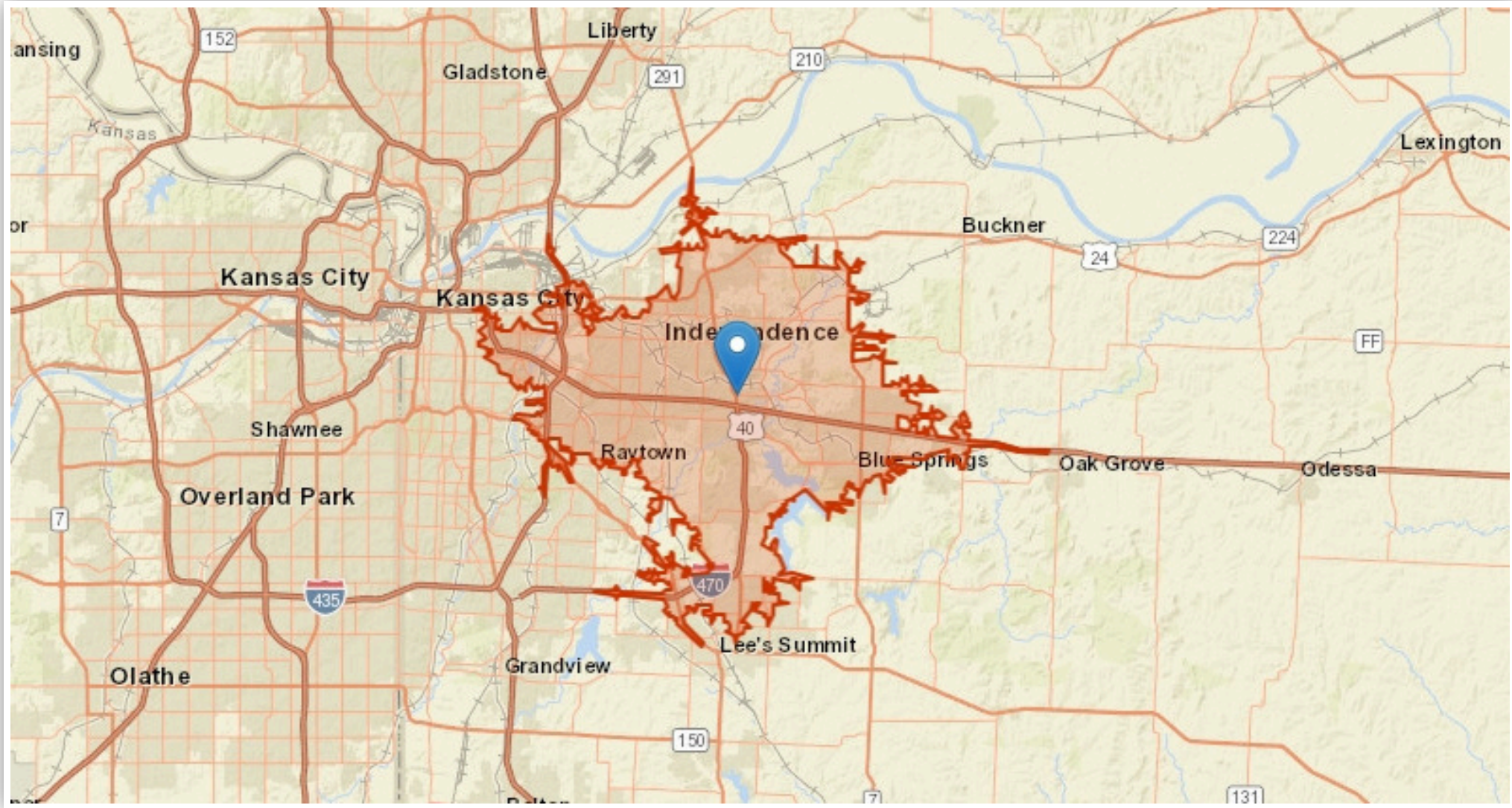
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SITE PLAN

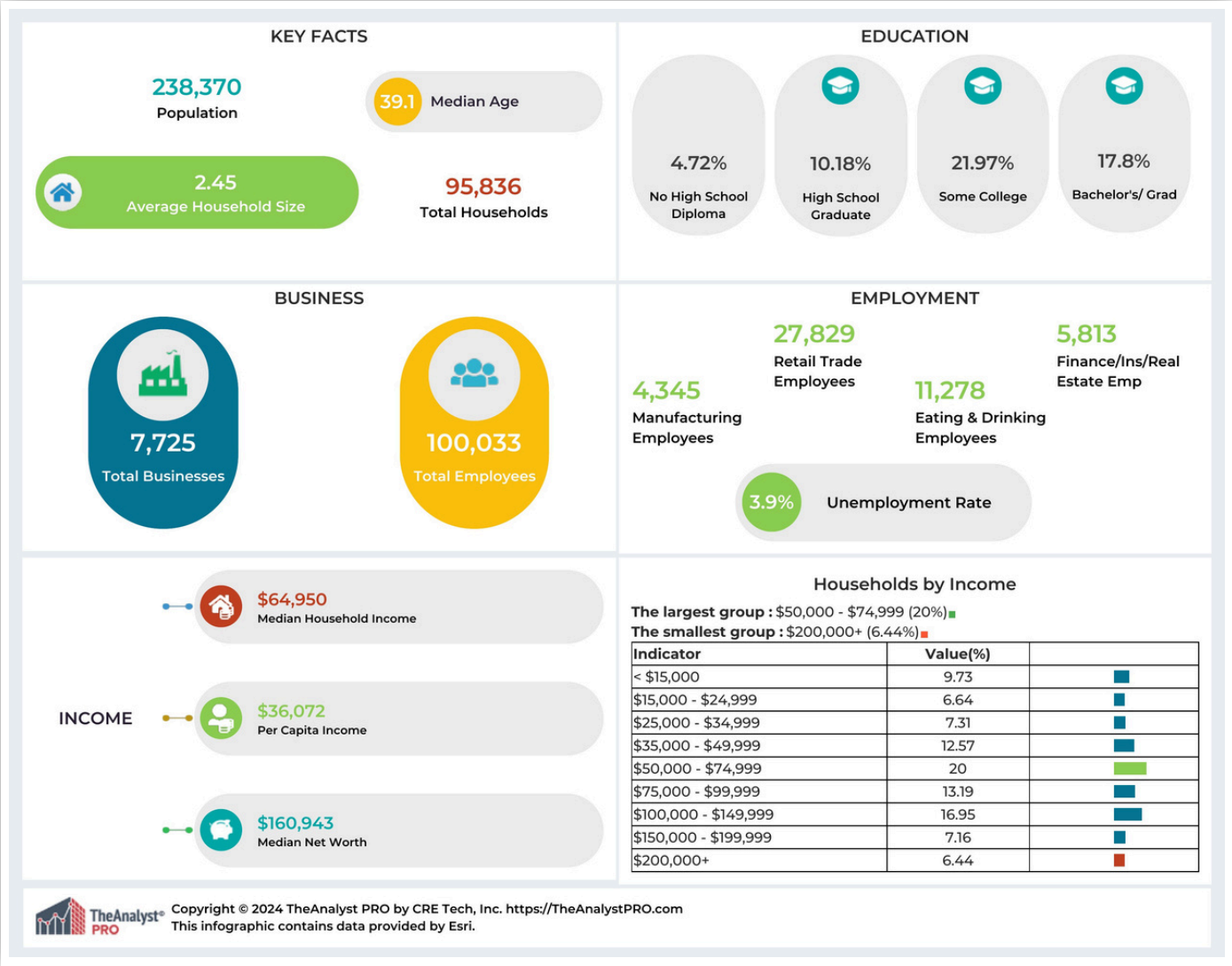


LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)

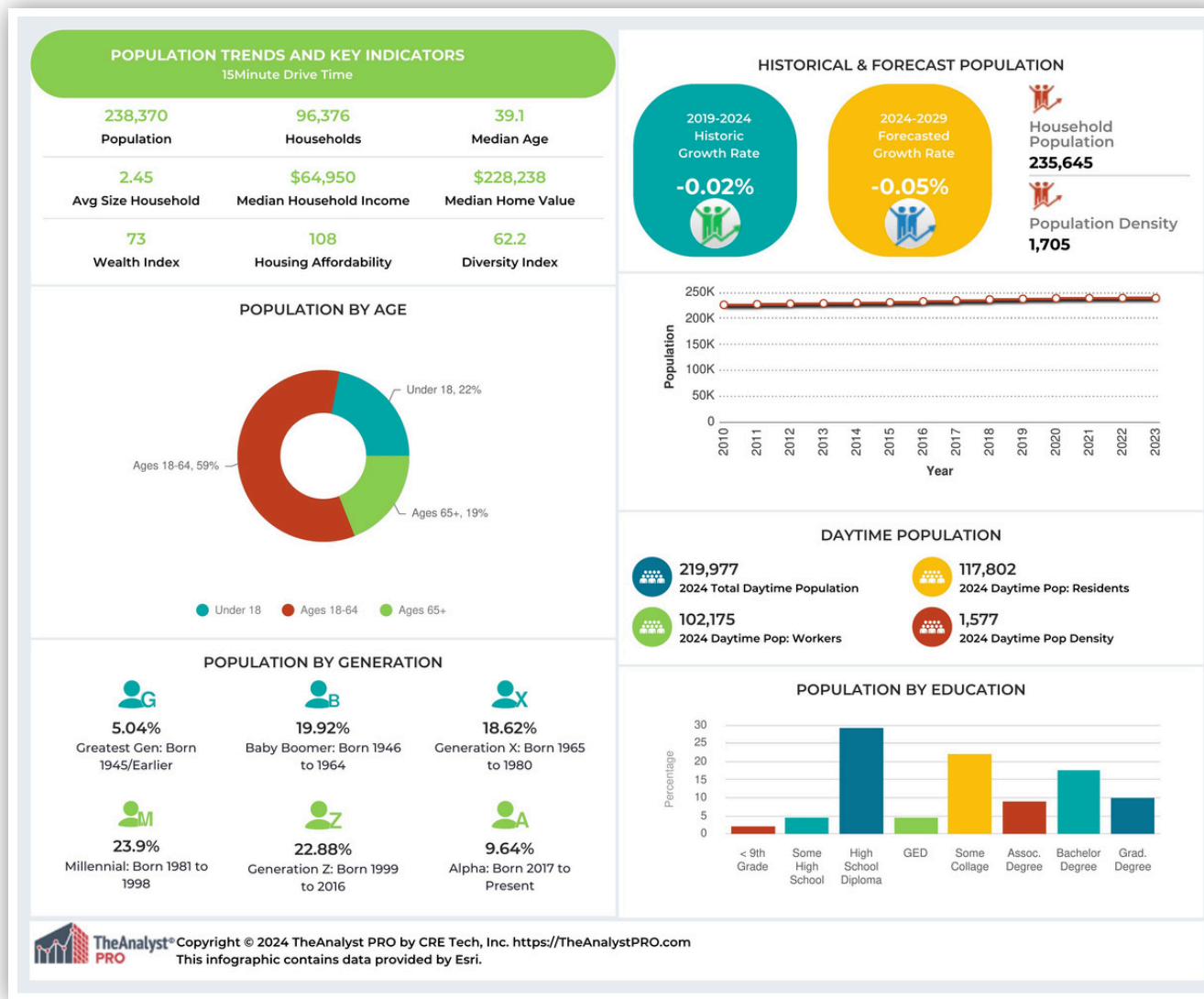


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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)



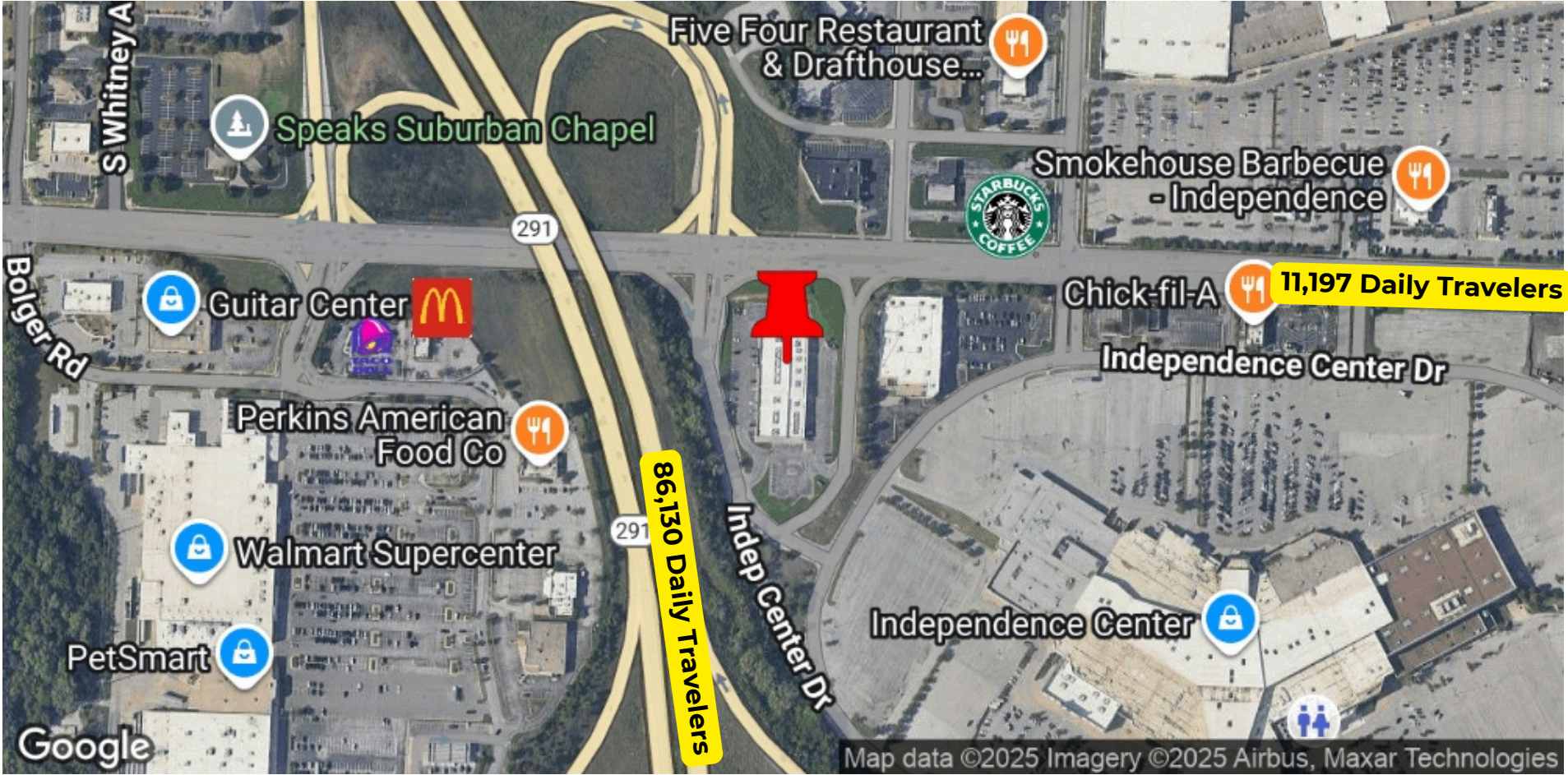
INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)



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AERIAL ANNOTATION MAP



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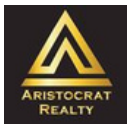
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