



NOLAND FASHION SQUARE

Retail Space For Lease | Immediate Occupancy
40 Highway & Noland Road, Independence, Missouri



LEASE RATE: \$4.75-\$15.00/SF NNN

960 SF- 127,458 +/- SF RETAIL SPACES AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,130	66,395	159,850
Avg. Household Income	\$84,602	\$86,215	\$86,656

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

- Join Olive Garden, Next Level Soccer Training, America's Best Contacts & Eye Glasses, Pancho's Mexican Restaurant, Athletico and more
- Other nearby tenants include Starbucks, HyVee, Furniture Deals, Old Time Pottery, and many more
- Pad sites available for sale, lease, or build-to-suit
- 300,000 SF center seeking anchor, junior anchor, and small shop tenants
- Established population base + regional draw location
- Intersection carries over 60,000 cars per day

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

For More Information Contact: *Exclusive Agents*
ALEX BLOCK | 816.412.7373 | ablock@blockandco.com
DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com



SITE PLAN



BUILDING 1 (maximum contiguous available = 82,520 SF)

#	Address	Tenant	SF	\$/SF
1	13500-A E. US 40 Highway	AVAILABLE	76,520 SF	\$4.75/SF
2	13500-B E. US 40 Highway	AVAILABLE	2,000 SF	\$8/SF
3	13500-C E. US 40 Highway	AVAILABLE	4,000 SF	\$8/SF

BUILDING 2 (maximum contiguous available = 50,737 SF)

#	Address	Tenant	SF	\$/SF
4	13520-A E. US 40 Highway	AVAILABLE	6,162 SF	\$9/SF
5	13520-E E. US 40 Highway	AVAILABLE	6,438 SF	\$9/SF
6	13520-I E. US 40 Highway	AVAILABLE	1,500 SF	\$9/SF
7	13520-J E. US 40 Highway	AVAILABLE	1,270 SF	\$9/SF
8	13520-K E. US 40 Highway	AVAILABLE	960 SF	\$9/SF
9	13520 E. US 40 Highway	AVAILABLE	26,407 SF	\$9/SF
10	13500-O E. US 40 Highway	AVAILABLE	8,000 SF	\$9/SF

BUILDING 3 (maximum contiguous available = 127,458 SF)

#	Address	Tenant	SF	\$/SF
11	13720-A E. US 40 Highway	AVAILABLE	24,750 SF	\$6.50/SF
12	13720-B E. US 40 Highway	AVAILABLE	2,850 SF	\$8/SF
13	13720-C E. US 40 Highway	AVAILABLE	8,850 SF	\$8/SF
14-15	13720-F&G E. US 40 Highway	AVAILABLE	4,000 SF	\$8/SF
16	13720-J E. US 40 Highway	AVAILABLE	10,000 SF	\$8/SF
17	13720-M E. US 40 Highway	AVAILABLE	5,020 SF	\$8/SF
18	13720-P E. US 40 Highway	AVAILABLE	9,748 SF	\$8/SF
19	13920-B E. US 40 Highway	AVAILABLE	18,844 SF	\$6/SF
20	13920 E. US 40 Highway	AVAILABLE	43,396 SF	\$5/SF

BUILDING 4 (Fully Occupied)

#	Address	Tenant	SF	\$/SF
21	4600-A&B Noland Road	Athletico	3,908 SF	
22	4600-C Noland Road	Imagine Dental	4,000 SF	

BUILDING 5 (Fully Occupied)

#	Address	Tenant	SF	\$/SF
23	13900 E. US 40 Highway	Next Level Soccer Training	2,464 SF	
24	13900-A E. US 40 Highway	America's Best	3,768 SF	
25	13900-B E. US 40 Highway	Hollywood Nails	1,000 SF	

BUILDING 6 (maximum contiguous available = 4,006 SF)

#	Address	Tenant	SF	\$/SF
26	13700-A E. US 40 Highway	Frank's Firearms	1,472 SF	\$12/SF
27	13700-B E. US 40 Highway	Check 'N Go	1,690 SF	
28	13700-C E. US 40 Highway	AVAILABLE	1,472 SF	\$12/SF
29	13700-D E. US 40 Highway	AVAILABLE	1,472 SF	\$10/SF
30	13700-E E. US 40 Highway	AVAILABLE	1,162 SF	\$10/SF
31	13700-F E. US 40 Highway	1103 Gallery	1,472 SF	



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Redevelopment Underway | Retail Space For Lease
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960-127,458 +/- SF
RETAIL ANCHOR
SPACE FOR LEASE

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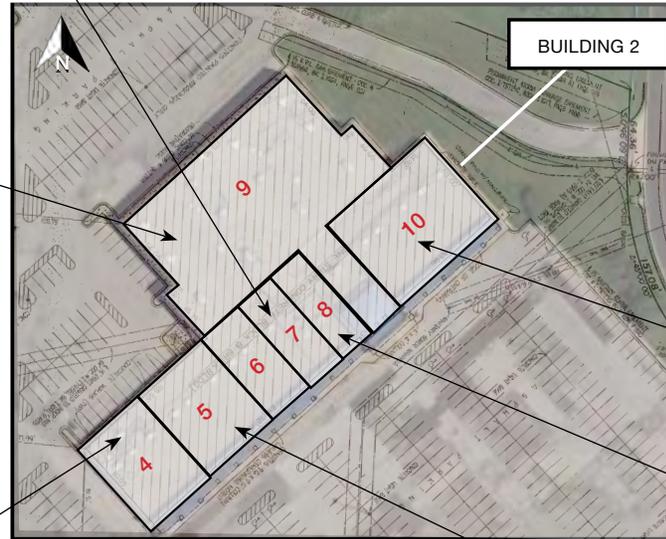


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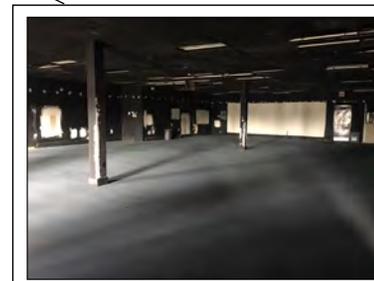
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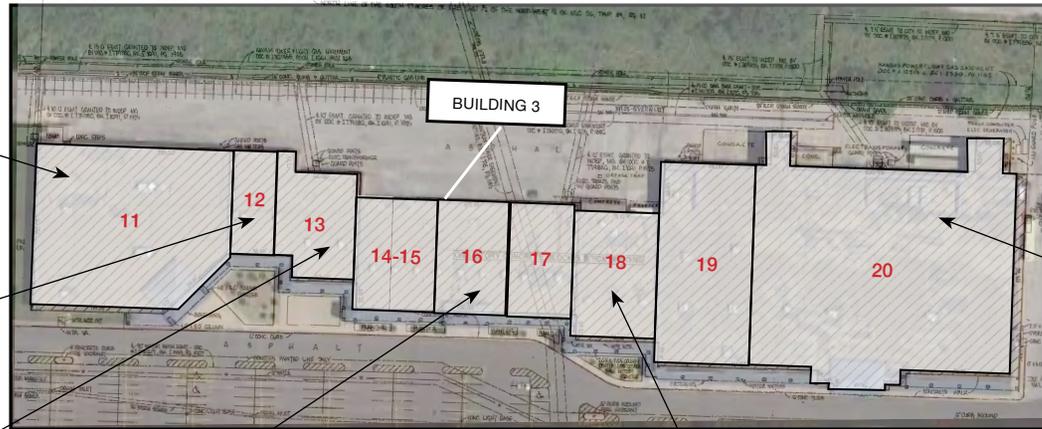
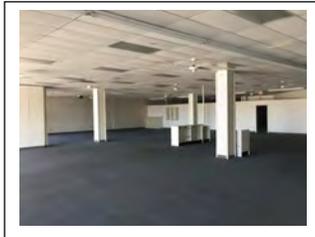
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BUILDING 3

BUILDING 3 (contiguous spaces = 127,458 SF)

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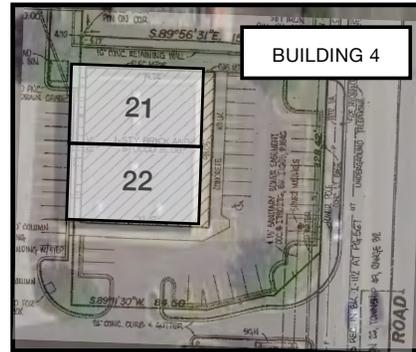
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BUILDING 4

BUILDING 4 (Fully Occupied)

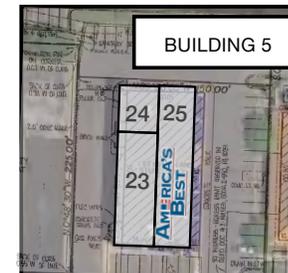
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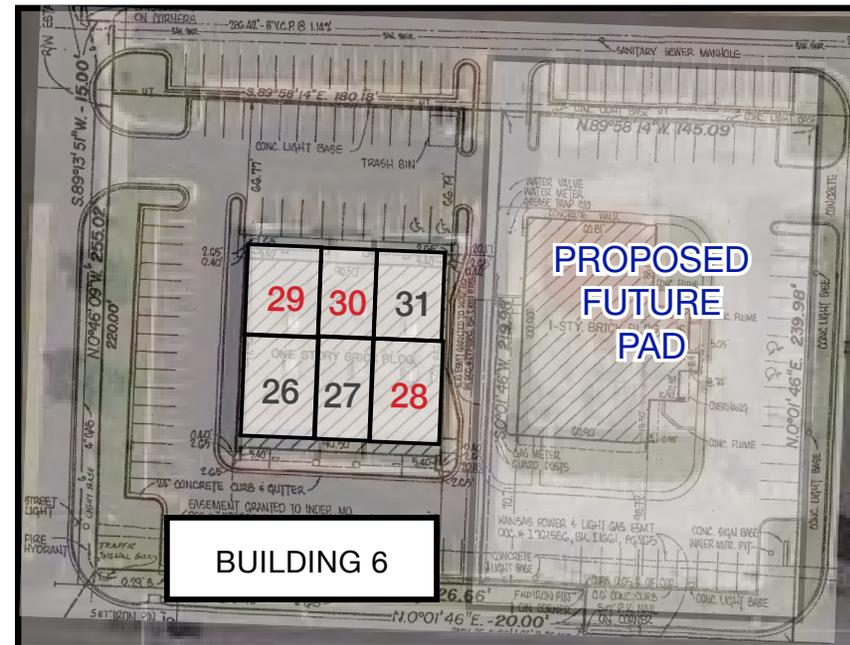
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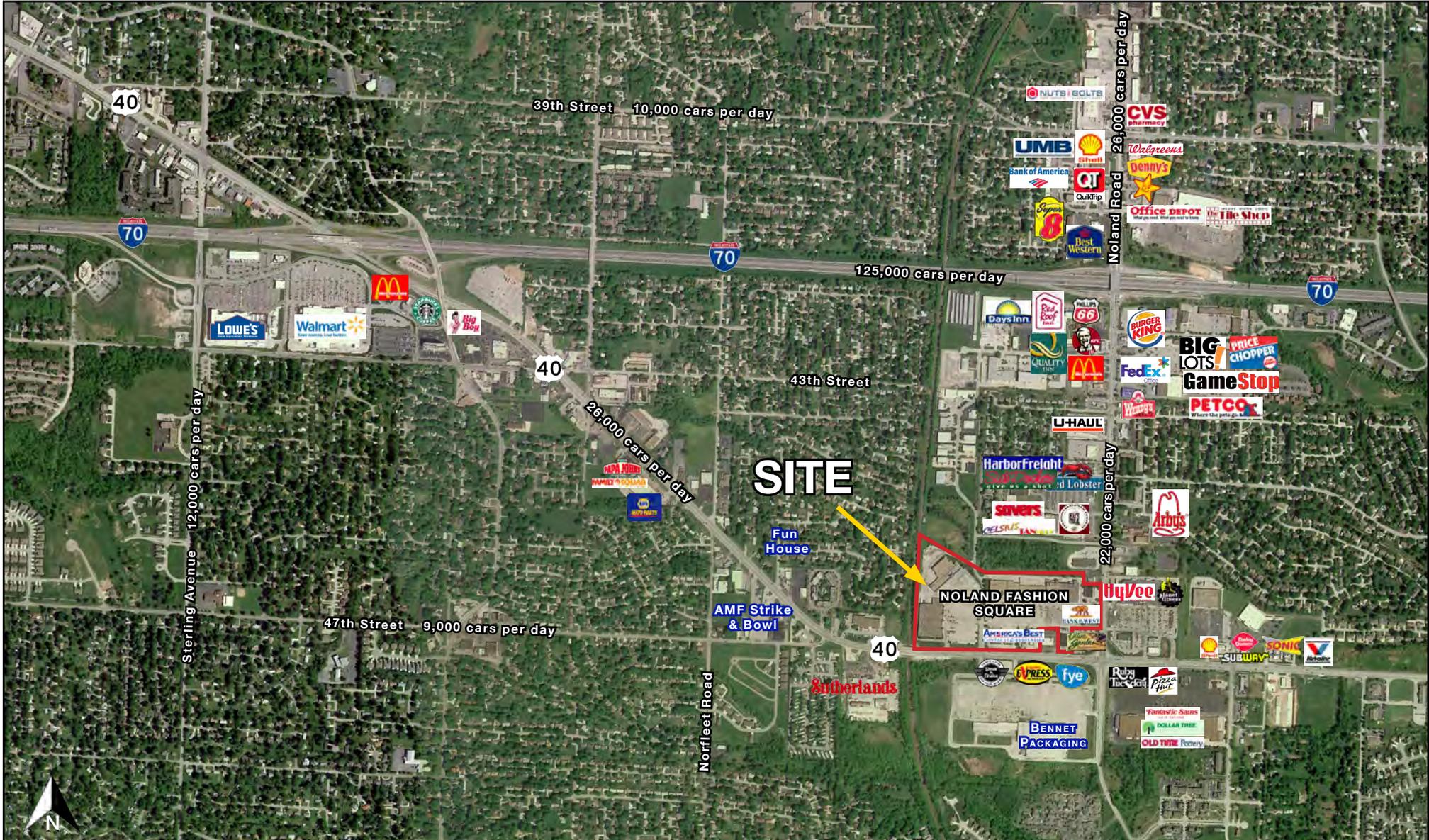


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AERIAL



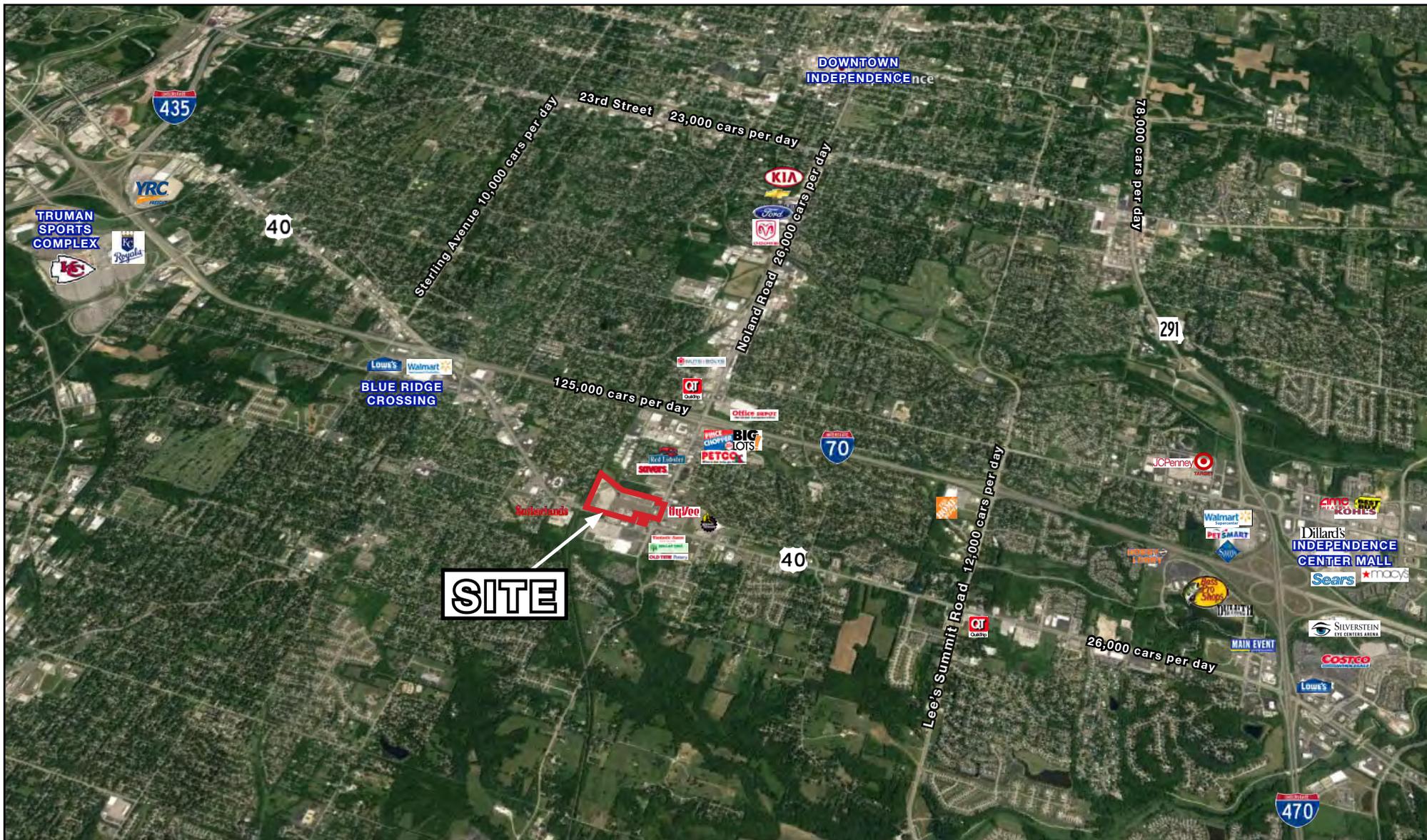


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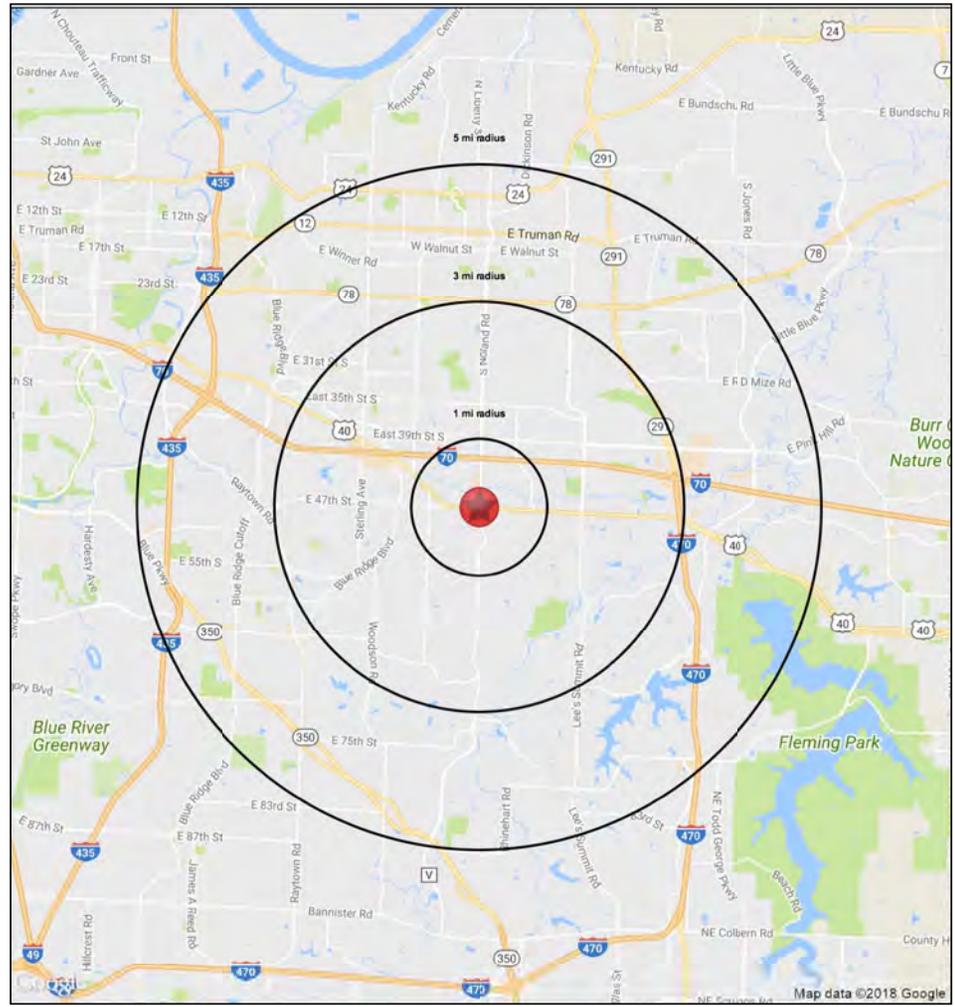
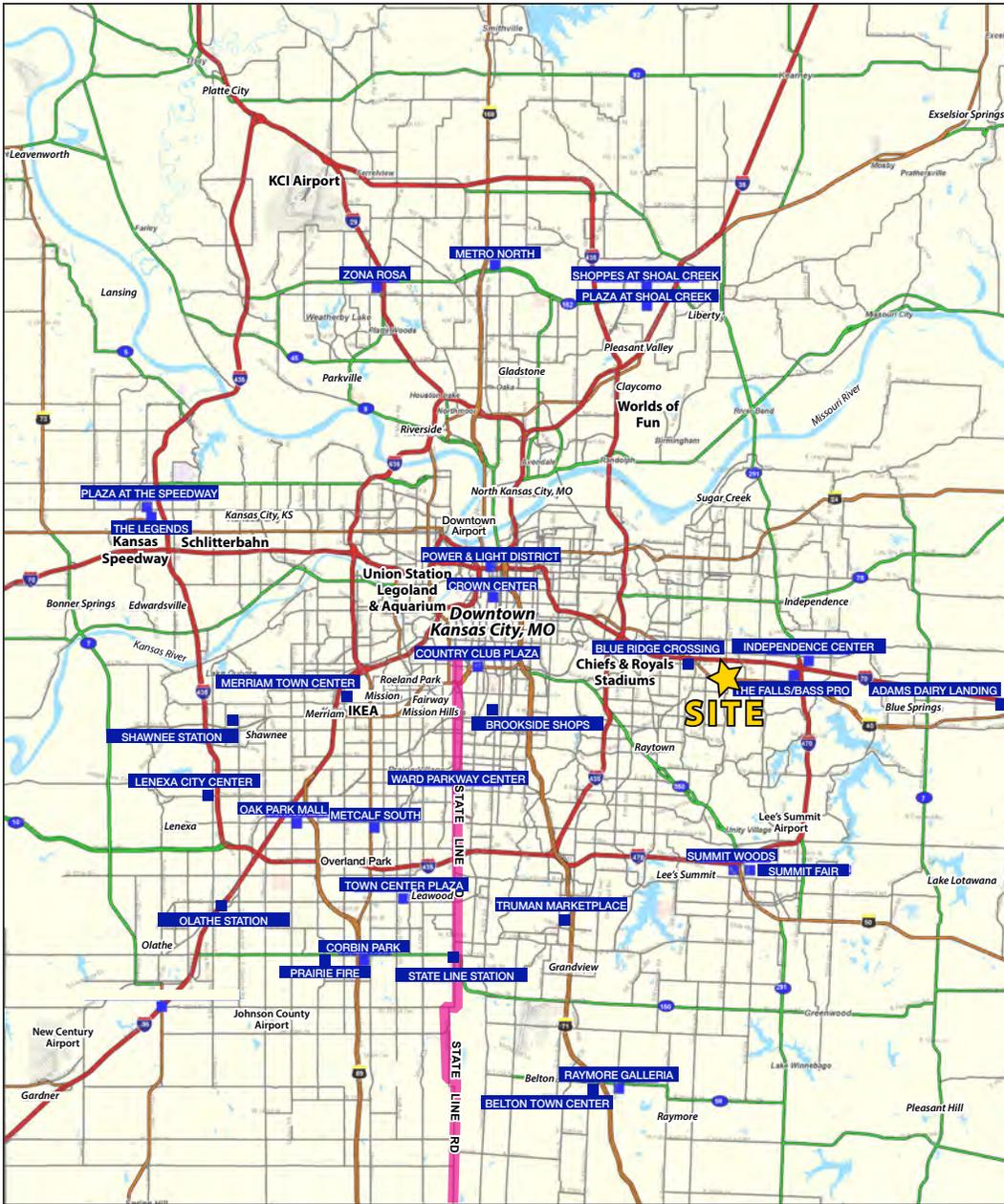




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40 Highway & Noland Road Independence, MO	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,130	66,395	159,850
2028 Projected Population	8,146	67,528	162,801
2020 Census Population	8,217	66,246	159,277
2010 Census Population	7,683	62,688	152,132
Projected Annual Growth 2023 to 2028	-	0.3%	0.4%
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.4%
2023 Median Age	41.9	41.0	40.0
Households			
2023 Estimated Households	3,632	28,805	68,404
2028 Projected Households	3,591	28,899	68,720
2020 Census Households	3,642	28,406	67,362
2010 Census Households	3,376	26,838	63,840
Projected Annual Growth 2023 to 2028	-0.2%	-	-
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.5%
Race and Ethnicity			
2023 Estimated White	68.0%	69.1%	68.6%
2023 Estimated Black or African American	19.9%	18.5%	19.1%
2023 Estimated Asian or Pacific Islander	2.0%	1.9%	1.6%
2023 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.4%
2023 Estimated Other Races	9.7%	10.1%	10.2%
2023 Estimated Hispanic	9.1%	9.6%	9.7%
Income			
2023 Estimated Average Household Income	\$84,602	\$86,215	\$86,656
2023 Estimated Median Household Income	\$67,305	\$65,364	\$65,504
2023 Estimated Per Capita Income	\$37,850	\$37,464	\$37,189
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.2%	1.9%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	5.3%	5.8%	5.6%
2023 Estimated High School Graduate	30.4%	34.2%	33.3%
2023 Estimated Some College	21.0%	24.9%	24.6%
2023 Estimated Associates Degree Only	9.4%	7.6%	8.1%
2023 Estimated Bachelors Degree Only	19.9%	16.3%	16.6%
2023 Estimated Graduate Degree	10.7%	9.3%	9.5%
Business			
2023 Estimated Total Businesses	382	1,781	5,293
2023 Estimated Total Employees	2,962	13,521	50,637
2023 Estimated Employee Population per Business	7.7	7.6	9.6
2023 Estimated Residential Population per Business	21.3	37.3	30.2

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