



MEDICAL CLINIC SPACE FOR LEASE

300 N. Osage Street, Independence, Missouri



LEASE RATE: \$17/SF NNN | 5,270 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,085	69,988	138,832
Avg. Household Income	\$65,567	\$76,201	\$83,366

- 5,270 SF move-in ready medical clinic in 17,018 SF office building
- Space features 13 exam rooms, lab, 5 private offices, IT room, large break room with dedicated restroom, ample storage space, and more
- Second floor with walk in entry from parking structure with 30+ dedicated spots
- Monument signage available
- Well maintained building in Downtown Independence, just off the Square
- Co-tenants include Strategos International and Commerce Bank ATM



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com

KARSYN SMITH | 816.412.7372 | karsynsmith@blockandco.com

Exclusive Agent

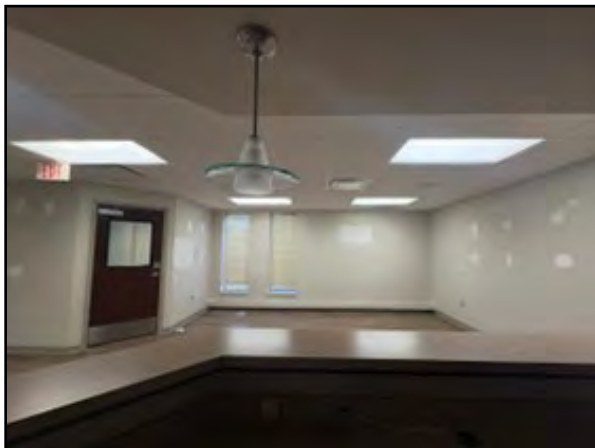
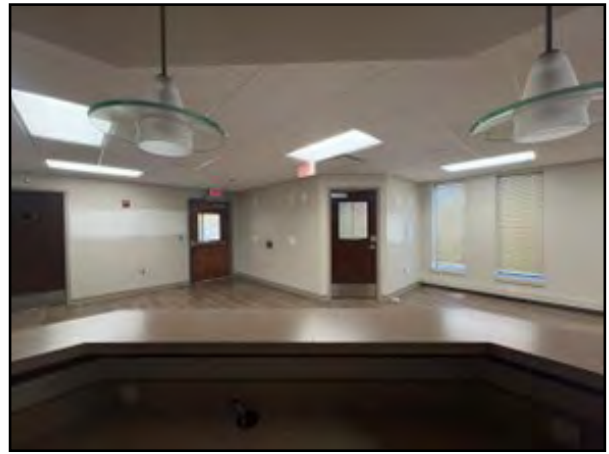
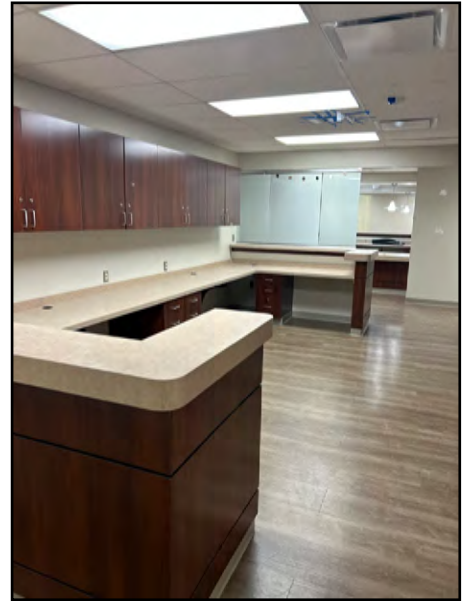
DRONE PHOTOS



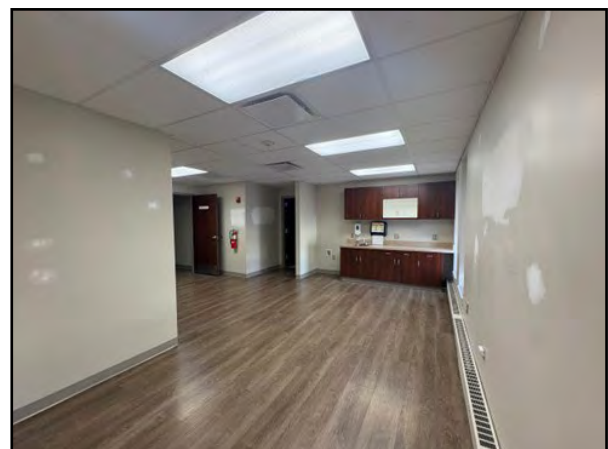
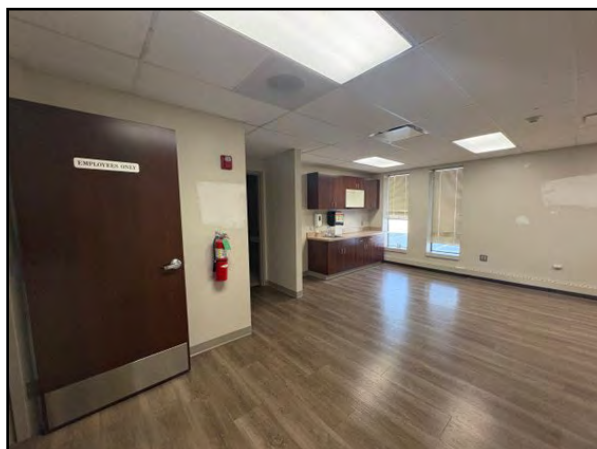
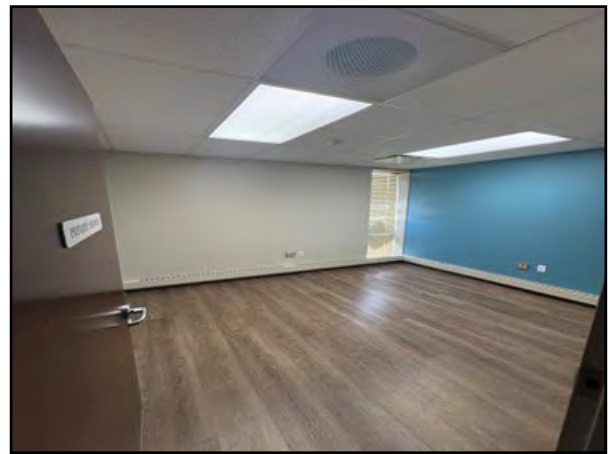
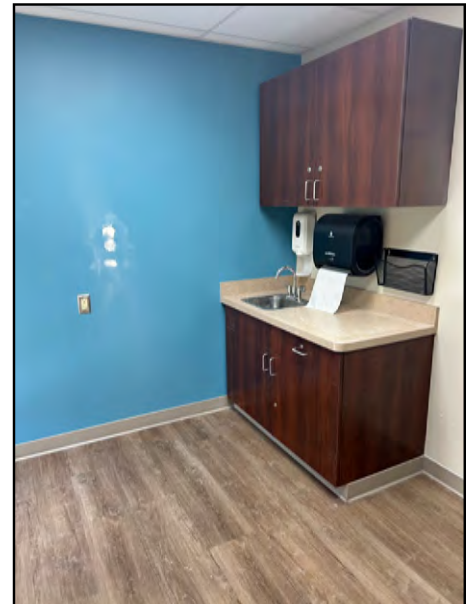
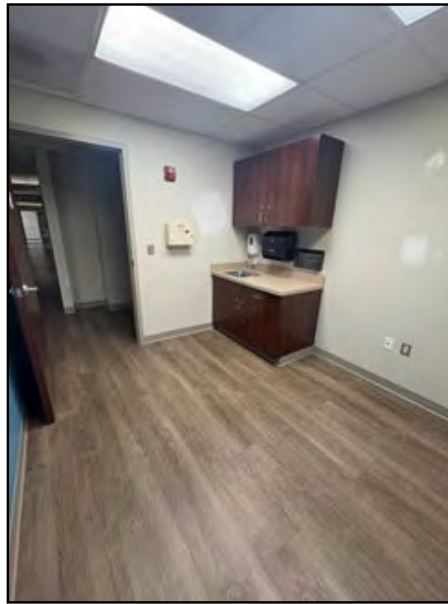
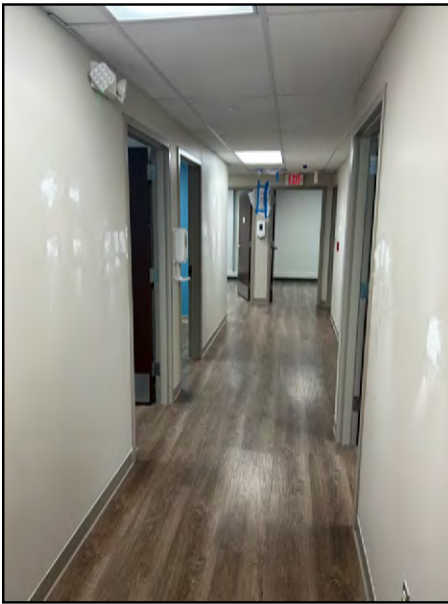
DRONE PHOTOS



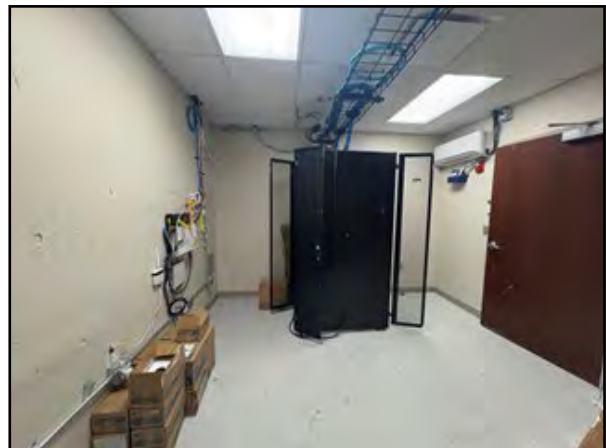
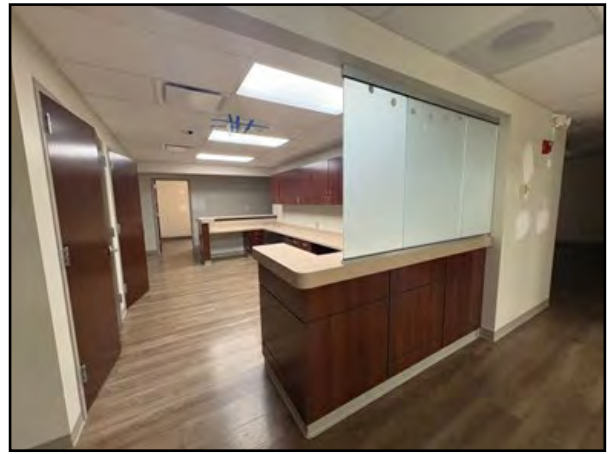
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS

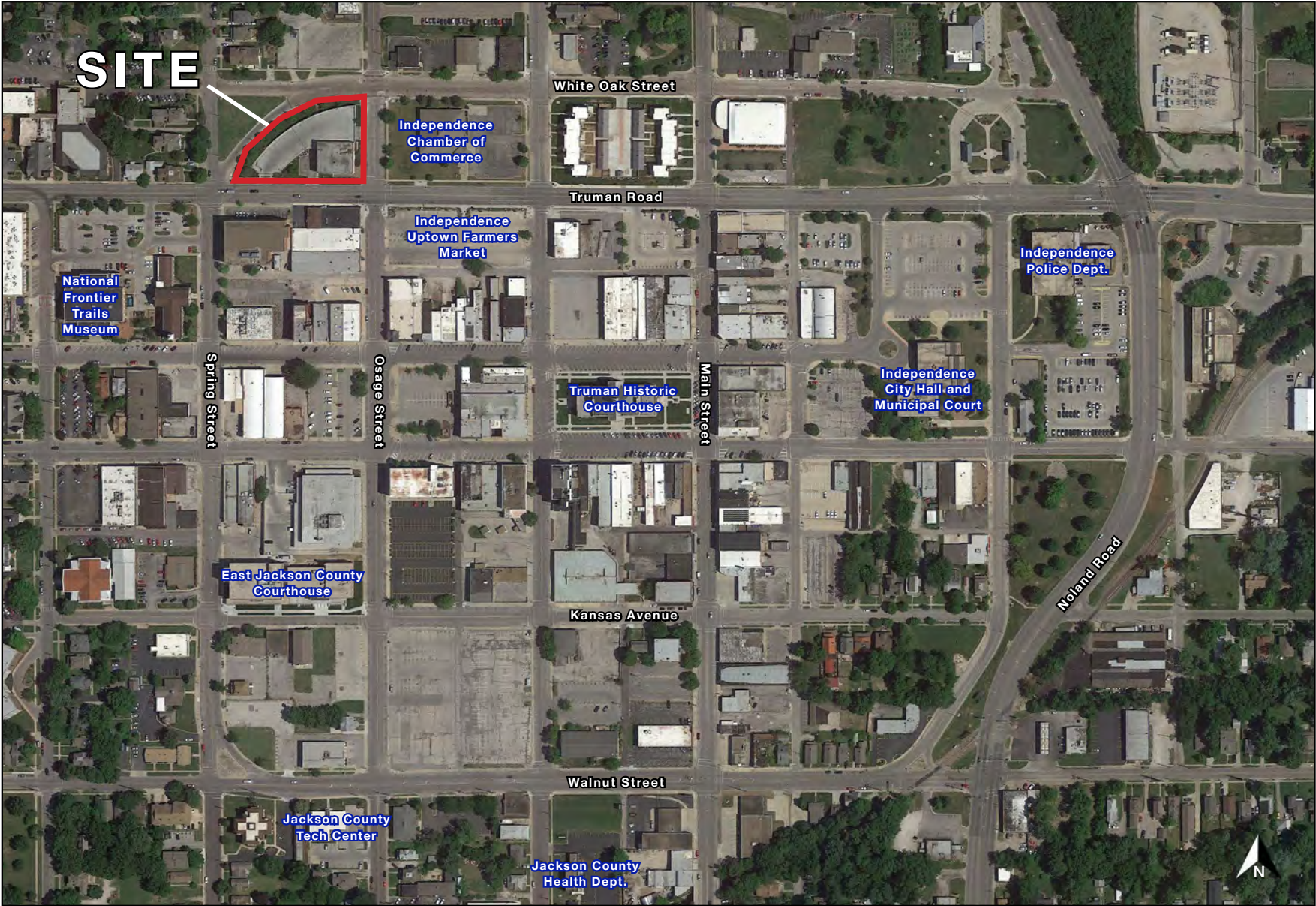




OFFICE/MEDICAL SPACE FOR LEASE

300 N. Osage Street, Independence, Missouri

AERIAL

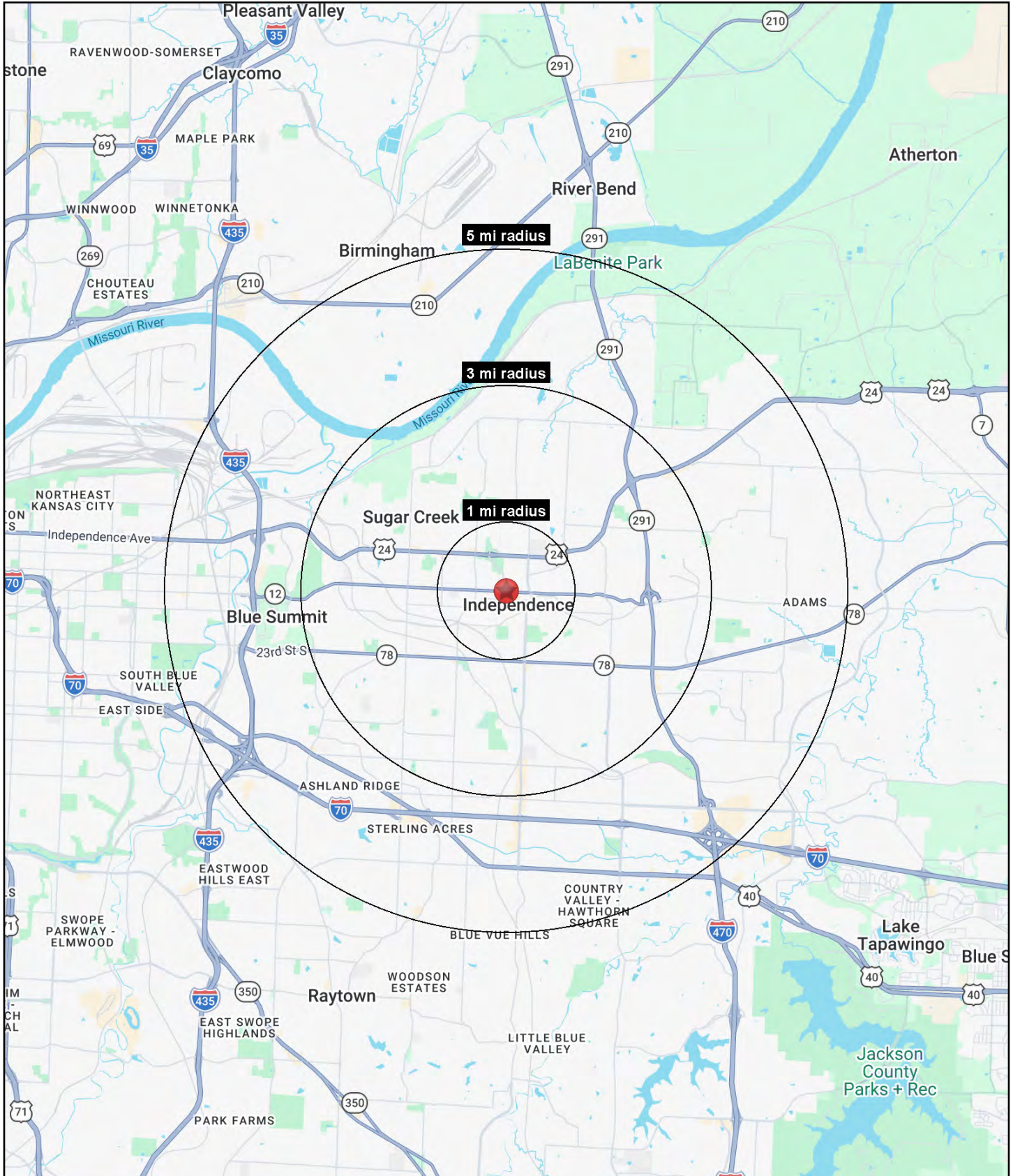




All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

OFFICE/MEDICAL SPACE FOR LEASE

300 N. Osage Street, Independence, Missouri





OFFICE/MEDICAL SPACE FOR LEASE

300 N. Osage Street, Independence, Missouri

300 N. Osage Street Independence, MO 64050	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	11,085	69,988	138,832
2031 Projected Population	10,901	68,649	137,141
2020 Census Population	11,029	70,778	141,499
2010 Census Population	10,654	68,674	136,638
Projected Annual Growth 2026 to 2031	-0.3%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2026	0.3%	0.1%	0.1%
2026 Median Age	39.9	38.5	38.3
Households			
2026 Estimated Households	4,898	29,796	57,897
2031 Projected Households	4,795	29,088	56,999
2020 Census Households	4,650	29,823	58,115
2010 Census Households	4,583	28,962	56,269
Projected Annual Growth 2026 to 2031	-0.4%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2026	0.4%	0.2%	0.2%
Race and Ethnicity			
2026 Estimated White	73.6%	72.4%	69.3%
2026 Estimated Black or African American	12.6%	11.2%	13.5%
2026 Estimated Asian or Pacific Islander	1.3%	1.4%	1.8%
2026 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2026 Estimated Other Races	11.7%	14.4%	14.8%
2026 Estimated Hispanic	11.9%	14.7%	15.4%
Income			
2026 Estimated Average Household Income	\$65,567	\$76,201	\$83,366
2026 Estimated Median Household Income	\$46,516	\$58,611	\$64,704
2026 Estimated Per Capita Income	\$29,388	\$32,557	\$34,852
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	6.7%	3.9%	3.6%
2026 Estimated Some High School (Grade Level 9 to 11)	7.6%	7.8%	7.2%
2026 Estimated High School Graduate	36.5%	38.8%	36.8%
2026 Estimated Some College	23.8%	23.5%	22.4%
2026 Estimated Associates Degree Only	7.4%	7.9%	8.8%
2026 Estimated Bachelors Degree Only	10.9%	12.2%	14.0%
2026 Estimated Graduate Degree	7.1%	6.0%	7.3%
Business			
2026 Estimated Total Businesses	580	2,094	4,026
2026 Estimated Total Employees	4,268	18,032	38,968
2026 Estimated Employee Population per Business	7.4	8.6	9.7
2026 Estimated Residential Population per Business	19.1	33.4	34.5

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1