



NOLAND FASHION SQUARE

7,232 SF Building | NNN Lease Investment Sale
40 Highway & Noland Road, Independence, Missouri



SALE PRICE: \$1,500,000 | CAP RATE: 7.6%

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](#)

- INVESTMENT PROPERTY FOR SALE
- 7,232 SF Building For Sale - Fully Occupied
- 300,000 SF center - 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
- Established population base + regional draw location
- Intersection carries over 60,000 cars per day

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

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INVESTMENT
OPPORTUNITY

SITE PLAN AND PHOTOS

KEY (Fully Occupied)

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



Exterior





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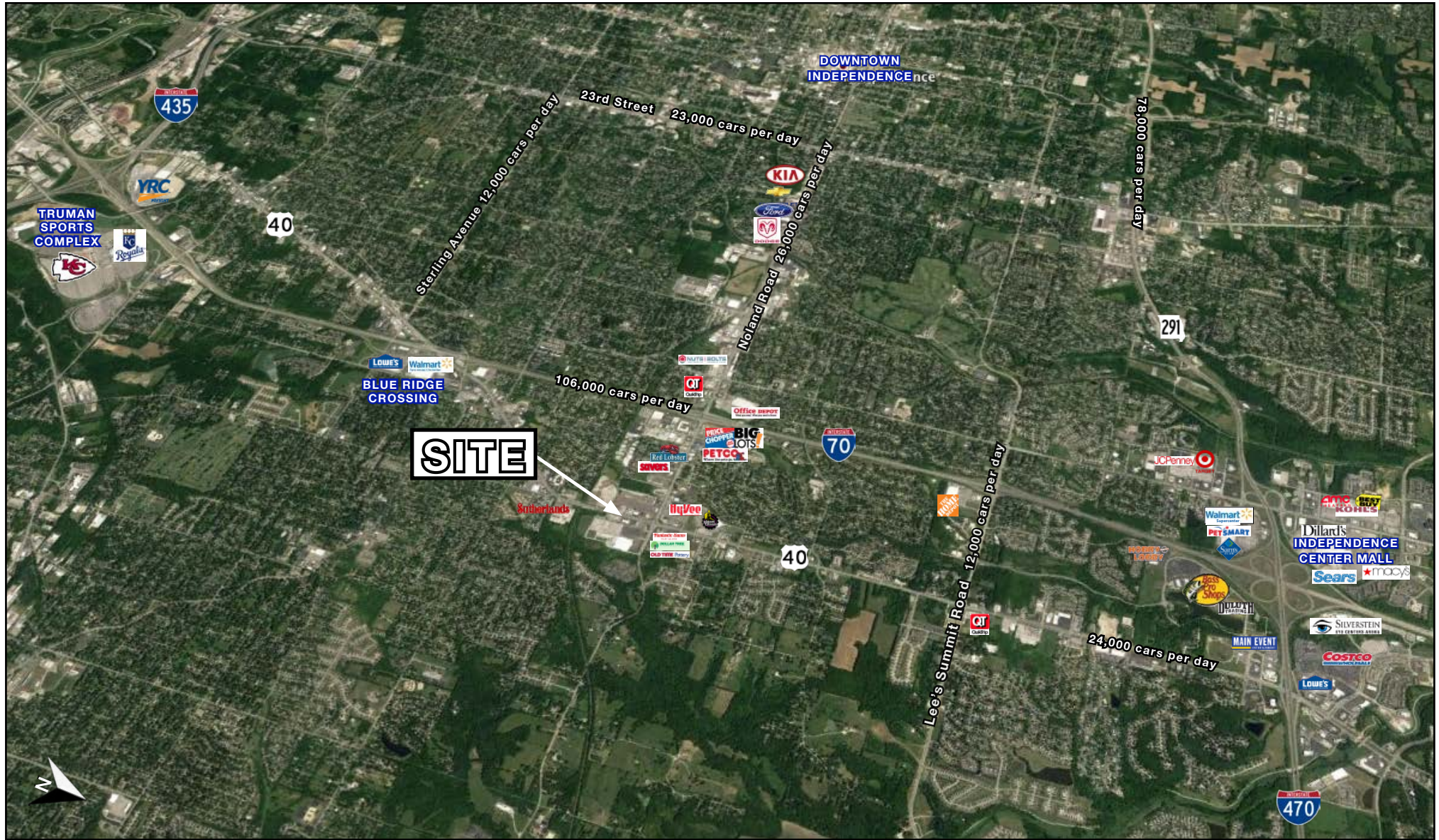
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AERIAL OF CENTER



AERIAL



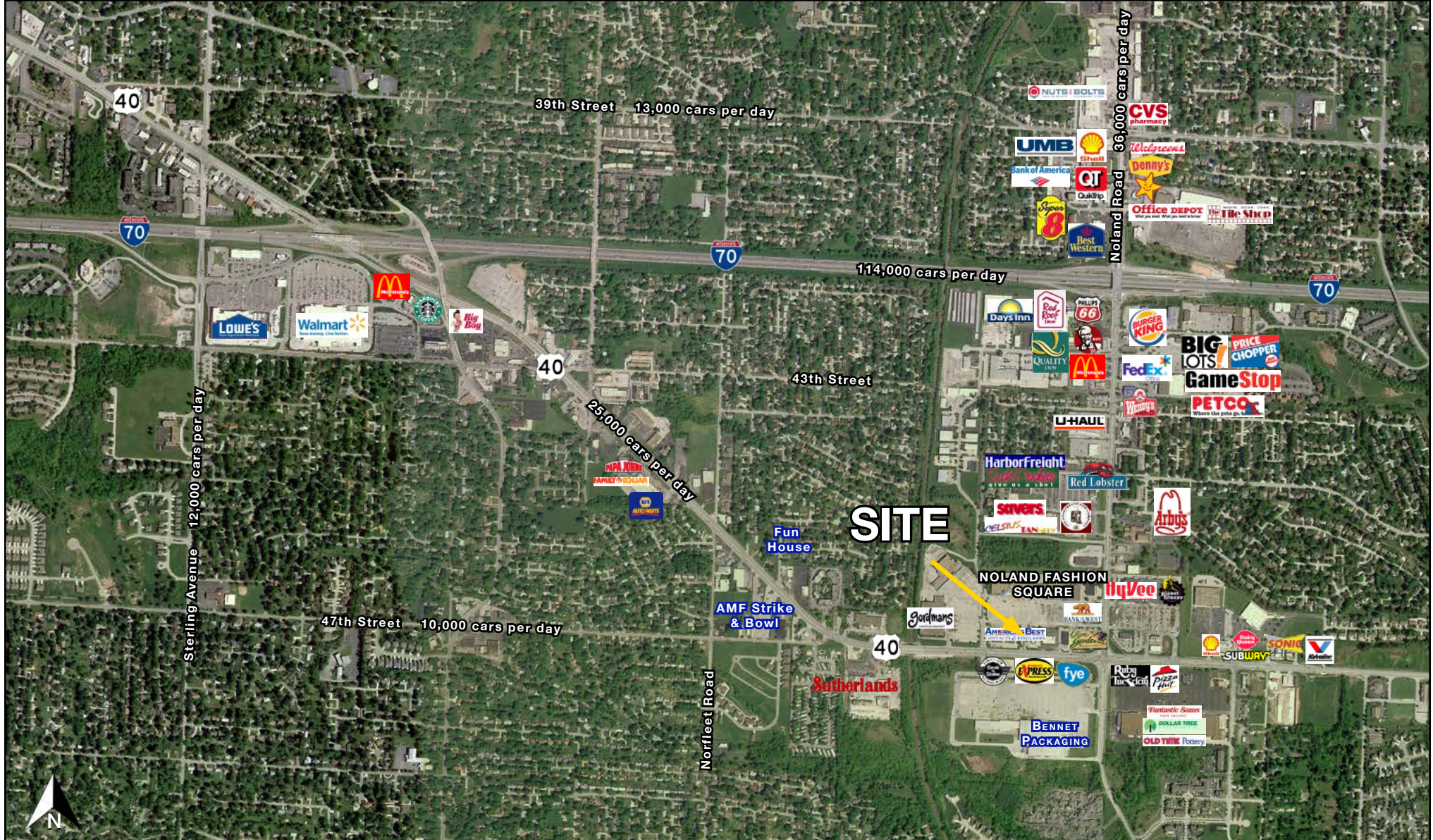


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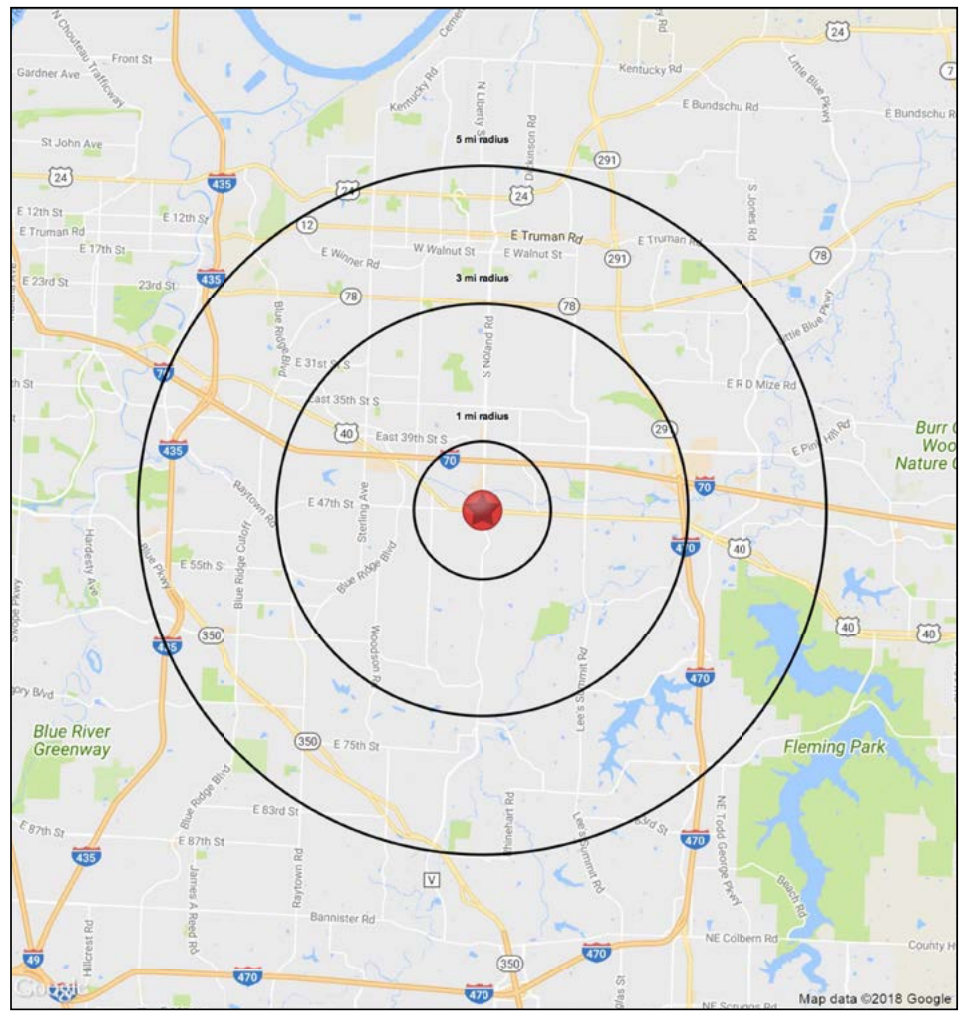




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Lat/Lon: 39.0357/-94.4155

RS1

40 Highway & Noland Road		1 mi radius	3 mi radius	5 mi radius
Independence, MO				
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	67,512
	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

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





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