

FOR LEASE: RETAIL SPACE

PEAK
Real Estate Partners

18931 E VALLEY VIEW PARKWAY

INDEPENDENCE, MO 64055

3,150 SF
AVAILABLE



PEAK
Real Estate Partners

PEAK REAL ESTATE PARTNERS

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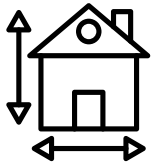
(913) 808-8543

phillip@peakrep.com

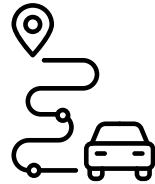
PROPERTY HIGHLIGHTS

18931 E VALLEY VIEW PARKWAY | INDEPENDENCE, MO

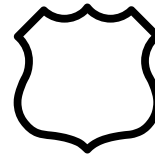
- **3,150 SF endcap space available**
- Shadow anchored by Costco, Lowe's, and Main Event. **Costco attracts 2.4 million visitors annually, according to Placer.ai**
- Excellent visibility to signalized intersection with over 24,000 vehicles per day
- Easy access to I-70 and I-470
- Join BMO Bank, Slim4Life, Eyeconic Eyecare, Rickman Chiropractic, and more
- Quoting: \$28/PSF + NNNs



AVAILABLE SF
3,150 SF



LOCATION VISIBILITY
24,455 VEHICLES PER DAY



HIGHWAY ACCESS
I-70 & I-470

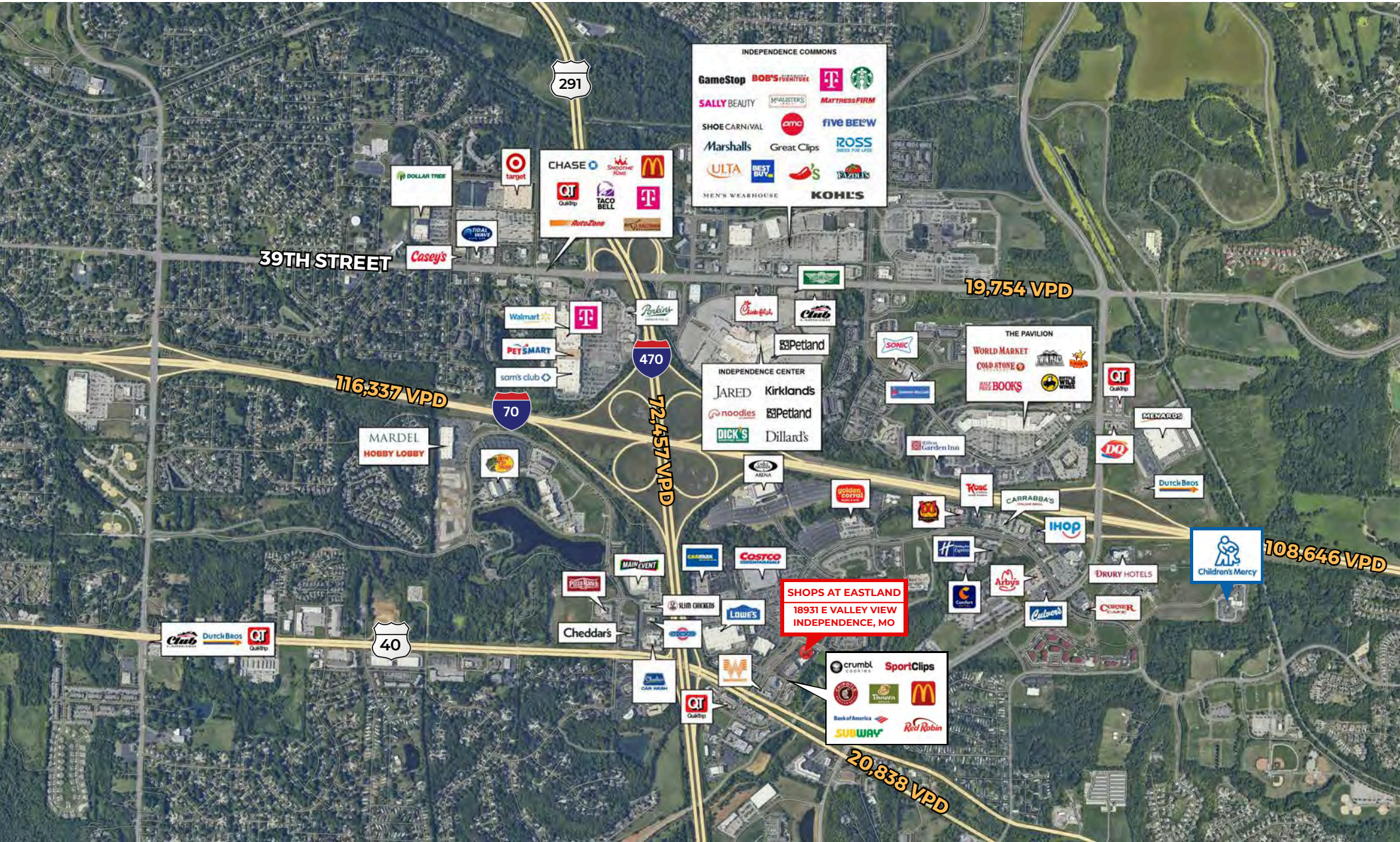


PRIME LOCATION
SHADOW ANCHORED BY
COSTCO, LOWE'S & MAIN EVENT



PROPERTY AERIAL

18931 E VALLEY VIEW PARKWAY | INDEPENDENCE, MO



PROPERTY AERIAL

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| POPULATION | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|--------|--------|---------|
| Total Est. Population (2024) | 4,697 | 47,904 | 124,687 |
| Projected Population (2029) | 4,652 | 47,817 | 124,695 |
| Census Population (2020) | 4,853 | 50,473 | 127,232 |

| HOUSEHOLDS | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------|--------|--------|--------|
| Estimated Households (2024) | 2,323 | 20,370 | 51,320 |
| Projected Households (2029) | 2,339 | 20,478 | 51,710 |
| Census Households (2020) | 2,327 | 20,863 | 51,800 |

| AVERAGE HOUSEHOLD INCOME | 1 Mile | 3 Mile | 5 Mile |
|--|----------|-----------|-----------|
| Average Household Income (2023) | \$75,452 | \$109,625 | \$103,970 |
| Average Household Income (2029) | \$75,830 | \$109,448 | \$103,603 |
| Census Average Household Income (2010) | \$73,339 | \$74,856 | \$68,853 |

| MEDIAN HOUSEHOLD INCOME | 1 Mile | 3 Mile | 5 Mile |
|--|----------|----------|----------|
| Median Household Income (2023) | \$56,596 | \$88,600 | \$81,313 |
| Projected Median Household Income (2026) | \$55,119 | \$88,369 | \$80,886 |
| Census Median Household Income (2020) | \$48,923 | \$62,366 | \$57,724 |

| DAYTIME DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---|--------|--------|--------|
| Total Businesses | 475 | 1,575 | 4,762 |
| Total Employees | 6,752 | 15,190 | 42,057 |
| Adj. Daytime Demographics Age 16 Years or Over | 8,779 | 29,251 | 79,010 |

| AGE DISTRIBUTION | 1 Mile | 3 Mile | 5 Mile |
|----------------------|-------------|--------------|--------------|
| Median Age | 49.5 | 42.7 | 41.2 |
| Age 19 Years or Less | 848 18.0% | 11,214 23.4% | 30,500 24.5% |
| Age 20 to 64 Years | 2,320 49.4% | 25,686 53.6% | 67,019 53.7% |
| Age 65 Years or Over | 1,529 32.6% | 11,004 23.0% | 27,168 21.8% |



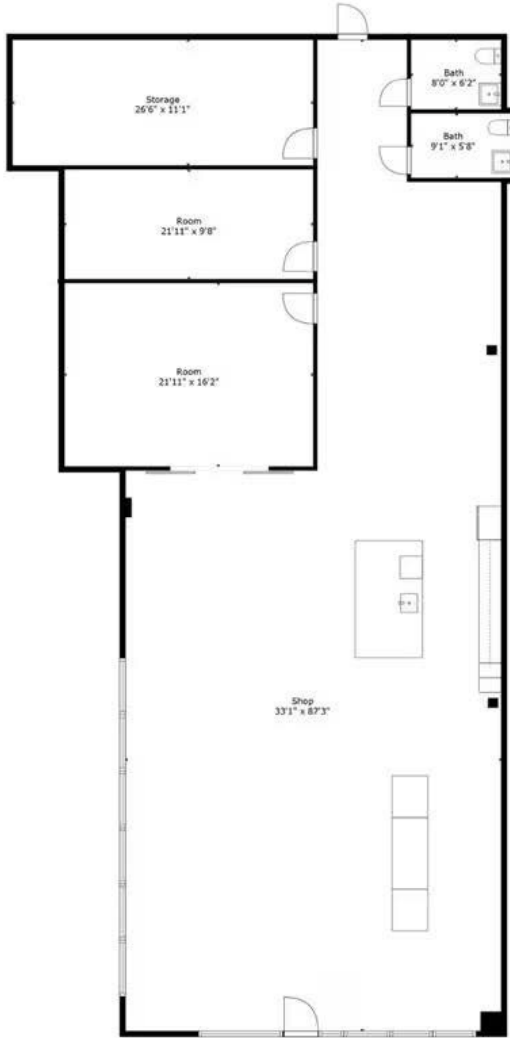
INTERSECTION AERIAL

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FLOOR PLAN

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INTERIOR PHOTOS

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