

Hidden Valley

3010 S M-291 Highway, Independence, MO 64057

**GREAT EXPOSURE AND CONVEINENT
ACCESS OFF OF HWY M-291**



FOR LEASE BY OWNER



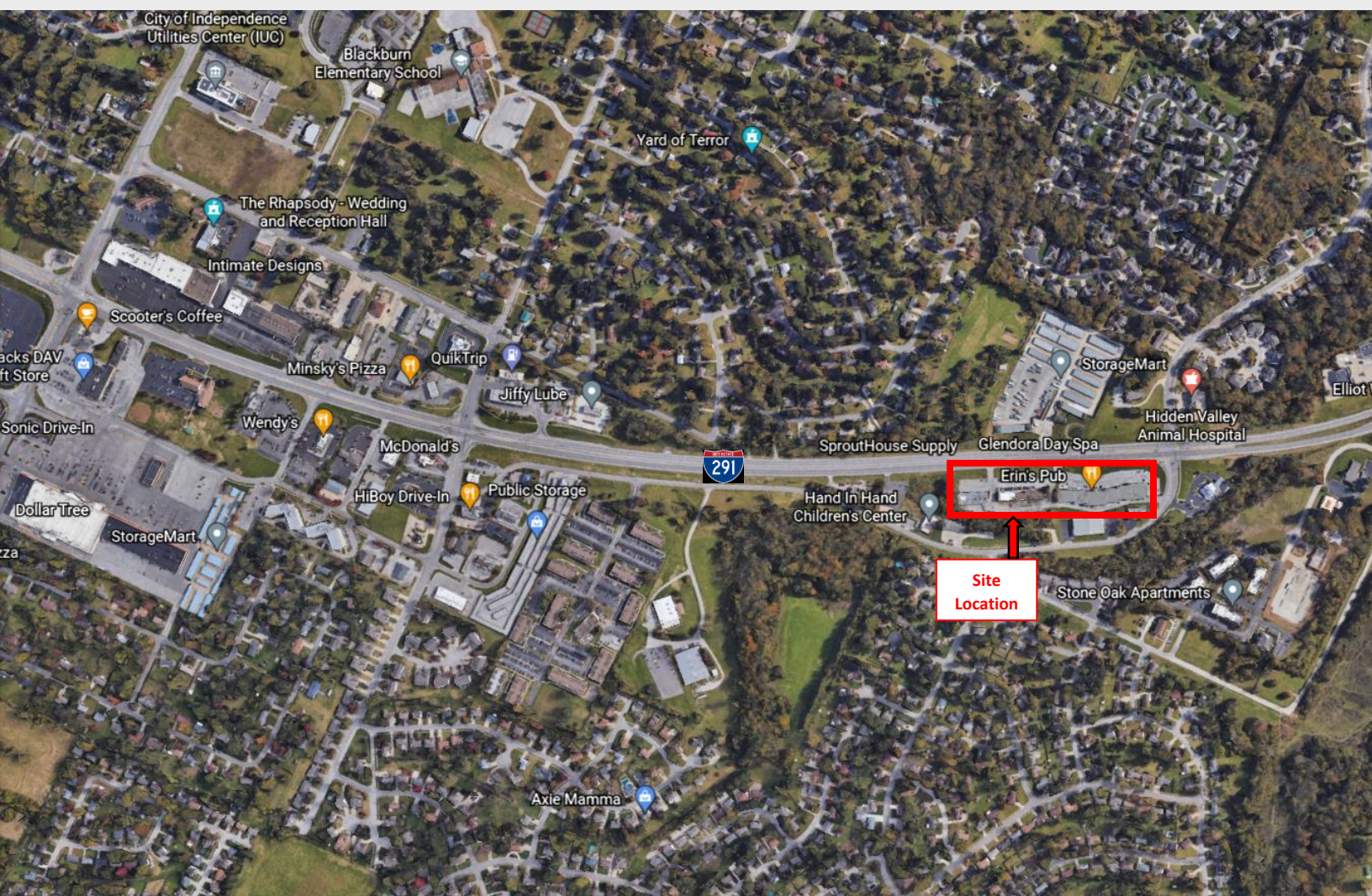
CONTACT INFORMATION

Jeff Taylor – Senior VP of Real Estate

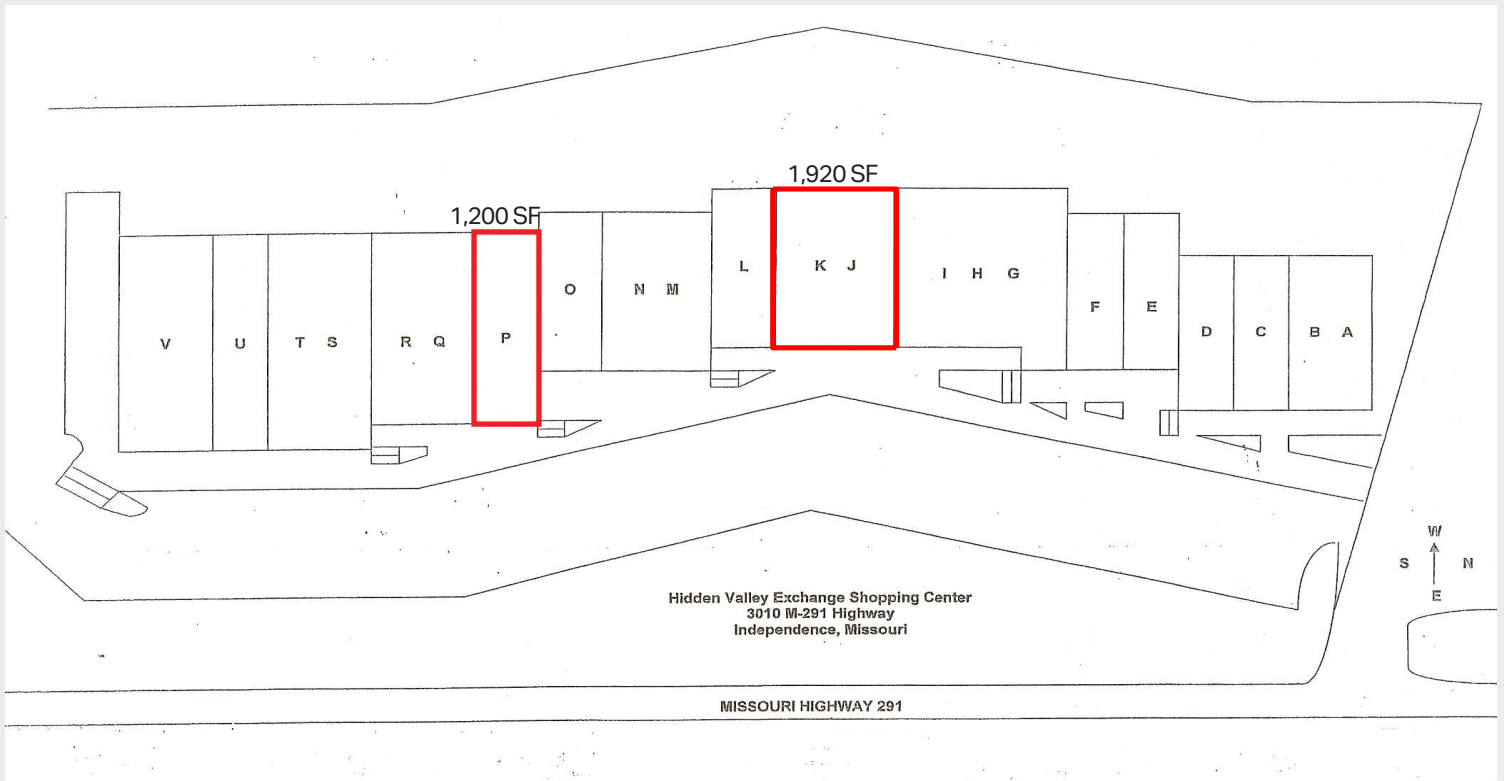
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LOCATION



AVAILABLE SUITES



Available Space: 3,120 SF

PROPERTY FEATURES



Key Attributes

Our property is set in a prime location right on Highway 291, near Highway 40 and Interstate 470. This property offers high traffic volumes to Tenants in search of guaranteed exposure. Hidden Valley Shopping Center is surrounded by several residential neighborhoods within close proximity.

The Property

Retail Spaces Available

Available Retail Space: 3,120 SF

Available Now

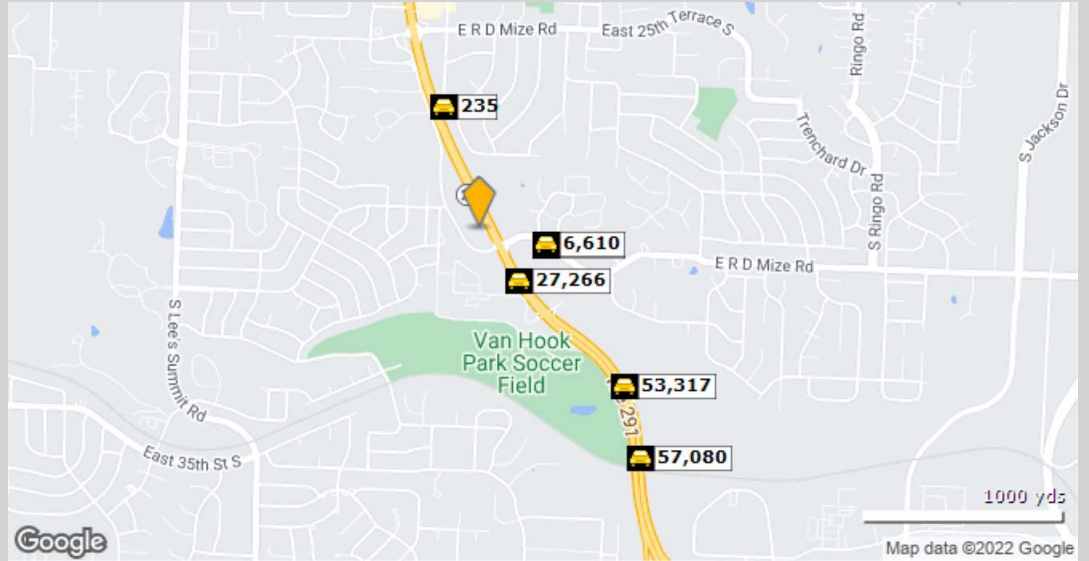


Traffic Count Report

Hidden Valley Exchange S/C

3010 S 291 Hwy, Independence, MO 64057

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **26,120 SF**
 Year Built: **1986**
 Total Available: **4,479 SF**
 % Leased: **82.85%**
 Rent/SF/Yr: **\$9.00**



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|--------------------|----------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | E 32 St S | Davidson | 0.06 SW | 2022 | 27,266 | MPSI | .19 |
| 2 | E Hidden Valley Rd | Cedar Crest Dr | 0.03 NW | 2022 | 6,147 | MPSI | .20 |
| 3 | E Hidden Valley Rd | Cedar Crest Dr | 0.03 NW | 2018 | 6,811 | MPSI | .20 |
| 4 | 6541 | Cedar Crest Dr | 0.03 NW | 2015 | 8,118 | MPSI | .20 |
| 5 | E Hidden Valley Rd | Cedar Crest Dr | 0.03 NW | 2020 | 6,610 | MPSI | .20 |
| 6 | Shrank Rd | Baker Rd | 0.00 SE | 2018 | 280 | MPSI | .37 |
| 7 | Shrank Rd | Baker Rd | 0.00 SE | 2022 | 235 | MPSI | .37 |
| 8 | State Hwy 291 | E 34th Ter S | 0.08 SE | 2022 | 50,866 | MPSI | .62 |
| 9 | State Hwy 291 | E 34th Ter S | 0.08 SE | 2020 | 53,317 | MPSI | .62 |
| 10 | 6955 | E 34th Ter S | 0.14 N | 2015 | 57,080 | MPSI | .81 |

Demographic Detail Report

| Hidden Valley Exchange S/C | | | | | | |
|--|--------|--------|--------|--------|---------|--------|
| 3010 S 291 Hwy, Independence, MO 64057 | | | | | | |
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
| 2022 Population by Occupation | 9,377 | | 49,453 | | 127,748 | |
| Real Estate & Finance | 391 | 4.17% | 1,941 | 3.92% | 4,904 | 3.84% |
| Professional & Management | 2,024 | 21.58% | 10,580 | 21.39% | 28,130 | 22.02% |
| Public Administration | 294 | 3.14% | 1,376 | 2.78% | 3,433 | 2.69% |
| Education & Health | 1,127 | 12.02% | 5,866 | 11.86% | 14,277 | 11.18% |
| Services | 720 | 7.68% | 4,540 | 9.18% | 11,920 | 9.33% |
| Information | 79 | 0.84% | 507 | 1.03% | 1,210 | 0.95% |
| Sales | 1,405 | 14.98% | 7,123 | 14.40% | 17,334 | 13.57% |
| Transportation | 13 | 0.14% | 49 | 0.10% | 367 | 0.29% |
| Retail | 684 | 7.29% | 3,728 | 7.54% | 9,156 | 7.17% |
| Wholesale | 185 | 1.97% | 954 | 1.93% | 2,421 | 1.90% |
| Manufacturing | 546 | 5.82% | 2,848 | 5.76% | 7,583 | 5.94% |
| Production | 855 | 9.12% | 4,168 | 8.43% | 11,542 | 9.03% |
| Construction | 366 | 3.90% | 2,654 | 5.37% | 6,721 | 5.26% |
| Utilities | 450 | 4.80% | 1,805 | 3.65% | 4,743 | 3.71% |
| Agriculture & Mining | 10 | 0.11% | 54 | 0.11% | 291 | 0.23% |
| Farming, Fishing, Forestry | 19 | 0.20% | 28 | 0.06% | 95 | 0.07% |
| Other Services | 209 | 2.23% | 1,232 | 2.49% | 3,621 | 2.83% |
| 2022 Worker Travel Time to Job | 4,740 | | 25,907 | | 66,619 | |
| <30 Minutes | 3,108 | 65.57% | 16,413 | 63.35% | 41,405 | 62.15% |
| 30-60 Minutes | 1,487 | 31.37% | 8,796 | 33.95% | 23,208 | 34.84% |
| 60+ Minutes | 145 | 3.06% | 698 | 2.69% | 2,006 | 3.01% |
| 2010 Households by HH Size | 4,520 | | 24,602 | | 58,484 | |
| 1-Person Households | 1,496 | 33.10% | 7,910 | 32.15% | 17,805 | 30.44% |
| 2-Person Households | 1,614 | 35.71% | 8,644 | 35.14% | 19,839 | 33.92% |
| 3-Person Households | 661 | 14.62% | 3,638 | 14.79% | 8,948 | 15.30% |
| 4-Person Households | 426 | 9.42% | 2,516 | 10.23% | 6,759 | 11.56% |
| 5-Person Households | 199 | 4.40% | 1,177 | 4.78% | 3,167 | 5.42% |
| 6-Person Households | 83 | 1.84% | 439 | 1.78% | 1,196 | 2.05% |
| 7 or more Person Households | 41 | 0.91% | 278 | 1.13% | 770 | 1.32% |
| 2022 Average Household Size | 2.30 | | 2.30 | | 2.40 | |
| Households | | | | | | |
| 2027 Projection | 4,480 | | 24,940 | | 60,318 | |
| 2022 Estimate | 4,434 | | 24,597 | | 59,339 | |
| 2010 Census | 4,520 | | 24,602 | | 58,485 | |
| Growth 2022 - 2027 | 1.04% | | 1.39% | | 1.65% | |
| Growth 2010 - 2022 | -1.90% | | -0.02% | | 1.46% | |

Demographic Detail Report

| Hidden Valley Exchange S/C 3010 S 291 Hwy, Independence, MO 64057 | | | | |
|--|------------------|------------------|------------------|--|
| Radius | 1 Mile | 3 Mile | 5 Mile | |
| 2022 Households by HH Income | 4,433 | 24,596 | 59,338 | |
| <\$25,000 | 703 15.86% | 5,262 21.39% | 12,115 20.42% | |
| \$25,000 - \$50,000 | 1,094 24.68% | 5,886 23.93% | 14,333 24.15% | |
| \$50,000 - \$75,000 | 959 21.63% | 4,993 20.30% | 11,875 20.01% | |
| \$75,000 - \$100,000 | 600 13.53% | 3,171 12.89% | 7,634 12.87% | |
| \$100,000 - \$125,000 | 427 9.63% | 1,981 8.05% | 5,308 8.95% | |
| \$125,000 - \$150,000 | 269 6.07% | 1,458 5.93% | 3,256 5.49% | |
| \$150,000 - \$200,000 | 206 4.65% | 1,030 4.19% | 2,796 4.71% | |
| \$200,000+ | 175 3.95% | 815 3.31% | 2,021 3.41% | |
| 2022 Avg Household Income | \$76,933 | \$71,110 | \$72,168 | |
| 2022 Med Household Income | \$62,073 | \$56,552 | \$56,499 | |
| 2022 Occupied Housing | 4,435 | 24,597 | 59,339 | |
| Owner Occupied | 2,753 62.07% | 16,150 65.66% | 40,038 67.47% | |
| Renter Occupied | 1,682 37.93% | 8,447 34.34% | 19,301 32.53% | |
| 2010 Housing Units | 4,894 | 26,437 | 65,167 | |
| 1 Unit | 3,423 69.94% | 20,085 75.97% | 52,727 80.91% | |
| 2 - 4 Units | 198 4.05% | 1,391 5.26% | 3,543 5.44% | |
| 5 - 19 Units | 925 18.90% | 3,240 12.26% | 5,916 9.08% | |
| 20+ Units | 348 7.11% | 1,721 6.51% | 2,981 4.57% | |
| 2022 Housing Value | 2,754 | 16,150 | 40,039 | |
| <\$100,000 | 219 7.95% | 2,952 18.28% | 10,748 26.84% | |
| \$100,000 - \$200,000 | 1,774 64.42% | 8,413 52.09% | 18,733 46.79% | |
| \$200,000 - \$300,000 | 483 17.54% | 3,242 20.07% | 6,127 15.30% | |
| \$300,000 - \$400,000 | 153 5.56% | 990 6.13% | 2,539 6.34% | |
| \$400,000 - \$500,000 | 30 1.09% | 107 0.66% | 582 1.45% | |
| \$500,000 - \$1,000,000 | 87 3.16% | 387 2.40% | 1,164 2.91% | |
| \$1,000,000+ | 8 0.29% | 59 0.37% | 146 0.36% | |
| 2022 Median Home Value | \$165,276 | \$160,893 | \$149,492 | |
| 2022 Housing Units by Yr Built | 4,895 | 27,283 | 66,490 | |
| Built 2010+ | 72 1.47% | 650 2.38% | 2,704 4.07% | |
| Built 2000 - 2010 | 388 7.93% | 3,356 12.30% | 7,053 10.61% | |
| Built 1990 - 1999 | 692 14.14% | 3,690 13.52% | 6,968 10.48% | |
| Built 1980 - 1989 | 1,133 23.15% | 3,353 12.29% | 6,691 10.06% | |
| Built 1970 - 1979 | 1,238 25.29% | 4,574 16.77% | 10,350 15.57% | |
| Built 1960 - 1969 | 961 19.63% | 5,616 20.58% | 12,370 18.60% | |
| Built 1950 - 1959 | 286 5.84% | 2,951 10.82% | 10,400 15.64% | |
| Built <1949 | 125 2.55% | 3,093 11.34% | 9,954 14.97% | |
| 2022 Median Year Built | 1978 | 1973 | 1970 | |