



NOLAND FASHION SQUARE

Retail Space For Lease | Immediate Occupancy
40 Highway & Noland Road, Independence, Missouri



LEASE RATE: \$6.50-\$15.00/SF NNN

960 SF- 62,240 +/- SF RETAIL SPACES AVAILABLE

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 7,507 | 61,096 | 153,034 |
| Avg. Household Income | \$80,808 | \$78,177 | \$73,234 |

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

- Join Gordmans Olive Garden, Next Level Soccer Training, The Forge Gym, America's Best Contacts & Eye Glasses
- Other nearby tenants include Starbucks, HyVee, Furniture Deals, Old Time Pottery, and many more
- Pad sites available for sale, lease, or build-to-suit
- 300,000 SF center seeking anchor, junior anchor, and small shop tenants
- Established population base + regional draw location
- Intersection carries over 60,000 cars per day

For More Information Contact: *Exclusive Agents*
MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com
DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

For More Information Contact: *Exclusive Agents*
ALEX BLOCK | 816.412.7373 | ablock@blockandco.com
DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com



SITE PLAN



BUILDING 1 (maximum contiguous available = 6,000 SF)

| # | Address | Tenant | SF | \$/SF |
|---|--------------------------|-----------|-----------|--------|
| 1 | 13500-A E. US 40 Highway | Gordmans | 76,520 SF | |
| 2 | 13500-B E. US 40 Highway | AVAILABLE | 2,000 SF | \$8/SF |
| 3 | 13500-C E. US 40 Highway | AVAILABLE | 4,000 SF | \$8/SF |

BUILDING 2 (maximum contiguous available = 50,737 SF)

| # | Address | Tenant | SF | \$/SF |
|----|--------------------------|-----------|-----------|--------|
| 4 | 13520-A E. US 40 Highway | AVAILABLE | 6,162 SF | \$9/SF |
| 5 | 13520-E E. US 40 Highway | AVAILABLE | 6,438 SF | \$9/SF |
| 6 | 13520-I E. US 40 Highway | AVAILABLE | 1,500 SF | \$9/SF |
| 7 | 13520-J E. US 40 Highway | AVAILABLE | 1,270 SF | \$9/SF |
| 8 | 13520-K E. US 40 Highway | AVAILABLE | 960 SF | \$9/SF |
| 9 | 13520 E. US 40 Highway | AVAILABLE | 26,407 SF | \$9/SF |
| 10 | 13500-O E. US 40 Highway | AVAILABLE | 8,000 SF | \$9/SF |

BUILDING 3 (contiguous spaces = 15,020 SF ; 50,450 SF & 62,240 SF)

| # | Address | Tenant | SF | \$/SF |
|-------|----------------------------|------------------------|-----------|-----------|
| 11 | 13720-A E. US 40 Highway | AVAILABLE | 24,750 SF | \$6.50/SF |
| 12 | 13720-B E. US 40 Highway | AVAILABLE | 2,850 SF | \$8/SF |
| 13 | 13720-C E. US 40 Highway | AVAILABLE | 8,850 SF | \$8/SF |
| 14-15 | 13720-F&G E. US 40 Highway | The Forge Strength Gym | 4,000 SF | |
| 16 | 13720-J E. US 40 Highway | AVAILABLE | 10,000 SF | \$8/SF |
| 17 | 13720-M E. US 40 Highway | AVAILABLE | 5,020 SF | \$8/SF |
| 18 | 13720-P E. US 40 Highway | AVAILABLE | 9,748 SF | \$8/SF |
| 19 | 13920-B E. US 40 Highway | AVAILABLE | 18,844 SF | \$6/SF |
| 20 | 13920 E. US 40 Highway | AVAILABLE | 43,396 SF | \$5/SF |

BUILDING 4 (maximum contiguous available = 3,909 SF)

| # | Address | Tenant | SF | \$/SF |
|----|--------------------|----------------|----------|---------|
| 21 | 4600-A Noland Road | AVAILABLE | 3,909 SF | \$12/SF |
| 22 | 4600-B Noland Road | Imagine Dental | 3,909 SF | |

BUILDING 5 (Fully Occupied)

| # | Address | Tenant | SF | \$/SF |
|----|--------------------------|----------------------------|----------|-------|
| 23 | 13900 E. US 40 Highway | Next Level Soccer Training | 2,464 SF | |
| 24 | 13900-A E. US 40 Highway | America's Best | 3,768 SF | |
| 25 | 13900-B E. US 40 Highway | Hollywood Nails | 1,000 SF | |

BUILDING 6 (FREESTANDING BUILDING = 3,240 SF)

| # | Address | Tenant | SF | \$/SF |
|----|------------------------|-----------|----------|---------|
| 26 | 13800 E. US 40 Highway | AVAILABLE | 3,240 SF | \$15/SF |

BUILDING 7 (maximum contiguous available = 4,106 SF)

| # | Address | Tenant | SF | \$/SF |
|----|--------------------------|---------------|----------|---------|
| 27 | 13700-A E. US 40 Highway | AVAILABLE | 1,472 SF | \$12/SF |
| 28 | 13700-B E. US 40 Highway | Check 'N Go | 1,690 SF | |
| 29 | 13700-C. US 40 Highway | Cash For Gold | 1,472 SF | |
| 30 | 13700-D E. US 40 Highway | AVAILABLE | 1,472 SF | \$10/SF |
| 31 | 13700-E E. US 40 Highway | AVAILABLE | 1,162 SF | \$10/SF |
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RETAIL ANCHOR
SPACE FOR LEASE

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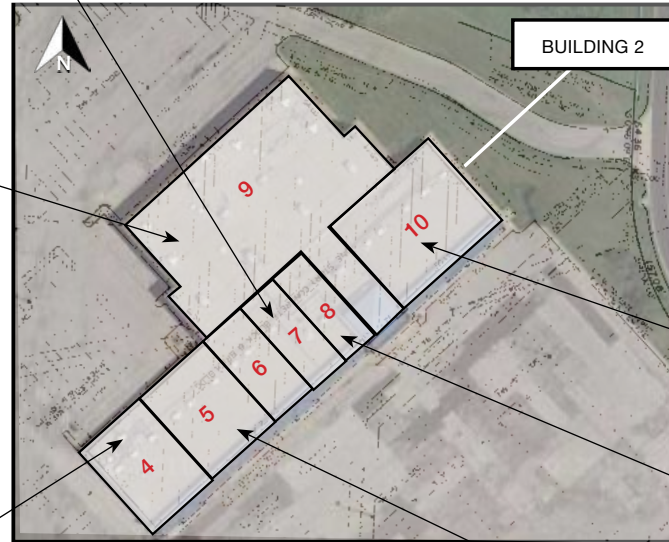
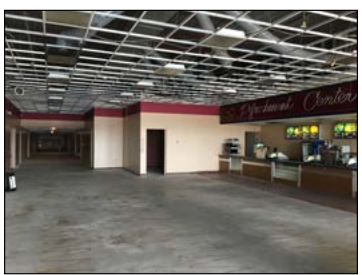


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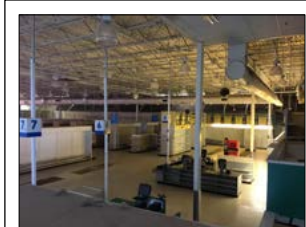
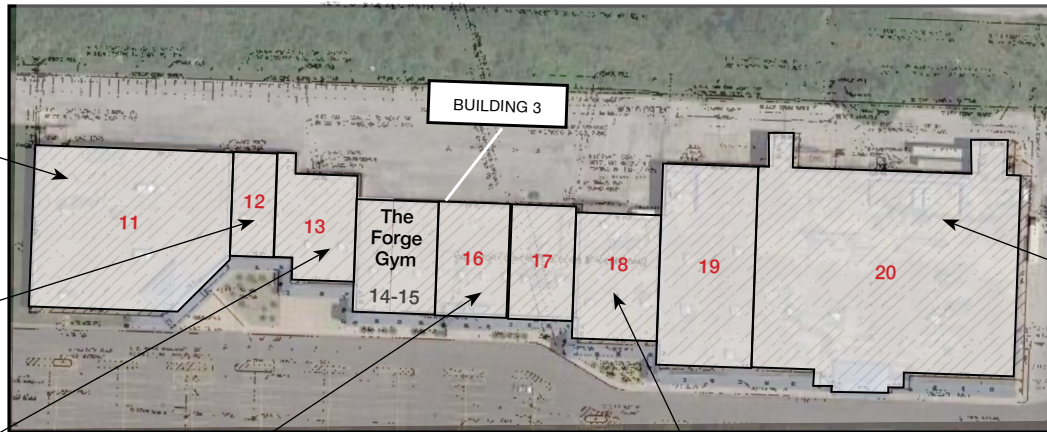
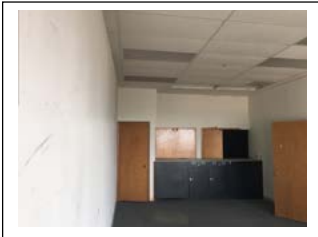
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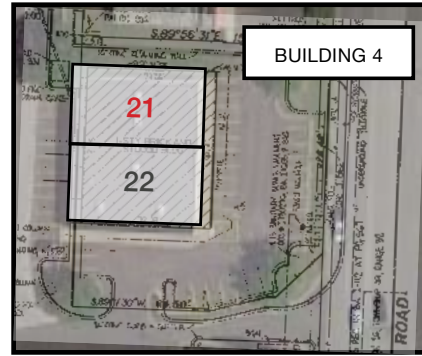
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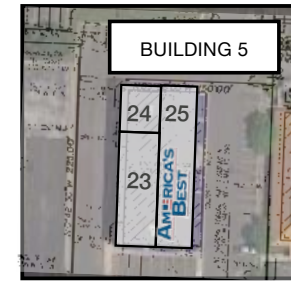
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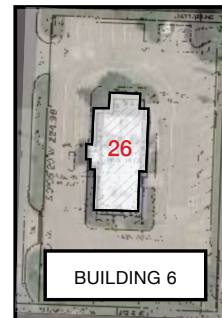
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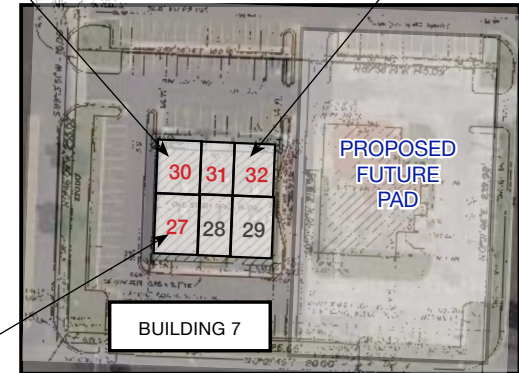
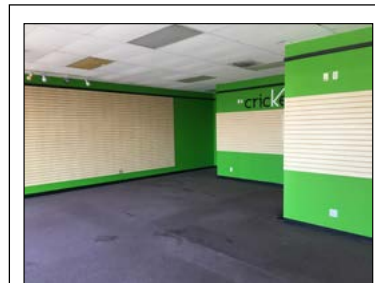
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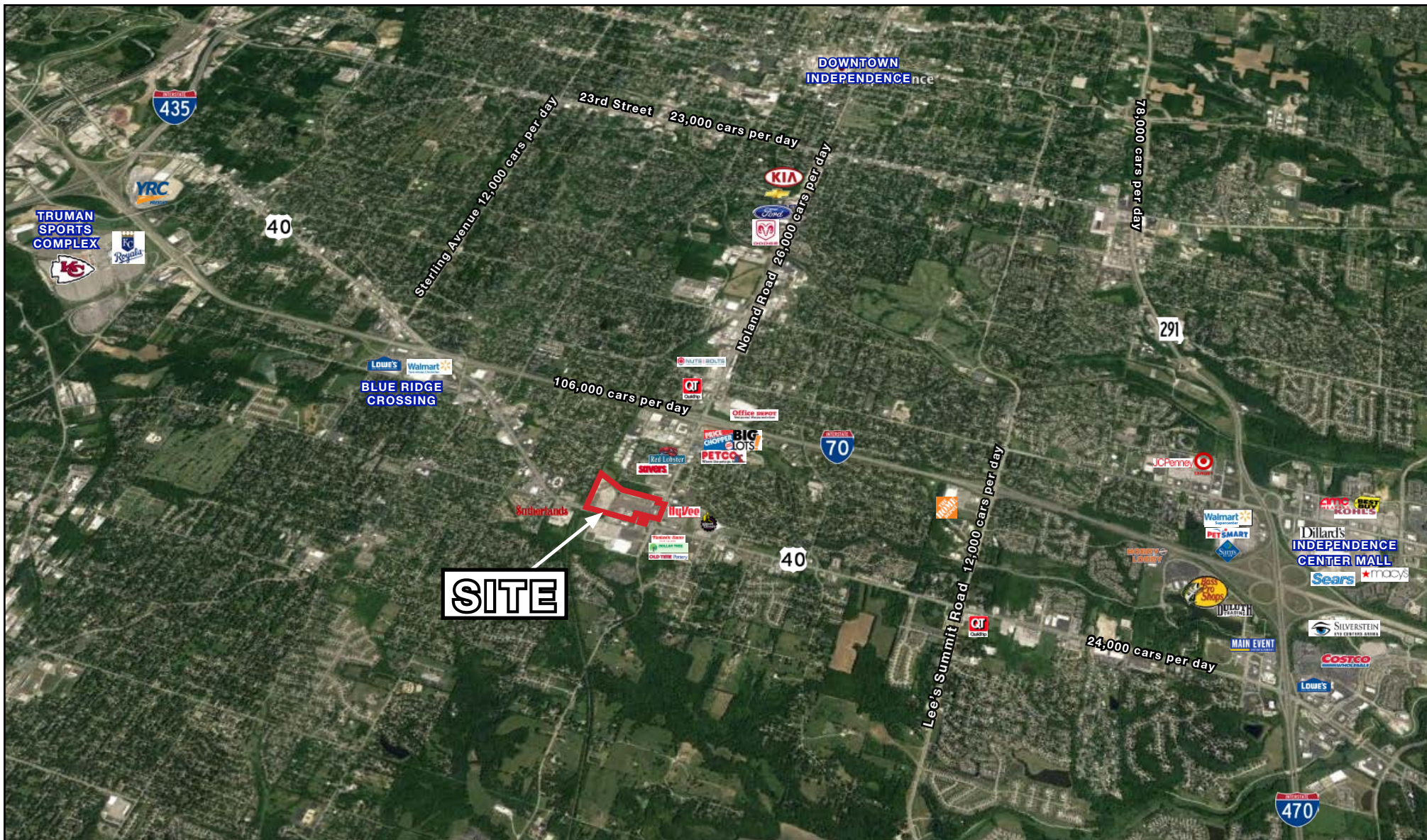


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AERIAL

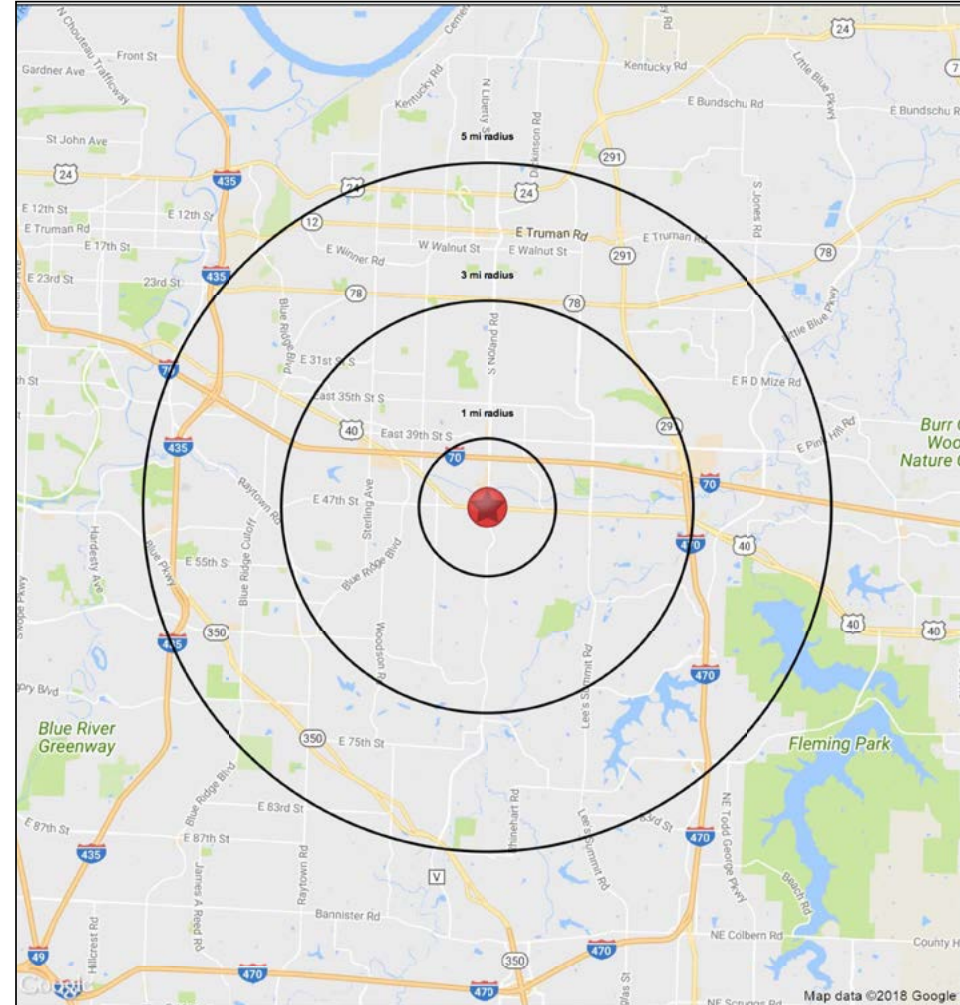
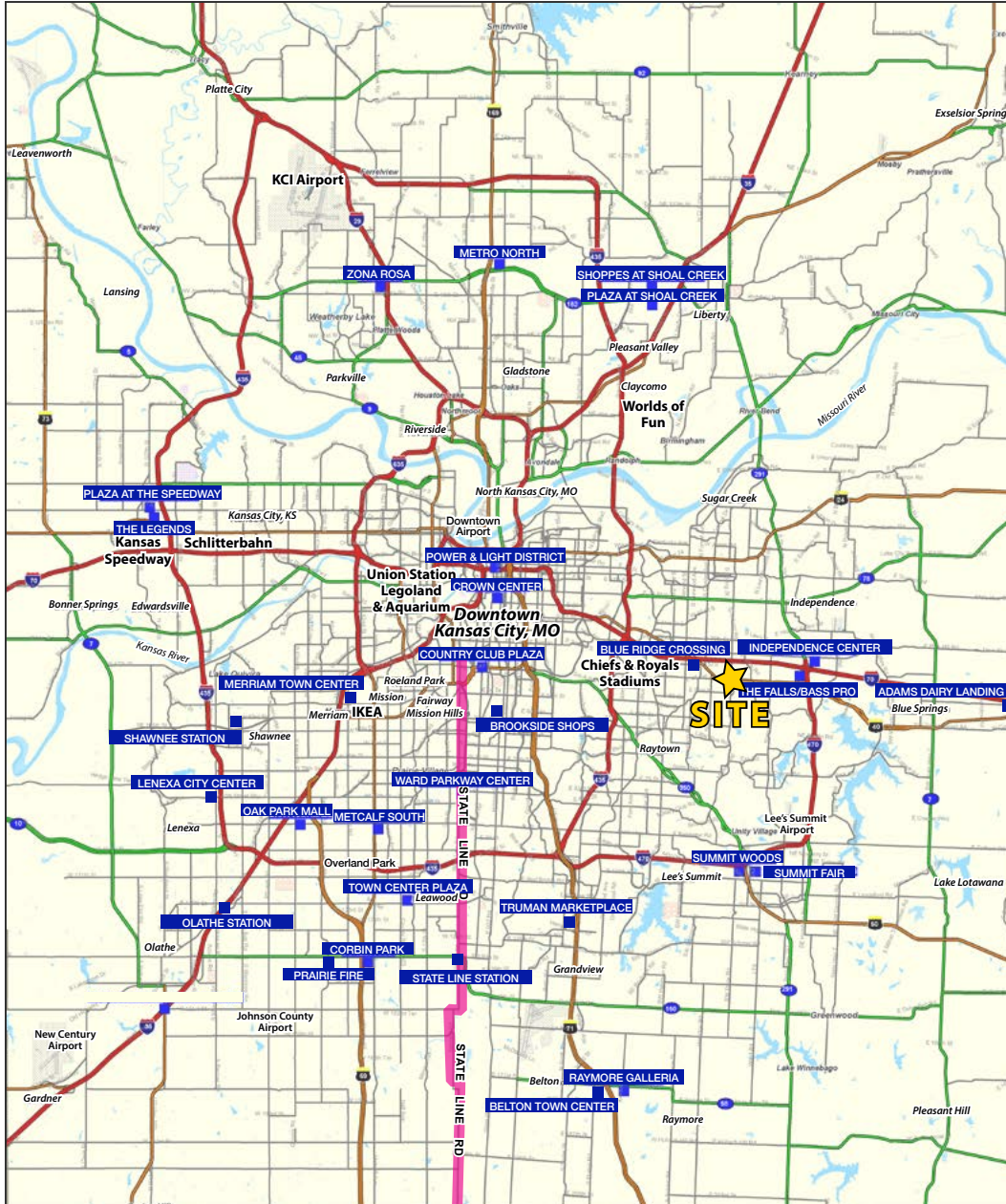




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Lat/Lon: 39.0357/-94.4155

RS1

40 Highway & Noland Road

Independence, MO

1 mi radius 3 mi radius 5 mi radius

| | 1 mi radius | 3 mi radius | 5 mi radius | |
|---------------------------------------|---|---------------------------|-------------|----------|
| POPULATION | 2020 Estimated Population | 7,507 | 61,096 | 153,034 |
| | 2025 Projected Population | 7,445 | 60,045 | 152,359 |
| | 2010 Census Population | 7,638 | 62,131 | 152,787 |
| | 2000 Census Population | 7,156 | 58,131 | 145,482 |
| | Projected Annual Growth 2020 to 2025 | -0.2% | -0.3% | - |
| | Historical Annual Growth 2000 to 2020 | 0.2% | 0.3% | 0.3% |
| | 2020 Median Age | 44.0 | 42.4 | 40.9 |
| | HOUSEHOLDS | 2020 Estimated Households | 3,471 | 27,488 |
| 2025 Projected Households | | 3,380 | 26,586 | 66,089 |
| 2010 Census Households | | 3,355 | 26,573 | 64,128 |
| 2000 Census Households | | 3,142 | 24,929 | 61,446 |
| Projected Annual Growth 2020 to 2025 | | -0.5% | -0.7% | -0.4% |
| Historical Annual Growth 2000 to 2020 | | 0.5% | 0.5% | 0.5% |
| RACE AND ETHNICITY | 2020 Estimated White | 78.9% | 77.9% | 76.9% |
| | 2020 Estimated Black or African American | 12.9% | 13.1% | 13.7% |
| | 2020 Estimated Asian or Pacific Islander | 1.7% | 2.0% | 2.1% |
| | 2020 Estimated American Indian or Native Alaskan | 0.5% | 0.5% | 0.5% |
| | 2020 Estimated Other Races | 6.0% | 6.6% | 6.8% |
| | 2020 Estimated Hispanic | 7.5% | 7.8% | 7.7% |
| INCOME | 2020 Estimated Average Household Income | \$80,808 | \$78,177 | \$73,234 |
| | 2020 Estimated Median Household Income | \$53,224 | \$57,093 | \$57,027 |
| | 2020 Estimated Per Capita Income | \$37,403 | \$35,208 | \$32,396 |
| EDUCATION (AGE 25+) | 2020 Estimated Elementary (Grade Level 0 to 8) | 2.2% | 2.3% | 2.6% |
| | 2020 Estimated Some High School (Grade Level 9 to 11) | 6.8% | 5.6% | 6.1% |
| | 2020 Estimated High School Graduate | 30.1% | 32.6% | 32.5% |
| | 2020 Estimated Some College | 28.8% | 25.6% | 24.9% |
| | 2020 Estimated Associates Degree Only | 6.9% | 7.5% | 7.8% |
| | 2020 Estimated Bachelors Degree Only | 17.0% | 17.4% | 16.6% |
| | 2020 Estimated Graduate Degree | 8.1% | 8.9% | 9.4% |
| BUSINESS | 2020 Estimated Total Businesses | 436 | 1,697 | 5,452 |
| | 2020 Estimated Total Employees | 5,848 | 19,283 | 61,377 |
| | 2020 Estimated Employee Population per Business | 13.4 | 11.4 | 11.3 |
| | 2020 Estimated Residential Population per Business | 17.2 | 36.0 | 28.1 |

