

NOLAND SOUTH SHOPPING CENTER

4354-4486 S. NOLAND RD, INDEPENDENCE, MO

AREA
REAL ESTATE ADVISORS



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

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EXTERIOR PHOTOS



TENANT	SUITE	SIZE (SF)
Arvest Bank	4340	5,137
Fringe Beerworks	4354-4360	6,000
Harbor Freight Tools	4368	16,000
VACANT	4374	1,500
King Wok	4376	1,500
VACANT	4378	1,500
Safety Center - Motorcycle Training School	4380	1,500
Great American Archery	4420	14,587
VACANT	4420A	11,277
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
VACANT	4474	2,600
VACANT	4476	2,600
Coconut Beach Tan	4478	2,680
Wild Bird House	4480A-4482	3,878
Employee Staffing Group	4484	1,500
Baskin Robbins	4486	1,500
VACANT	4510	1,500
Dégagé Dancewear	4514	1,200
Bare Skin Tattoo	4516	800
VACANT	4520	1,600
VACANT	4522	1,600
Discount Smoke Shop	4524	1,000
VACANT	4526	1,900
Honey Baked Ham	4528	4,200



AREA
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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
Population			
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%
Households			
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%
Age			
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
Marital Status & Gender			
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%
Income			
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

Full Profile

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Independence, MO 64055			
Race			
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%
Hispanic			
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%
Education (Adults 25 & Older)			
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%
Housing			
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%
Homes Built by Year			
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%
Home Values			
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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Labor Force			
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			
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			
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			
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			
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

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