

# NOLAND SOUTH SHOPPING CENTER 4354-4486 S. NOLAND RD, INDEPENDENCE, MO



## PROPERTY HIGHLIGHTS

PROPERTIES: NOLAND SOUTH & NOLAND SOUTH PLACE SHOPPING CENTER

RETAIL FOR LEASE: 800 SF - 11,277 SF AVAILABLE

LAND FOR SALE: 3.5 ACRES & 5.2 ACRES

LEASE RATE: \$12.00 NNN

MONUMENT SIGNAGE AVAILABLE

JOIN: HARBOR FREIGHT TOOLS, HONEY BAKED HAM, BASKIN ROBBINS, ARVEST BANK, ARC PHYSICAL THERAPY, THE DUGOUT/SPY ACADEMY, AND MORE!

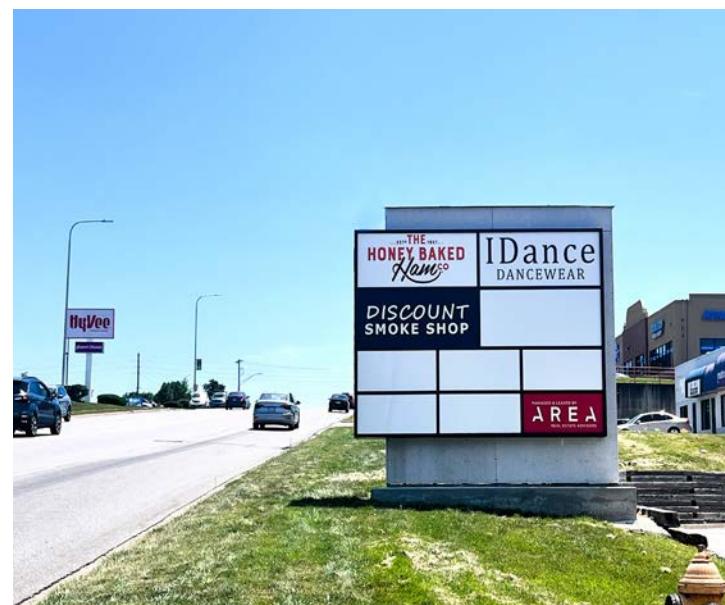
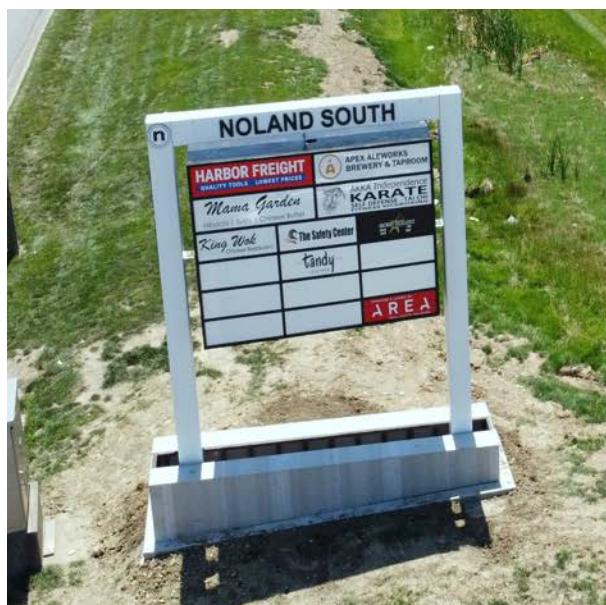
## MORE INFORMATION

**JAY HAWKINS**

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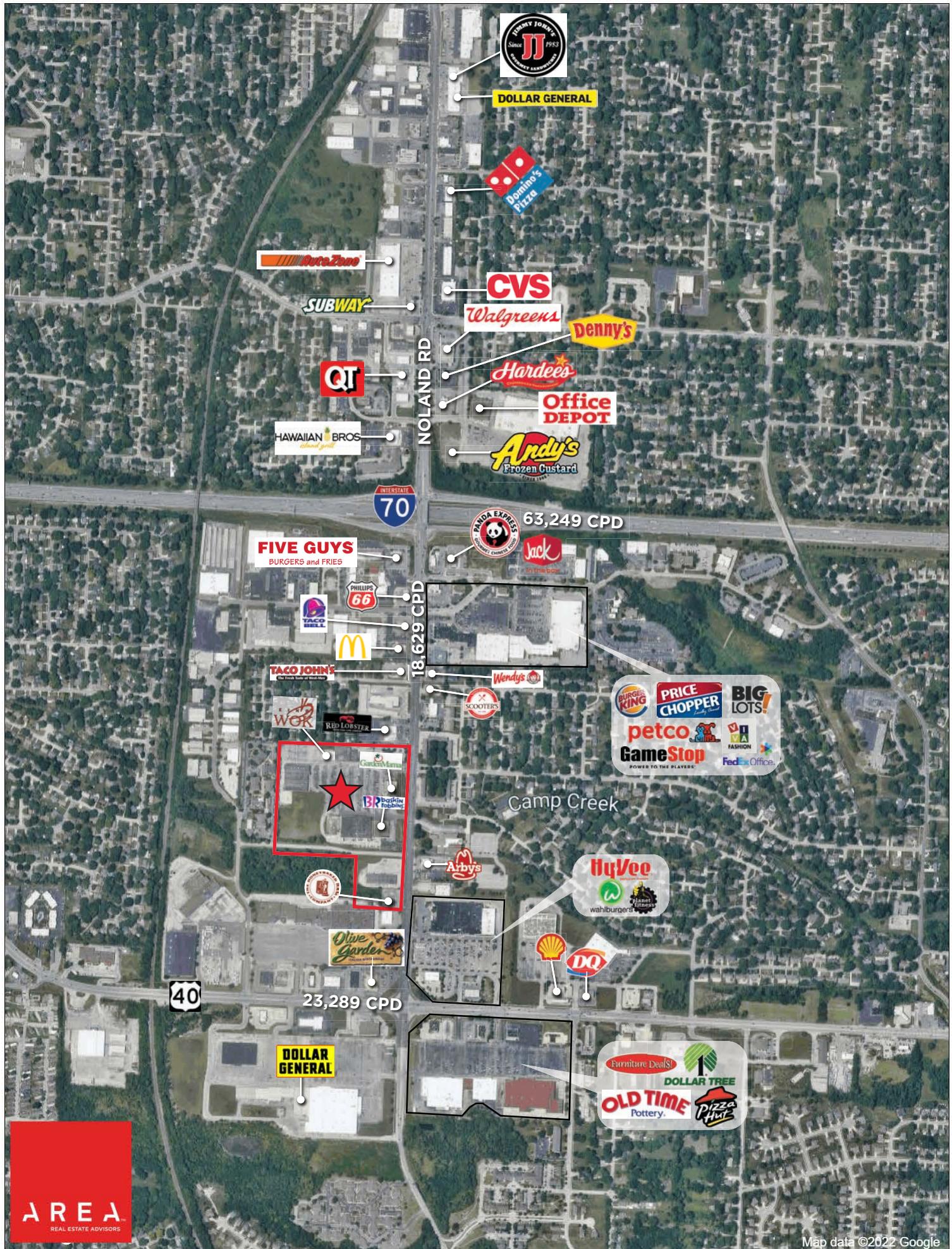
**E** [JHAWKINS@OPENAREA.COM](mailto:JHAWKINS@OPENAREA.COM)

# EXTERIOR PHOTOS



TENANT	SUITE	SIZE (SF)
Arvest Bank	4340	5,137
Fringe Beerworks	4354-4360	6,000
Harbor Freight Tools	4368	16,000
<b>VACANT</b>	<b>4374</b>	<b>1,500</b>
King Wok	4376	1,500
<b>VACANT</b>	<b>4378</b>	<b>1,500</b>
Safety Center - Motorcycle Training School	4380	1,500
Great American Archery	4420	14,587
<b>VACANT</b>	<b>4420A</b>	<b>11,277</b>
American Kenpo Karate	4420B	5,103
Tandy Leather	4420C	5,205
Crazy Bin	4452	8,123
ARC Physical Therapy	4460	6,350
The Dugout	4466	21,563
Octapharma Plasma	4470	15,800
<b>VACANT</b>	<b>4474</b>	<b>2,600</b>
<b>VACANT</b>	<b>4476</b>	<b>2,600</b>
Coconut Beach Tan	4478	2,680
Wild Bird House	4480A-4482	3,878
Employee Staffing Group	4484	1,500
Baskin Robbins	4486	1,500
<b>VACANT</b>	<b>4510</b>	<b>1,500</b>
Déagagé Dancewear	4514	1,200
Bare Skin Tattoo	4516	800
<b>VACANT</b>	<b>4520</b>	<b>1,600</b>
<b>VACANT</b>	<b>4522</b>	<b>1,600</b>
Discount Smoke Shop	4524	1,000
<b>VACANT</b>	<b>4526</b>	<b>1,900</b>
Honey Baked Ham	4528	4,200





# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0402/-94.4172

4368 S Noland Rd Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
<strong>Population</strong>			
2023 Estimated Population	8,536	66,664	155,969
2028 Projected Population	8,044	63,436	150,667
2020 Census Population	9,135	69,575	159,965
2010 Census Population	8,551	66,174	153,388
Projected Annual Growth 2023 to 2028	-1.2%	-1.0%	-0.7%
Historical Annual Growth 2010 to 2023	-	-	0.1%
<strong>Households</strong>			
2023 Estimated Households	3,758	28,690	66,272
2028 Projected Households	3,488	26,883	62,951
2020 Census Households	4,011	29,818	67,697
2010 Census Households	3,736	28,475	64,429
Projected Annual Growth 2023 to 2028	-1.4%	-1.3%	-1.0%
Historical Annual Growth 2010 to 2023	-	-	0.2%
<strong>Age</strong>			
2023 Est. Population Under 10 Years	9.4%	10.6%	11.0%
2023 Est. Population 10 to 19 Years	10.7%	11.1%	11.4%
2023 Est. Population 20 to 29 Years	11.9%	12.2%	12.4%
2023 Est. Population 30 to 44 Years	18.5%	19.3%	19.7%
2023 Est. Population 45 to 59 Years	16.9%	17.9%	18.5%
2023 Est. Population 60 to 74 Years	20.5%	19.4%	18.3%
2023 Est. Population 75 Years or Over	12.2%	9.5%	8.6%
2023 Est. Median Age	44.1	42.0	40.9
<strong>Marital Status &amp; Gender</strong>			
2023 Est. Male Population	47.1%	47.4%	47.8%
2023 Est. Female Population	52.9%	52.6%	52.2%
2023 Est. Never Married	29.3%	32.3%	32.4%
2023 Est. Now Married	47.1%	44.2%	43.5%
2023 Est. Separated or Divorced	17.2%	17.4%	17.8%
2023 Est. Widowed	6.4%	6.2%	6.4%
<strong>Income</strong>			
2023 Est. HH Income \$200,000 or More	7.2%	4.7%	5.2%
2023 Est. HH Income \$150,000 to \$199,999	7.0%	6.6%	7.5%
2023 Est. HH Income \$100,000 to \$149,999	19.0%	15.8%	15.1%
2023 Est. HH Income \$75,000 to \$99,999	13.0%	14.5%	14.2%
2023 Est. HH Income \$50,000 to \$74,999	17.2%	18.4%	17.8%
2023 Est. HH Income \$35,000 to \$49,999	12.6%	14.7%	13.1%
2023 Est. HH Income \$25,000 to \$34,999	6.7%	8.7%	9.6%
2023 Est. HH Income \$15,000 to \$24,999	9.4%	9.2%	9.0%
2023 Est. HH Income Under \$15,000	7.9%	7.6%	8.6%
2023 Est. Average Household Income	\$99,417	\$92,334	\$92,629
2023 Est. Median Household Income	\$72,507	\$65,364	\$66,893
2023 Est. Per Capita Income	\$43,819	\$39,801	\$39,462
2023 Est. Total Businesses	425	1,950	5,331
2023 Est. Total Employees	3,296	15,446	51,282

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<b>Race</b>			
2023 Est. White	74.6%	72.0%	71.8%
2023 Est. Black	12.6%	15.1%	15.6%
2023 Est. Asian or Pacific Islander	1.8%	1.8%	1.7%
2023 Est. American Indian or Alaska Native	0.5%	0.5%	0.4%
2023 Est. Other Races	10.6%	10.6%	10.5%
<b>Hispanic</b>			
2023 Est. Hispanic Population	839	6,555	15,081
2023 Est. Hispanic Population	9.8%	9.8%	9.7%
2028 Proj. Hispanic Population	9.7%	9.9%	9.7%
2020 Hispanic Population	11.6%	11.1%	10.7%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	6,357	48,503	111,938
2023 Est. Elementary (Grade Level 0 to 8)	2.6%	2.0%	2.2%
2023 Est. Some High School (Grade Level 9 to 11)	5.8%	5.6%	5.6%
2023 Est. High School Graduate	31.7%	34.3%	33.2%
2023 Est. Some College	22.1%	24.5%	24.2%
2023 Est. Associate Degree Only	9.7%	7.6%	8.3%
2023 Est. Bachelor Degree Only	18.3%	16.6%	16.8%
2023 Est. Graduate Degree	9.7%	9.4%	9.7%
<b>Housing</b>			
2023 Est. Total Housing Units	4,080	31,270	73,169
2023 Est. Owner-Occupied	56.5%	54.8%	53.4%
2023 Est. Renter-Occupied	35.6%	36.9%	37.2%
2023 Est. Vacant Housing	7.9%	8.3%	9.4%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	6.0%	4.8%	5.3%
2023 Homes Built 2000 to 2009	5.5%	6.0%	7.0%
2023 Homes Built 1990 to 1999	5.8%	8.4%	8.7%
2023 Homes Built 1980 to 1989	9.0%	9.1%	8.7%
2023 Homes Built 1970 to 1979	15.3%	15.9%	14.5%
2023 Homes Built 1960 to 1969	29.7%	19.7%	15.4%
2023 Homes Built 1950 to 1959	14.9%	15.4%	15.0%
2023 Homes Built Before 1949	6.0%	12.4%	15.9%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	0.6%	0.7%	0.7%
2023 Home Value \$500,000 to \$999,999	3.6%	3.5%	4.2%
2023 Home Value \$400,000 to \$499,999	3.8%	3.4%	4.4%
2023 Home Value \$300,000 to \$399,999	9.4%	9.0%	11.0%
2023 Home Value \$200,000 to \$299,999	23.1%	22.3%	22.3%
2023 Home Value \$150,000 to \$199,999	19.8%	20.6%	18.3%
2023 Home Value \$100,000 to \$149,999	26.1%	23.5%	20.0%
2023 Home Value \$50,000 to \$99,999	10.6%	12.9%	14.5%
2023 Home Value \$25,000 to \$49,999	1.2%	1.7%	2.3%
2023 Home Value Under \$25,000	1.8%	2.3%	2.2%
2023 Median Home Value	\$176,673	\$173,386	\$181,699
2023 Median Rent	\$804	\$822	\$820

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## 4368 S Noland Rd Independence, MO 64055

1 mi radius   3 mi radius   5 mi radius

Labor Force		1 mi radius	3 mi radius	5 mi radius
2023 Est. Labor Population Age 16 Years or Over	7,167	54,962	127,765	
2023 Est. Civilian Employed	64.7%	63.5%	63.5%	
2023 Est. Civilian Unemployed	2.2%	2.6%	2.6%	
2023 Est. in Armed Forces	0.3%	0.2%	0.1%	
2023 Est. not in Labor Force	32.8%	33.6%	33.8%	
2023 Labor Force Males	46.0%	46.6%	47.1%	
2023 Labor Force Females	54.0%	53.4%	52.9%	
Occupation		1 mi radius	3 mi radius	5 mi radius
2023 Occupation: Population Age 16 Years or Over	4,638	34,923	81,069	
2023 Mgmt, Business, & Financial Operations	15.4%	15.9%	15.6%	
2023 Professional, Related	21.2%	23.1%	23.2%	
2023 Service	17.2%	16.3%	15.6%	
2023 Sales, Office	21.1%	21.7%	22.7%	
2023 Farming, Fishing, Forestry	0.4%	0.3%	0.2%	
2023 Construction, Extraction, Maintenance	9.1%	8.4%	8.0%	
2023 Production, Transport, Material Moving	15.5%	14.4%	14.8%	
2023 White Collar Workers	57.7%	60.7%	61.5%	
2023 Blue Collar Workers	42.3%	39.3%	38.5%	
Transportation to Work		1 mi radius	3 mi radius	5 mi radius
2023 Drive to Work Alone	68.5%	70.5%	70.2%	
2023 Drive to Work in Carpool	5.7%	7.1%	6.8%	
2023 Travel to Work by Public Transportation	0.9%	0.9%	0.8%	
2023 Drive to Work on Motorcycle	-	-	-	
2023 Walk or Bicycle to Work	1.0%	1.3%	1.3%	
2023 Other Means	0.8%	1.0%	1.0%	
2023 Work at Home	23.0%	19.2%	19.8%	
Travel Time		1 mi radius	3 mi radius	5 mi radius
2023 Travel to Work in 14 Minutes or Less	22.0%	23.8%	22.6%	
2023 Travel to Work in 15 to 29 Minutes	51.2%	46.4%	48.0%	
2023 Travel to Work in 30 to 59 Minutes	24.3%	27.1%	26.6%	
2023 Travel to Work in 60 Minutes or More	2.5%	2.8%	2.9%	
2023 Average Travel Time to Work	20.7	21.5	21.5	
Consumer Expenditure		1 mi radius	3 mi radius	5 mi radius
2023 Est. Total Household Expenditure	\$264.23 M	\$1.91 B	\$4.4 B	
2023 Est. Apparel	\$9.26 M	\$66.75 M	\$154.64 M	
2023 Est. Contributions, Gifts	\$15.16 M	\$107.52 M	\$248.83 M	
2023 Est. Education, Reading	\$8.38 M	\$58.6 M	\$138.6 M	
2023 Est. Entertainment	\$14.93 M	\$107.13 M	\$247.69 M	
2023 Est. Food, Beverages, Tobacco	\$40.49 M	\$294.65 M	\$677.12 M	
2023 Est. Furnishings, Equipment	\$9.27 M	\$66.69 M	\$153.99 M	
2023 Est. Health Care, Insurance	\$24.38 M	\$177.35 M	\$405.32 M	
2023 Est. Household Operations, Shelter, Utilities	\$85.76 M	\$622.45 M	\$1.43 B	
2023 Est. Miscellaneous Expenses	\$5.02 M	\$36.24 M	\$83.42 M	
2023 Est. Personal Care	\$3.55 M	\$25.7 M	\$59.14 M	
2023 Est. Transportation	\$48.04 M	\$348.48 M	\$801.4 M	