



INVESTMENT PROPERTY AVAILABLE

4540 S. Noland Road, Independence, MO



SALE PRICE: \$677,499 | 8% CAP RATE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,431	85,569	86,112
Avg. Household Income	\$86,699	\$81,293	\$76,930

- Located across from Hy-Vee Grocery Store
- Surrounded by over 700,000 sq ft of retail at this intersection
- Great visibility
- High traffic counts



CLICK HERE TO VIEW MORE LISTING INFORMATION

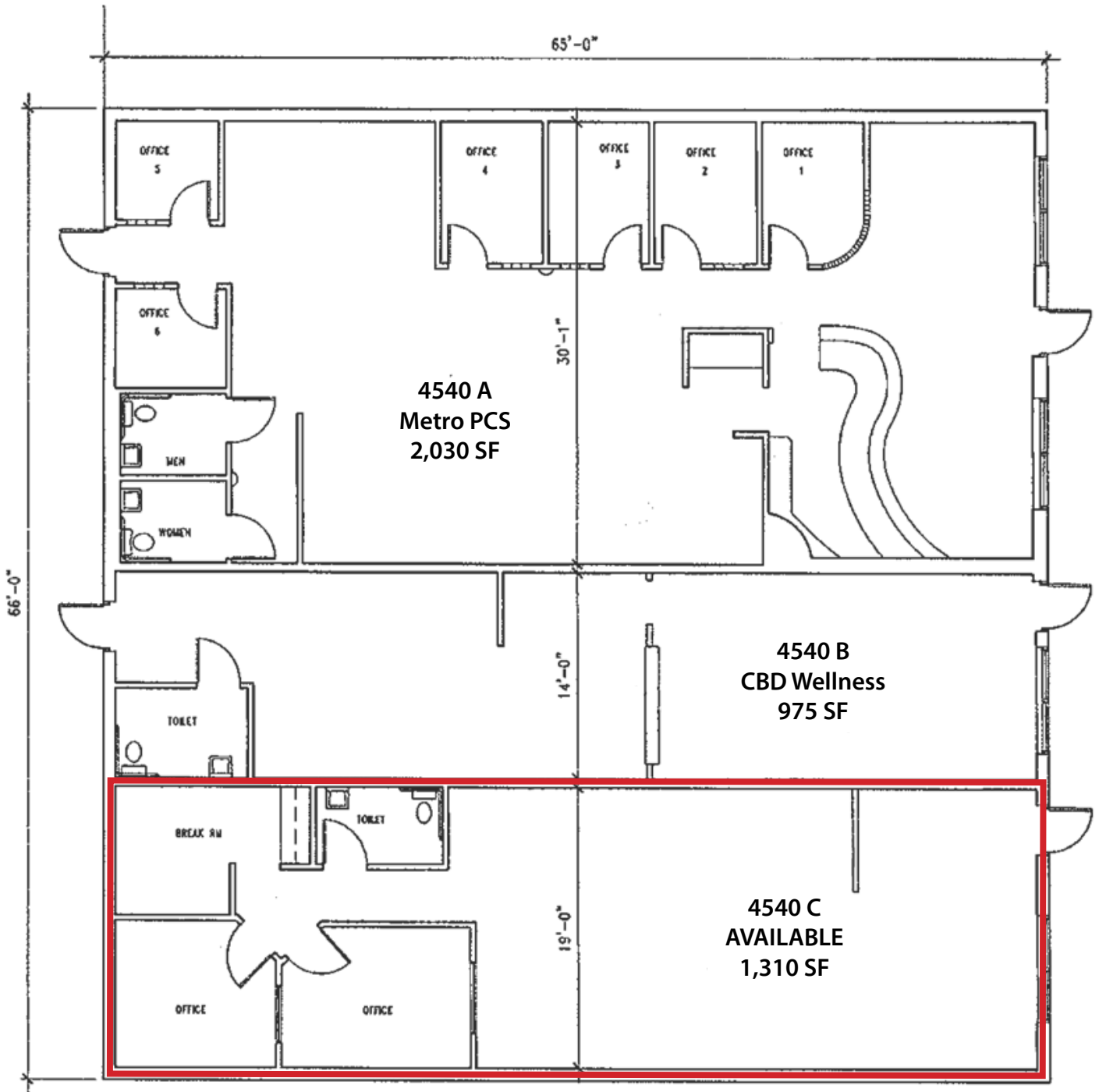
For More Information Contact:

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

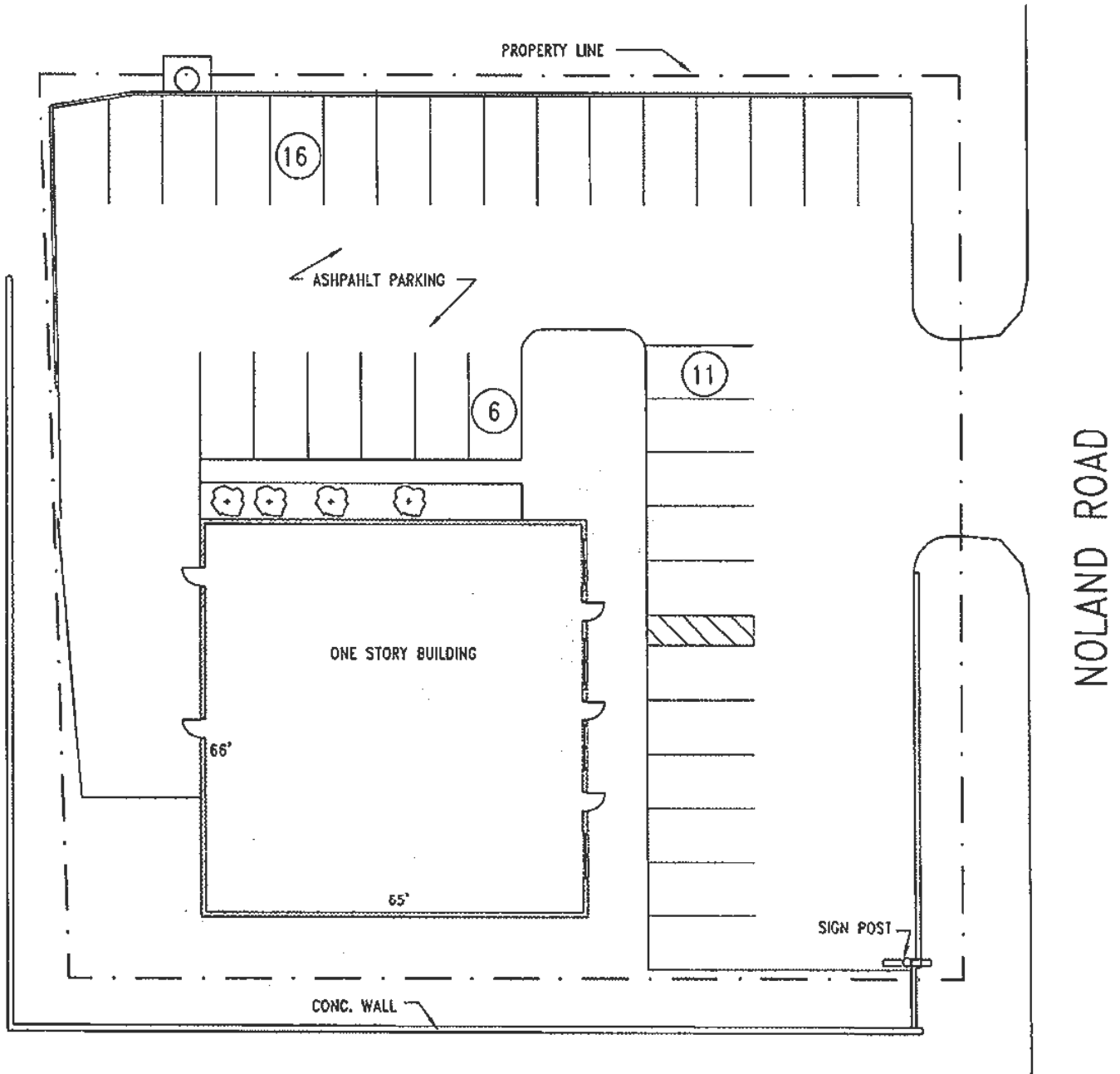
Exclusive Agent



FLOOR PLAN

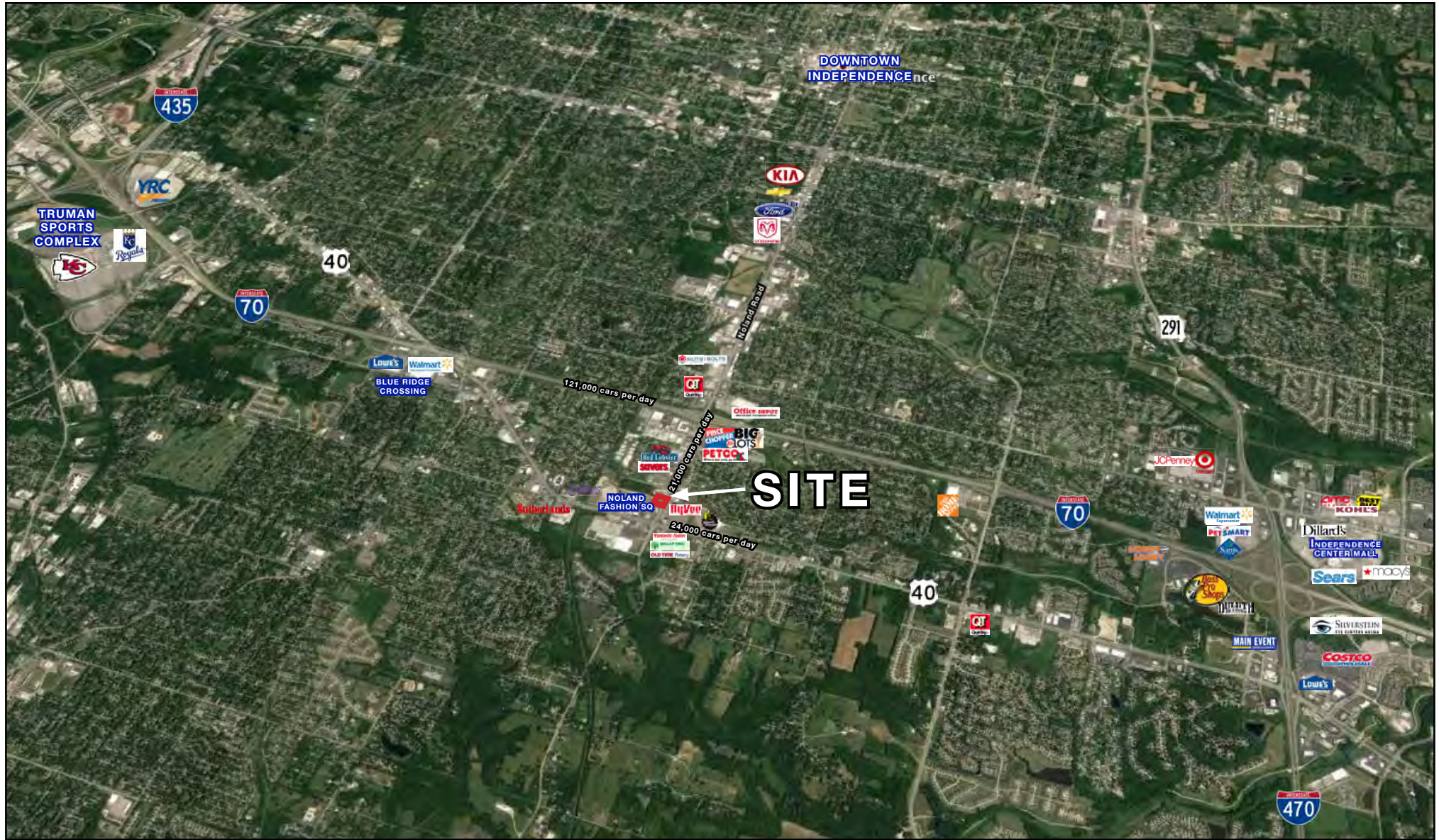


SITE PLAN



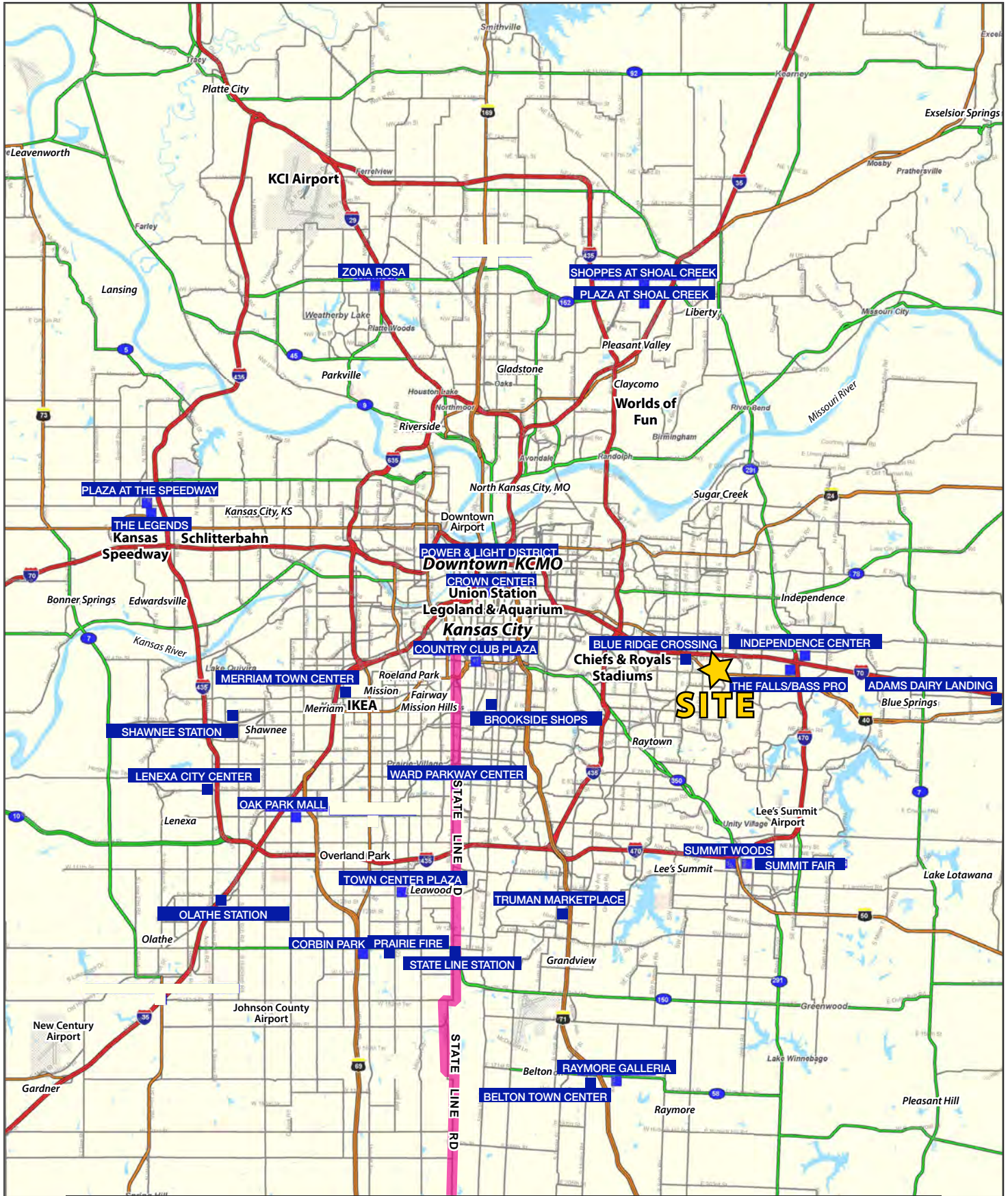
EXISTING SITE PLAN

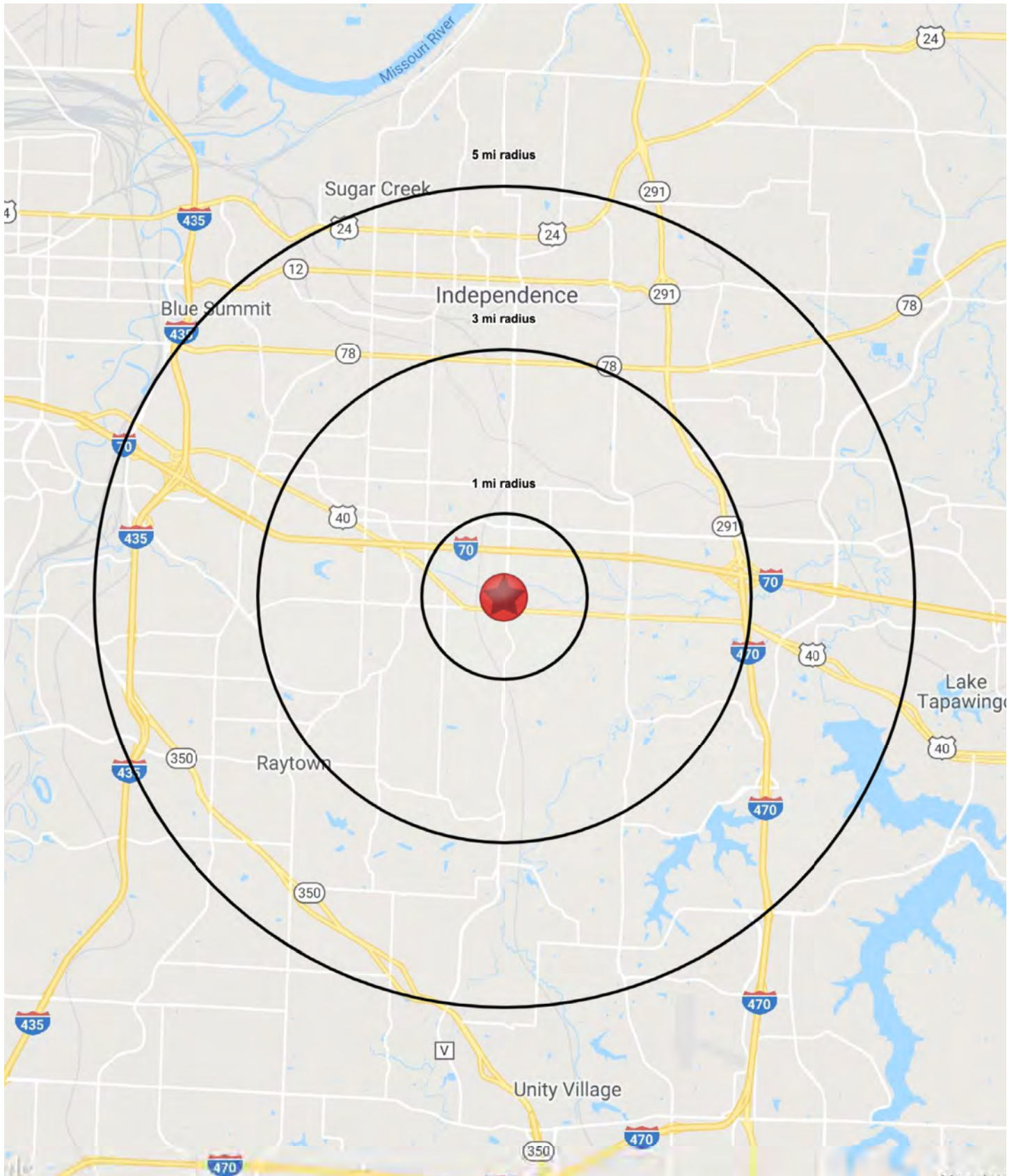
AERIAL



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4540 S Noland Rd Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,431	68,352	159,233
2028 Projected Population	8,440	69,451	162,070
2020 Census Population	8,512	68,236	158,575
2010 Census Population	7,945	64,821	151,772
Projected Annual Growth 2023 to 2028	-	0.3%	0.4%
Historical Annual Growth 2010 to 2023	0.5%	0.4%	0.4%
2023 Median Age	42.1	40.9	40.0
Households			
2023 Estimated Households	3,744	29,651	68,154
2028 Projected Households	3,696	29,717	68,424
2020 Census Households	3,748	29,255	67,071
2010 Census Households	3,482	27,820	63,739
Projected Annual Growth 2023 to 2028	-0.3%	-	-
Historical Annual Growth 2010 to 2023	0.6%	0.5%	0.5%
Race and Ethnicity			
2023 Estimated White	69.2%	69.1%	68.8%
2023 Estimated Black or African American	18.2%	18.3%	18.8%
2023 Estimated Asian or Pacific Islander	2.1%	1.8%	1.6%
2023 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
2023 Estimated Other Races	10.1%	10.3%	10.3%
2023 Estimated Hispanic	9.5%	9.8%	9.8%
Income			
2023 Estimated Average Household Income	\$86,699	\$85,569	\$86,112
2023 Estimated Median Household Income	\$68,912	\$64,725	\$65,089
2023 Estimated Per Capita Income	\$38,552	\$37,179	\$36,958
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.1%	1.9%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.9%	5.8%
2023 Estimated High School Graduate	31.2%	34.5%	33.6%
2023 Estimated Some College	21.3%	24.8%	24.6%
2023 Estimated Associates Degree Only	9.6%	7.5%	8.2%
2023 Estimated Bachelors Degree Only	18.9%	16.2%	16.3%
2023 Estimated Graduate Degree	10.2%	9.1%	9.3%
Business			
2023 Estimated Total Businesses	388	1,920	5,305
2023 Estimated Total Employees	3,031	15,240	51,247
2023 Estimated Employee Population per Business	7.8	7.9	9.7
2023 Estimated Residential Population per Business	21.7	35.6	30.0

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