



Former Bank Facility with Drive-Thru

17410 E US Hwy 24
Independence, MO 64056



FOR SALE
2,949 +/- SF Building on 1.89 +/- Acres

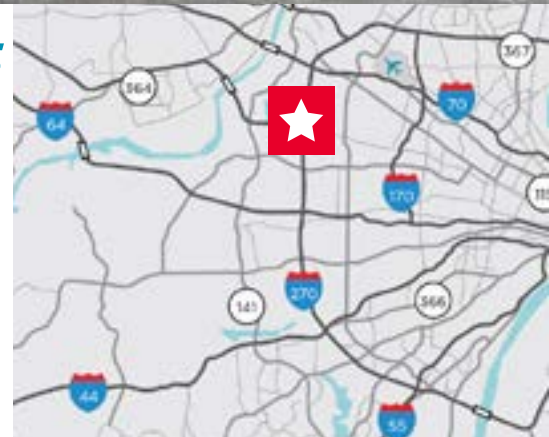
Offers Due Now through August 15, 2025

For Additional Property Information visit:

BankingCentersForSale.com

Property Highlights

- Kansas City MSA
- Excellent Visibility and Access along US 24
- 2 Parcels totalling 1.89 acres
- Long term in-place lease for a drive-thru ATM



Demographics

	1 Mile	3 Miles	5 Miles
Population	9,029	38,043	82,879
Households	3,321	14,453	33,457
Average HH Income	\$71,183	\$75,042	\$72,037

Traffic Counts

Former Bank Facility with Drive-Thru | US Hwy 24 - 50,575 VPD

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Independence, MO

Independence, Missouri, located within the Kansas City metropolitan area, is a strategic commercial hub in Jackson County. With direct access to I-70, I-435, and US Highway 24, Independence is highly accessible and serves as a major gateway for commerce on the eastern edge of the Kansas City region. The city is approximately 10 miles east of downtown Kansas City, making it an ideal location for retail, services, and distribution operations.

With a population of over 250,000 residents within a 10-mile radius, the city provides a solid consumer base for value-oriented retailers, grocery chains, and service providers. The area is characterized by a mix of long-term residents and younger families seeking affordable living within commuting distance of Kansas City.

The City of Independence has made continued investments in infrastructure and redevelopment incentives, with initiatives to attract small businesses and mixed-use developments which reflect a focus on revitalization. In addition, the town benefits from TIF districts and economic development zones establishing its position in the growing Kansas City metro area.



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Aerial

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