



Freestanding Restaurant w/ Drive-Thru

For Sale | 13621 E. 40 Hwy, Independence, MO



3,724 SF BUILDING ON 1.46 ACRES

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 7,762 | 64,533 | 154,408 |
| Avg. Household Income | \$96,256 | \$93,937 | \$93,140 |

- Former restaurant with drive-thru
- Excellent traffic counts at 40 Highway & Noland Road
- Intersection retailers include HyVee, Dollar General, Furniture Deals and more

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

For More Information Contact:

MARK MCCONAHAY | 816.412.7386 | mmcconahay@blockandco.com

Exclusive Agent

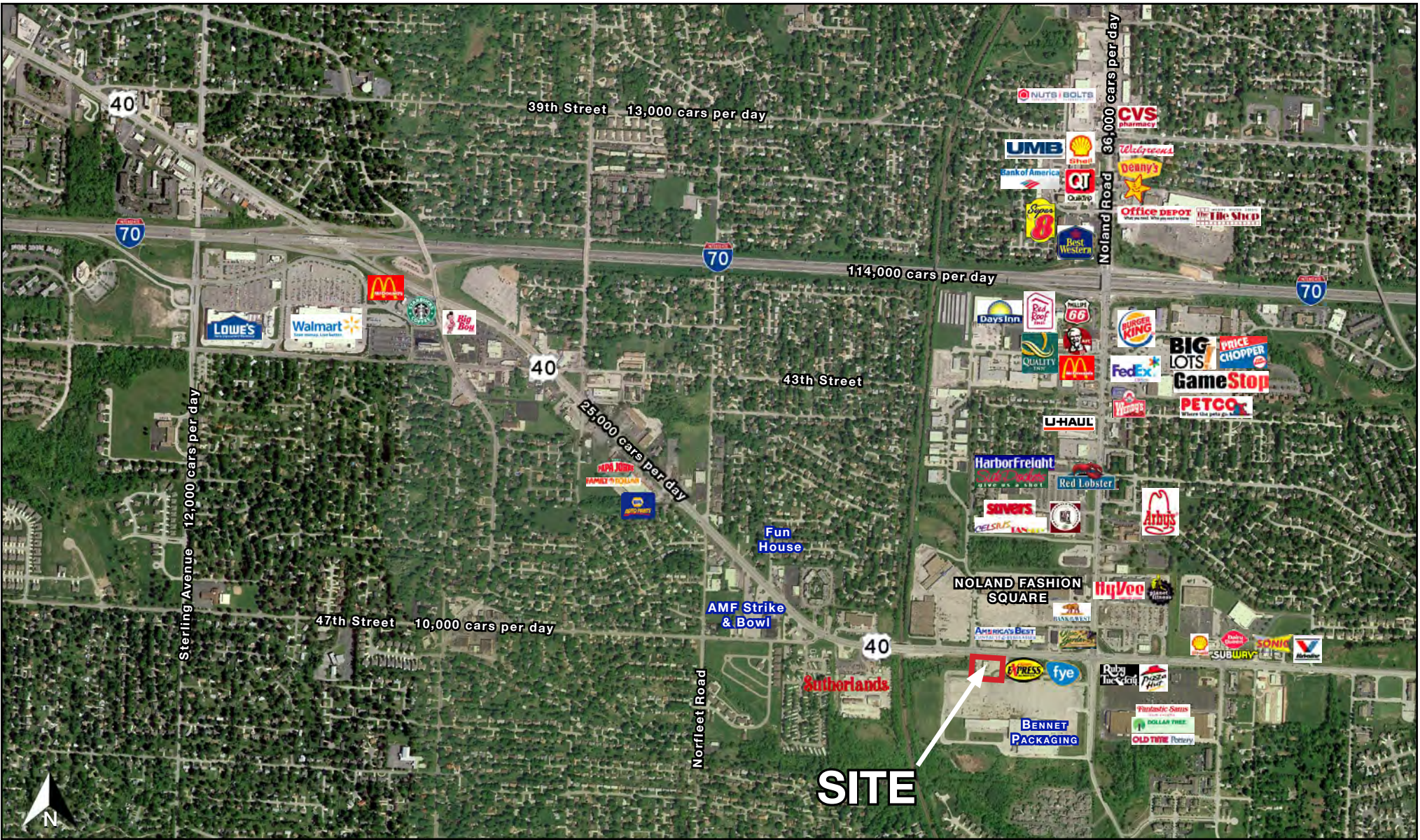




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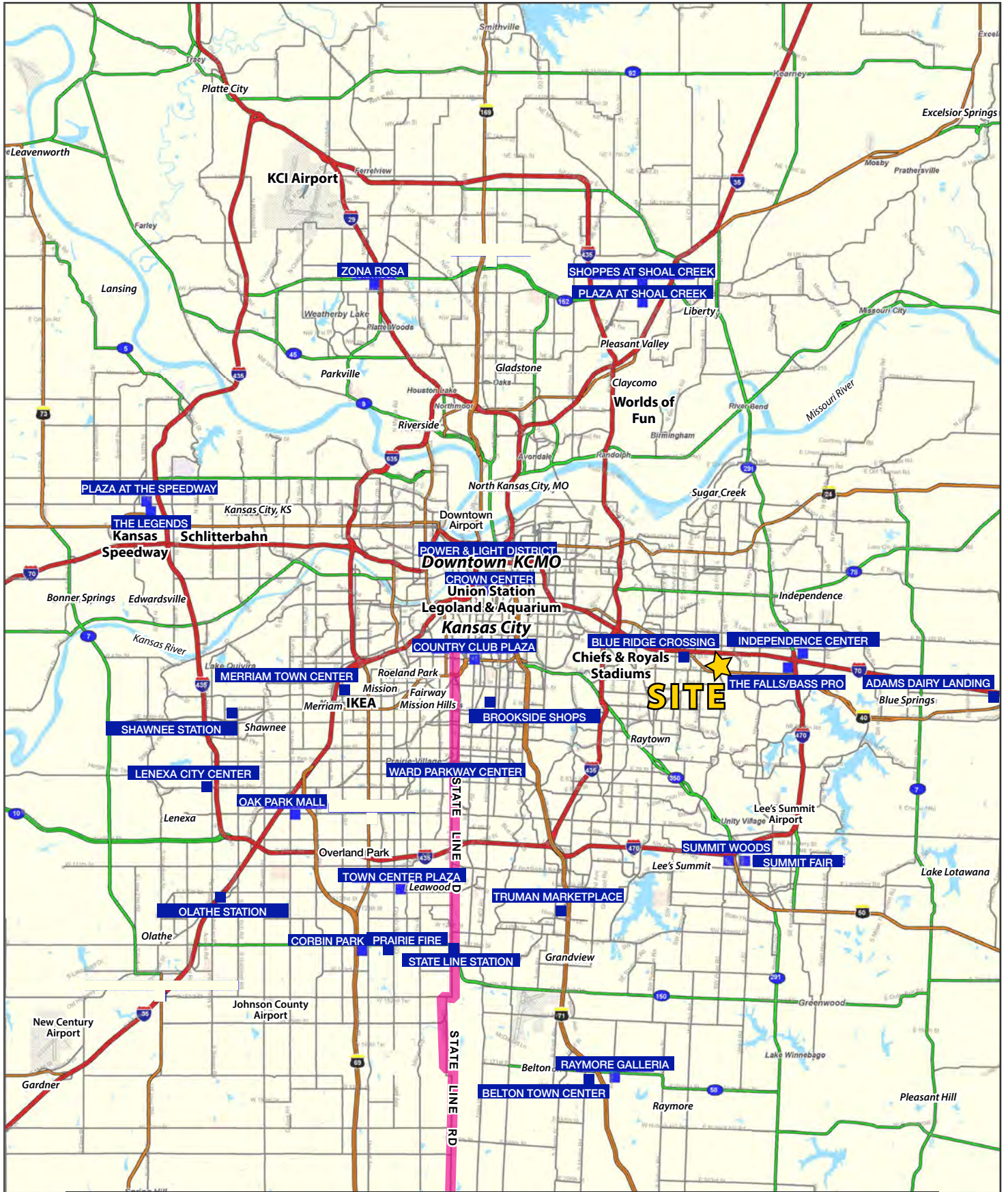
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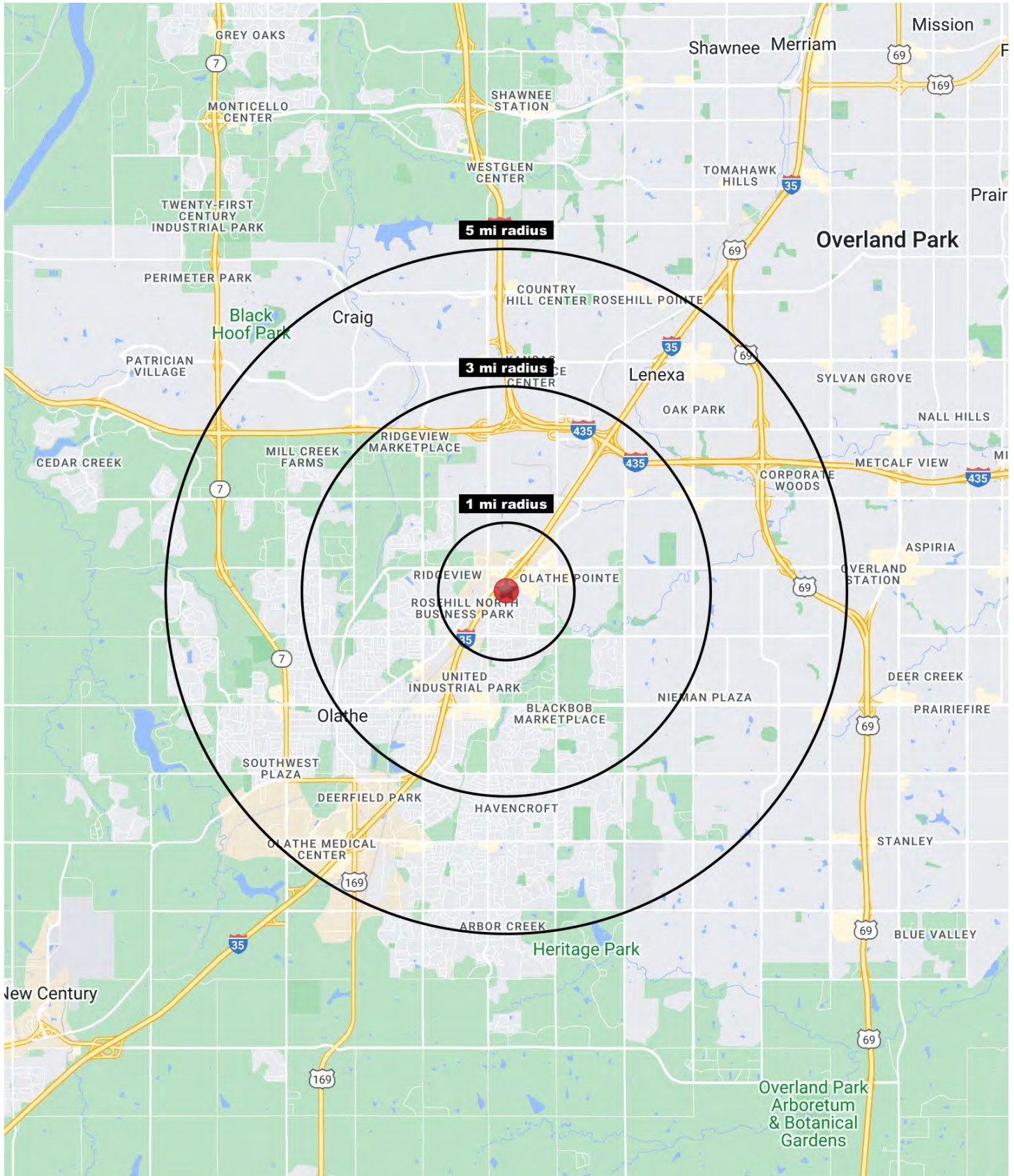
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| 12209 S. Strang Line Road Olathe, KS 66062 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2023 Estimated Population | 10,383 | 84,878 | 225,993 |
| 2028 Projected Population | 11,000 | 88,885 | 236,325 |
| 2020 Census Population | 10,100 | 84,523 | 224,861 |
| 2010 Census Population | 9,945 | 77,301 | 205,731 |
| Projected Annual Growth 2023 to 2028 | 1.2% | 0.9% | 0.9% |
| Historical Annual Growth 2010 to 2023 | 0.3% | 0.8% | 0.8% |
| 2023 Median Age | 29.9 | 35.2 | 36.9 |
| Households | | | |
| 2023 Estimated Households | 4,044 | 33,268 | 89,456 |
| 2028 Projected Households | 4,309 | 34,868 | 93,828 |
| 2020 Census Households | 3,908 | 32,463 | 86,292 |
| 2010 Census Households | 3,801 | 29,551 | 77,901 |
| Projected Annual Growth 2023 to 2028 | 1.3% | 1.0% | 1.0% |
| Historical Annual Growth 2010 to 2023 | 0.5% | 1.0% | 1.1% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 62.7% | 74.7% | 77.0% |
| 2023 Estimated Black or African American | 10.2% | 7.2% | 6.5% |
| 2023 Estimated Asian or Pacific Islander | 4.7% | 6.1% | 6.2% |
| 2023 Estimated American Indian or Native Alaskan | 0.8% | 0.4% | 0.3% |
| 2023 Estimated Other Races | 21.6% | 11.6% | 9.9% |
| 2023 Estimated Hispanic | 23.4% | 12.1% | 10.1% |
| Income | | | |
| 2023 Estimated Average Household Income | \$91,121 | \$125,781 | \$139,262 |
| 2023 Estimated Median Household Income | \$82,718 | \$102,801 | \$112,094 |
| 2023 Estimated Per Capita Income | \$35,651 | \$49,438 | \$55,226 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 6.9% | 2.5% | 2.0% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 3.8% | 3.0% | 2.5% |
| 2023 Estimated High School Graduate | 22.9% | 16.2% | 13.8% |
| 2023 Estimated Some College | 23.8% | 19.9% | 18.0% |
| 2023 Estimated Associates Degree Only | 6.8% | 7.3% | 7.5% |
| 2023 Estimated Bachelors Degree Only | 24.0% | 32.6% | 34.5% |
| 2023 Estimated Graduate Degree | 11.7% | 18.6% | 21.7% |
| Business | | | |
| 2023 Estimated Total Businesses | 342 | 3,145 | 8,257 |
| 2023 Estimated Total Employees | 8,175 | 51,029 | 133,278 |
| 2023 Estimated Employee Population per Business | 23.9 | 16.2 | 16.1 |
| 2023 Estimated Residential Population per Business | 30.4 | 27.0 | 27.4 |

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