

20201 E Valley View Pkwy Independence, MO



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NEARBY AMENITIES

- LOCATION 1**
- Corner Cafe
 - Culver's
 - Arby's
 - Blue Ridge Bank
 - Shawamar
 - IHOP
 - Outback Steakhouse
 - Carabba's Italian Grill
 - Jazz Louisiana Kitchen
 - bd's Mongolian Grill
 - Holiday Inn Express
 - Comfort Suites
 - My Place Hotel

- LOCATION 2**
- On the Border Mexican
 - Twin Peaks Restaurant
 - Hereford House
 - Hilton Garden Inn
 - Party City
 - World Market
 - Bed Bath & Beyond
 - BuyBuy Baby
 - Half Price Books
 - Saints Pub
 - Coldstone Creamery
 - Saints Pub
 - UMB Bank
 - QuikTrip
 - Menards
 - DQ Grill & Chill
 - Lion's Choice
 - Black Bear Diner
 - Wendy's

- LOCATION 3**
- Cable Dahmer Arena
 - Golden Corral Buffet
 - Candlewood Suites
 - CarMax
 - Costco
 - Thai Spice
 - Princess Nails
 - QDOBA Mexican Eats
 - McDonalds
 - Whataburger
 - Chipotle
 - Red Robin
 - Bank of America
 - Lowe's
 - Panera

- LOCATION 4**
- Sonic
 - Dillard's
 - Carhartt
 - Staybridge Suites
 - Forever 21
 - Finish Line
 - Noodles & Company
 - City Gear
 - PacSon
 - Magic Nail
 - Petland
 - Foot Locker
 - Chips Candy Factory
 - RallyHouse
 - Chik-fil-A
 - Famous Footwear
 - Starbucks
 - Chili's Grill
 - McCalister's Deli
 - Smokehouse BBQ
 - BestBuy
 - Five Below
 - Ross Dress for Less
 - Sally Beauty



Property highlights

S I Z E	Outparcel 1: 1.50 AC Outparcel 2: 1.46 AC Outparcel 3: 0.86 AC Outparcel 4: 0.88 AC Outparcel 5: 4.50 AC Total: 9.20 AC
Z O N I N G	Mixed-use / office / retail
C O U N T Y	Jackson
S C H O O L S	Blue Springs R-4
P R I C I N G	\$12.00 - \$14.00 PSF

AREA DEMOGRAPHICS

Demographics	1-mile	3-mile	5-mile
2021 Population	3,097	45,779	122,361
2021 Households	1,544	19,645	52,887
Median Household Income	\$65,120	\$77,029	\$70,823
Median Home Value	\$247,509	\$211,248	\$193,706
Median Age	44.7	41.6	41.2

Source: Esri, 2021



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