



WALMART SUPERCENTER & SAM'S CLUB PAD

6,700 Freestanding, Fully-Equipped Restaurant w/ Patio
I-70 & 291 Hwy | 3945 Bolger Road, Independence, Missouri



SALE PRICE: \$1,300,000 | LEASE RATE: 130,000/YEAR NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,620	50,145	136,111
Avg. Household Income	\$75,901	\$88,055	\$79,940

- Pad Site of Walmart, Sam's Club, and Petsmart Center
- Building can be split - 1,800 sq ft up to 6,700 sq ft available
- Just renovated upscale restaurant build-out with abundant parking
- Directly across the street from Independence Center Mall, regional draw plus major shopping /dining destination
- Also join McDonald's, Petsmart, Perkins Restaurant, and NTB
- Excellent visibility to 291 Highway and I-70
- Other area tenants include Bass Pro Shop, Target, Macy's, Sears, Costco, Lowe's, Dillard's, Chick-fil-A, Starbucks, AMC and more

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

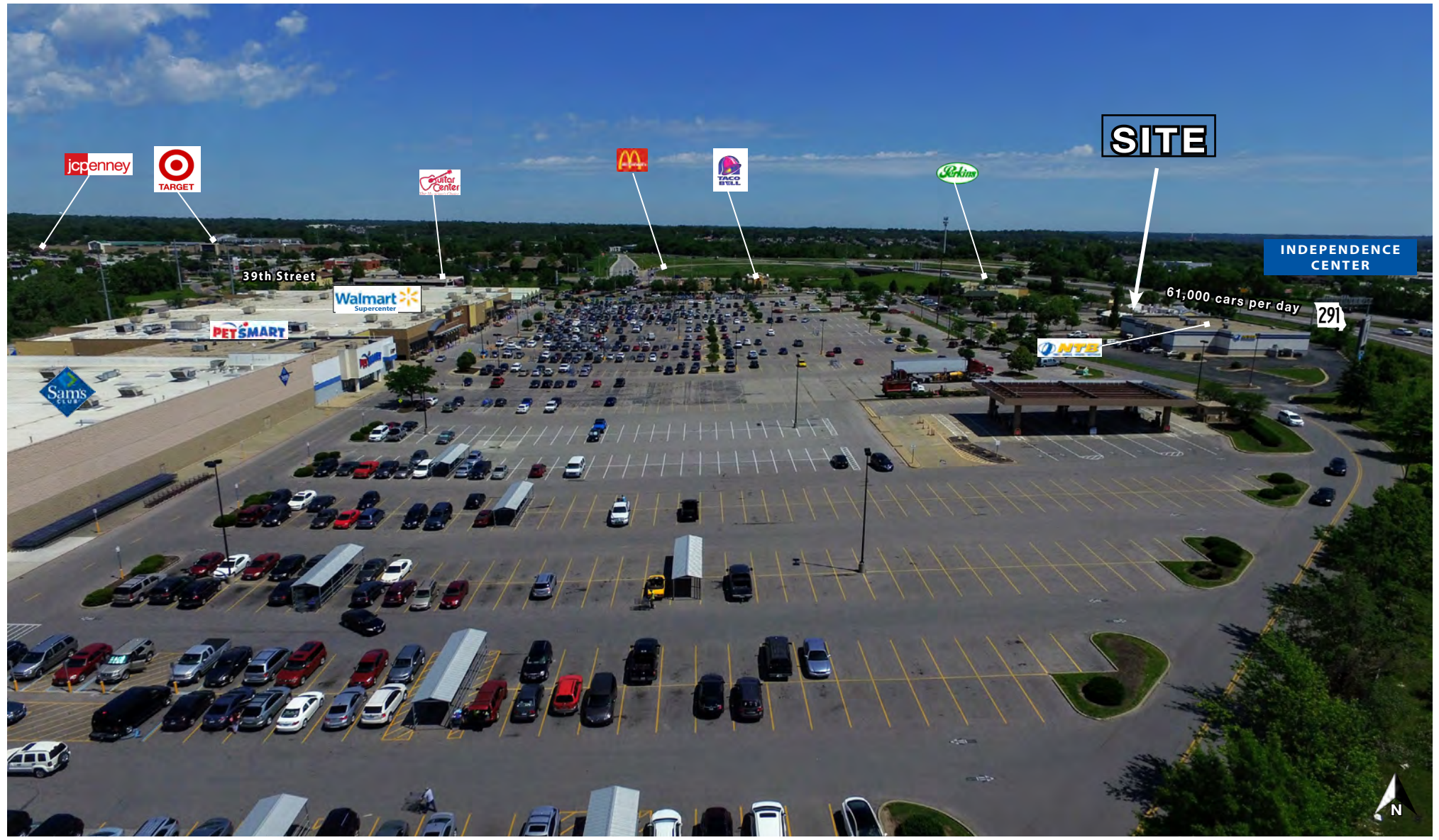
For More Information Contact: *Exclusive Agents*
MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com
DAVID BLOCK | 816.412.7400 | dblock@blockandco.com





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DRONE PHOTO





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PHOTOS





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PHOTOS



AREA TENANTS

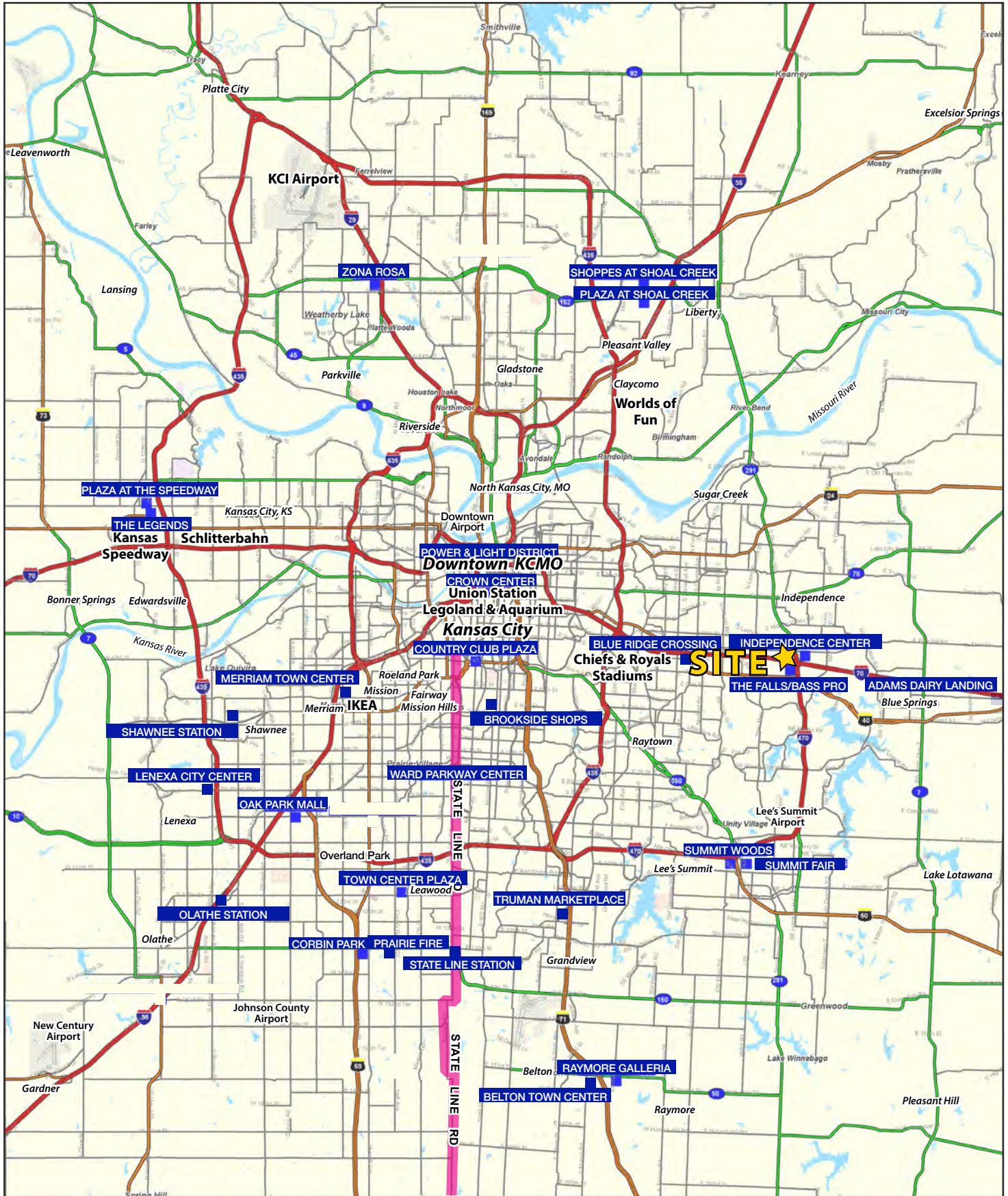


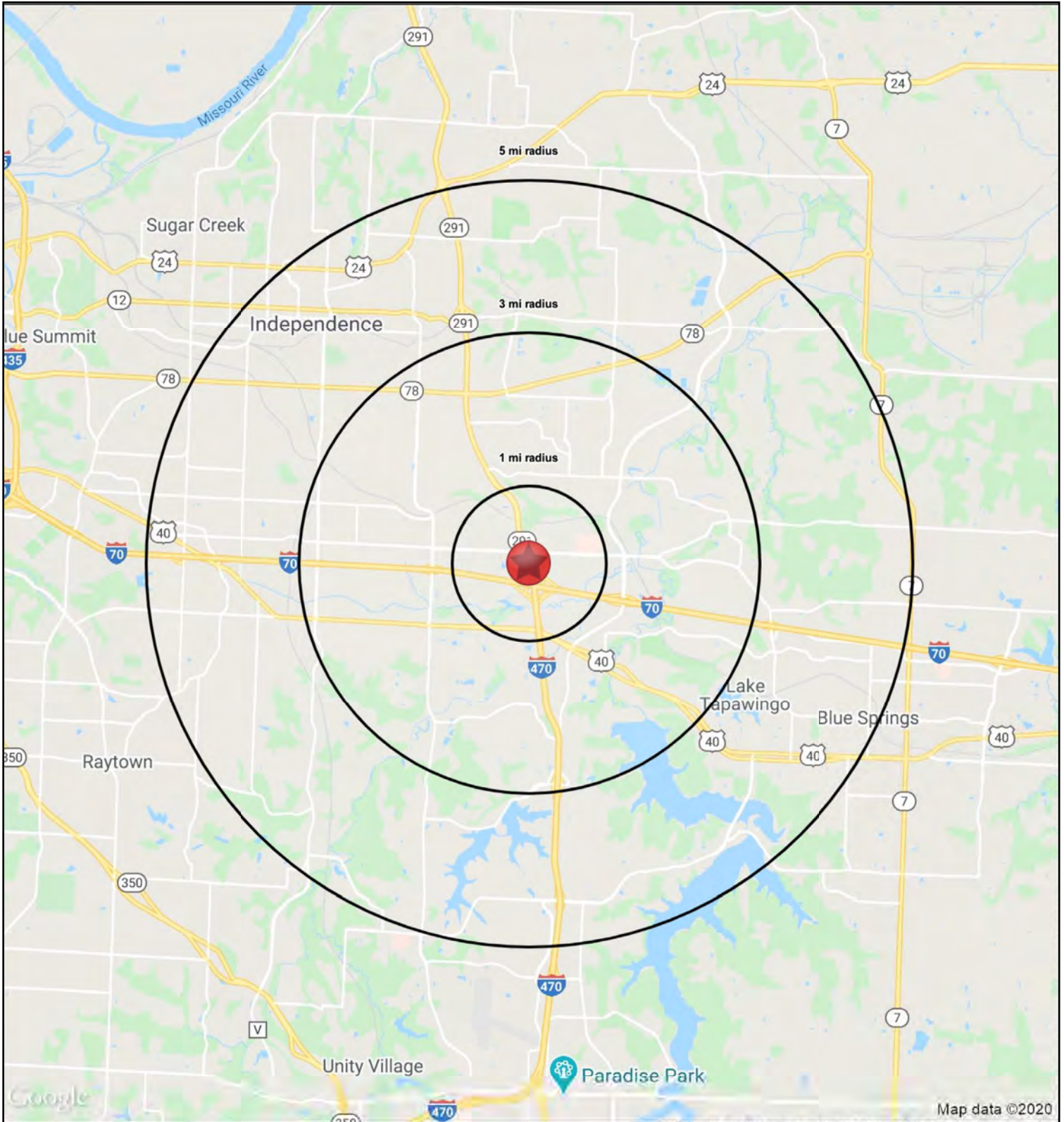


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SITE PLAN





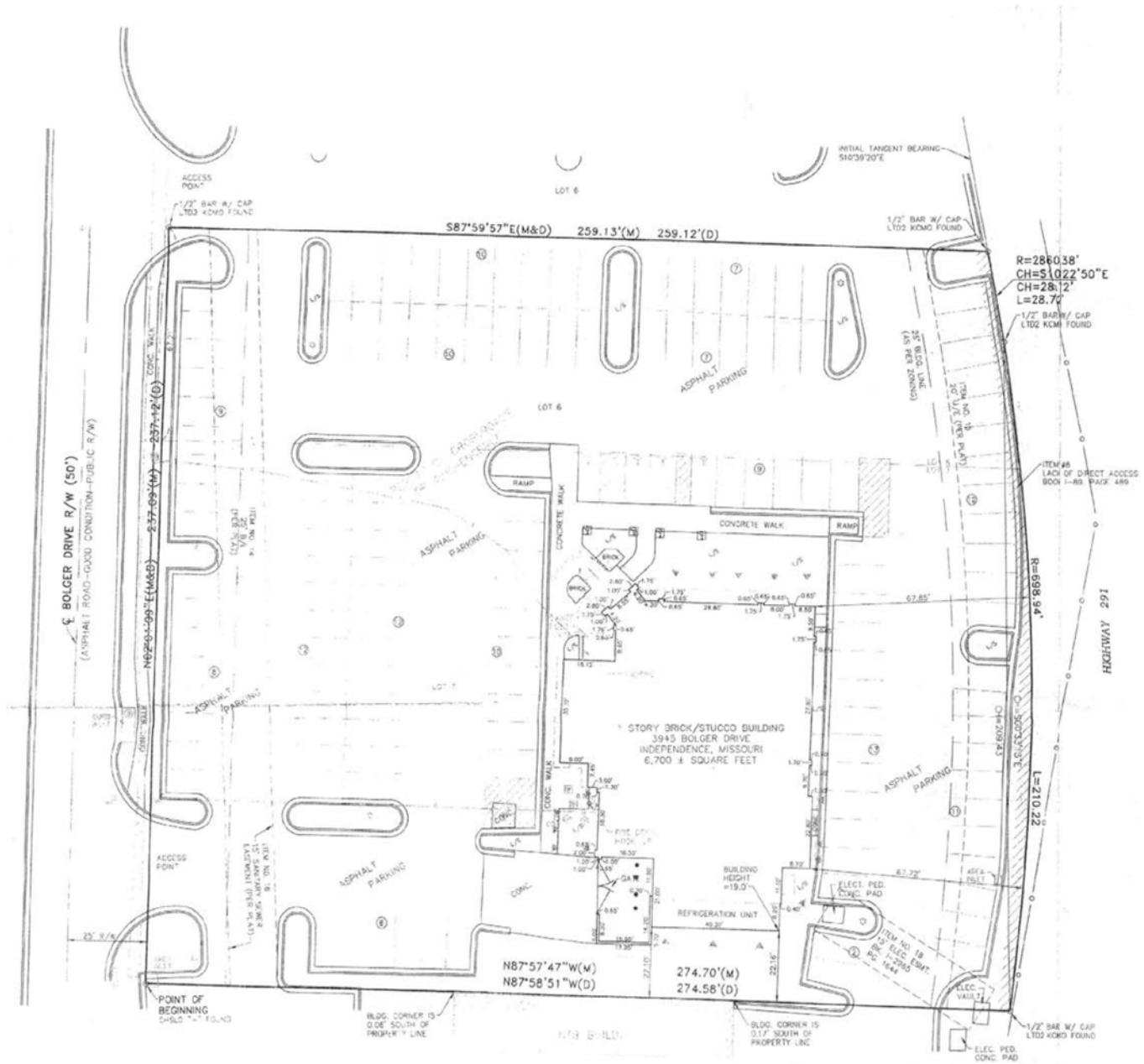


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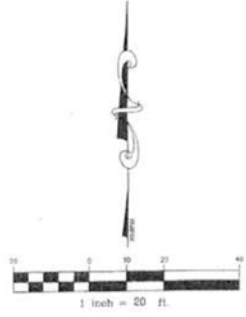
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3945 Bolger Road		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2020 Estimated Population	5,620	50,145	136,111
	2025 Projected Population	5,706	50,381	135,734
	2010 Census Population	5,649	50,205	134,253
	2000 Census Population	4,634	43,168	122,610
	Projected Annual Growth 2020 to 2025	0.3%	-	-
	Historical Annual Growth 2000 to 2020	1.1%	0.8%	0.6%
	2020 Median Age	40.1	42.4	40.3
HOUSEHOLDS	2020 Estimated Households	2,657	22,309	58,570
	2025 Projected Households	2,618	21,961	57,395
	2010 Census Households	2,526	21,250	55,024
	2000 Census Households	1,986	17,674	49,642
	Projected Annual Growth 2020 to 2025	-0.3%	-0.3%	-0.4%
	Historical Annual Growth 2000 to 2020	1.7%	1.3%	0.9%
RACE AND ETHNICITY	2020 Estimated White	82.8%	84.6%	81.8%
	2020 Estimated Black or African American	8.6%	6.9%	9.2%
	2020 Estimated Asian or Pacific Islander	2.6%	2.7%	2.3%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
	2020 Estimated Other Races	5.6%	5.3%	6.1%
	2020 Estimated Hispanic	7.0%	6.4%	7.0%
INCOME	2020 Estimated Average Household Income	\$75,901	\$88,055	\$79,940
	2020 Estimated Median Household Income	\$63,387	\$65,153	\$62,253
	2020 Estimated Per Capita Income	\$35,995	\$39,229	\$34,456
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.2%	2.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.2%	4.1%	5.1%
	2020 Estimated High School Graduate	26.7%	29.9%	31.2%
	2020 Estimated Some College	27.1%	24.0%	24.6%
	2020 Estimated Associates Degree Only	9.3%	7.5%	7.8%
	2020 Estimated Bachelors Degree Only	19.4%	20.8%	18.5%
	2020 Estimated Graduate Degree	12.7%	11.6%	10.5%
BUSINESS	2020 Estimated Total Businesses	649	2,207	4,739
	2020 Estimated Total Employees	9,364	26,732	53,431
	2020 Estimated Employee Population per Business	14.4	12.1	11.3
	2020 Estimated Residential Population per Business	8.7	22.7	28.7

SITE PLAN



- LEGEND:**
- MONUMENT FOUND
 - (M) MEASURED
 - (P) PLATTED
 - ⊕ HAND CAP SIGN
 - STEEL BOLLARD
 - ⊙ LANDSCAPE AREA
 - ⊕ TELEPHONE PDESTAL
 - ⊖ UNDERGROUND TELEPHONE LINE
 - ⊕ LIGHT POLE
 - ⊕ FLOOD LIGHT
 - ⊖ LACK OF DIRECT ACCESS
 - ⊕ GAS METER
 - ⊖ GAS LINE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ SPRINKLER CONTROL BOX
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ SANITARY SEWER CLEAN-OUT
 - ⊕ GREASE PIT
 - ⊕ CHAIN LINK FENCE
 - ⊕ PARKING STALL COUNT



LAND AREA:
63,819 SQUARE FEET OR 1.47 ACRES

REFERENCE PLAT:
REPLAT OF CROSSROADS OF INDEPENDENCE

PROPERTY ADDRESS:
3945 BOLGER DRIVE, INDEPENDENCE, MISSOURI

ENCROACHMENT:
THERE ARE NO APPARENT ENCROACHMENTS ON THE SUBJECT PROPERTY.