

# 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**

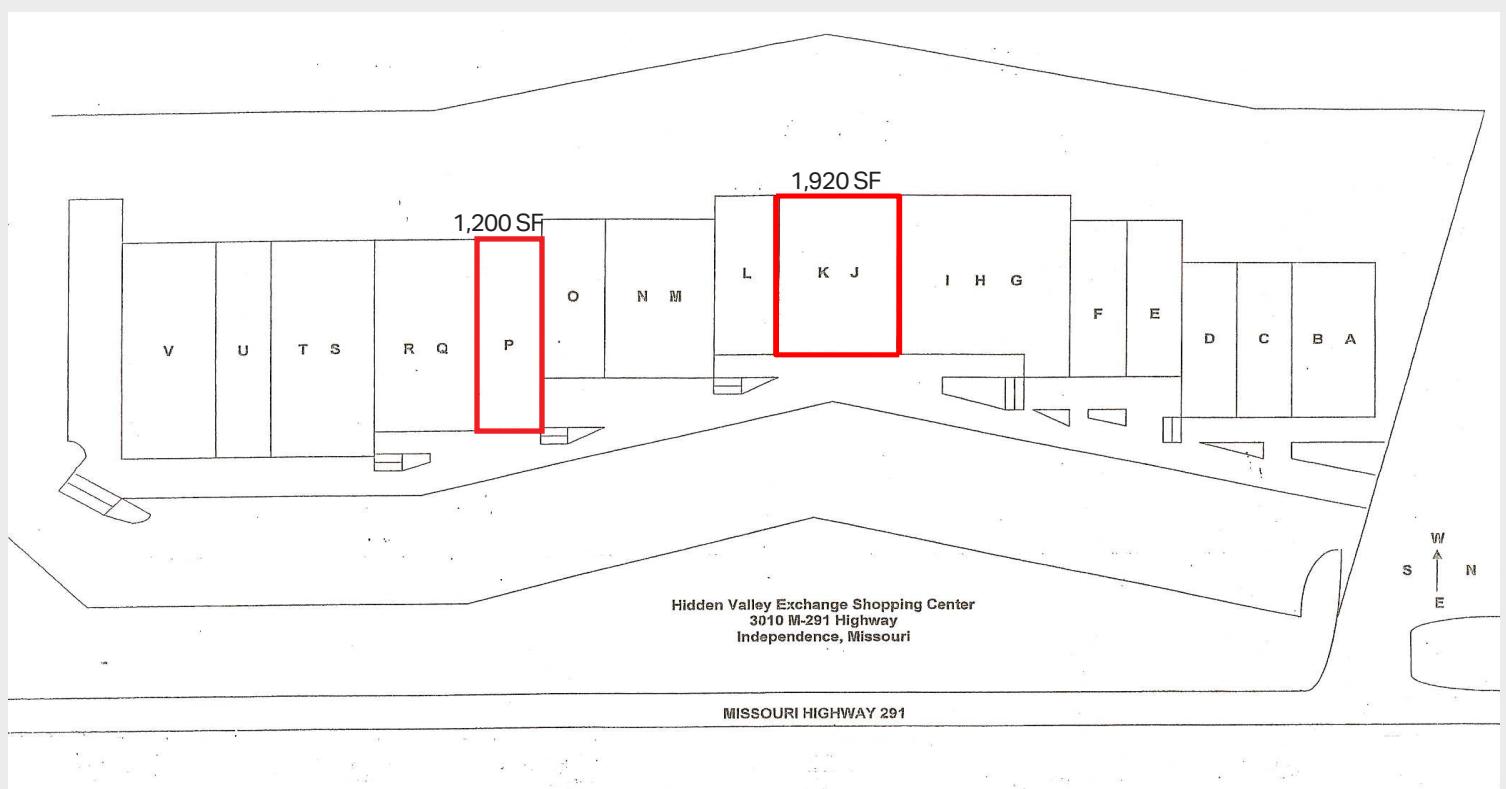
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# LOCATION



# 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

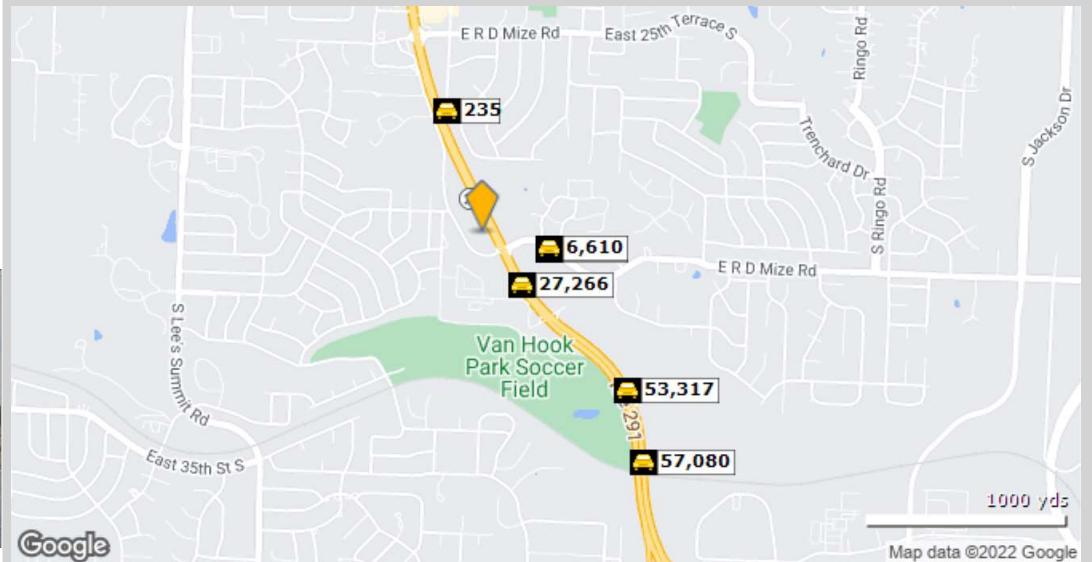
Available Now



## 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**



Map data ©2022 Google

	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	
<b>2022 Households by HH Income</b>	<b>4,433</b>		<b>24,596</b>		<b>59,338</b>	
<\$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%
<b>2022 Avg Household Income</b>	<b>\$76,933</b>		<b>\$71,110</b>		<b>\$72,168</b>	
<b>2022 Med Household Income</b>	<b>\$62,073</b>		<b>\$56,552</b>		<b>\$56,499</b>	
<b>2022 Occupied Housing</b>	<b>4,435</b>		<b>24,597</b>		<b>59,339</b>	
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%
<b>2010 Housing Units</b>	<b>4,894</b>		<b>26,437</b>		<b>65,167</b>	
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%
<b>2022 Housing Value</b>	<b>2,754</b>		<b>16,150</b>		<b>40,039</b>	
<\$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%
<b>2022 Median Home Value</b>	<b>\$165,276</b>		<b>\$160,893</b>		<b>\$149,492</b>	
<b>2022 Housing Units by Yr Built</b>	<b>4,895</b>		<b>27,283</b>		<b>66,490</b>	
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%
<b>2022 Median Year Built</b>	<b>1978</b>		<b>1973</b>		<b>1970</b>	