



COMMERCIAL PAD SITE AVAILABLE

17422 E. 39th Street South, Independence, MO



SALE PRICE: \$975,000 | 1.72 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,343	55,908	147,253
Avg. Household Income	\$96,554	\$97,266	\$96,929

- High traffic retail pad site with 18,475 cars per day
- Located near the intersection of 291 Highway & 39th Street
- Site sits in front of Bolger Square Shopping Center
- Neighboring tenants include: Target, Dollar Tree, Genesis Health Club, Big Bob's Flooring, Quik Trip, and Casey's
- Zoned CP-2



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

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Exclusive Agents



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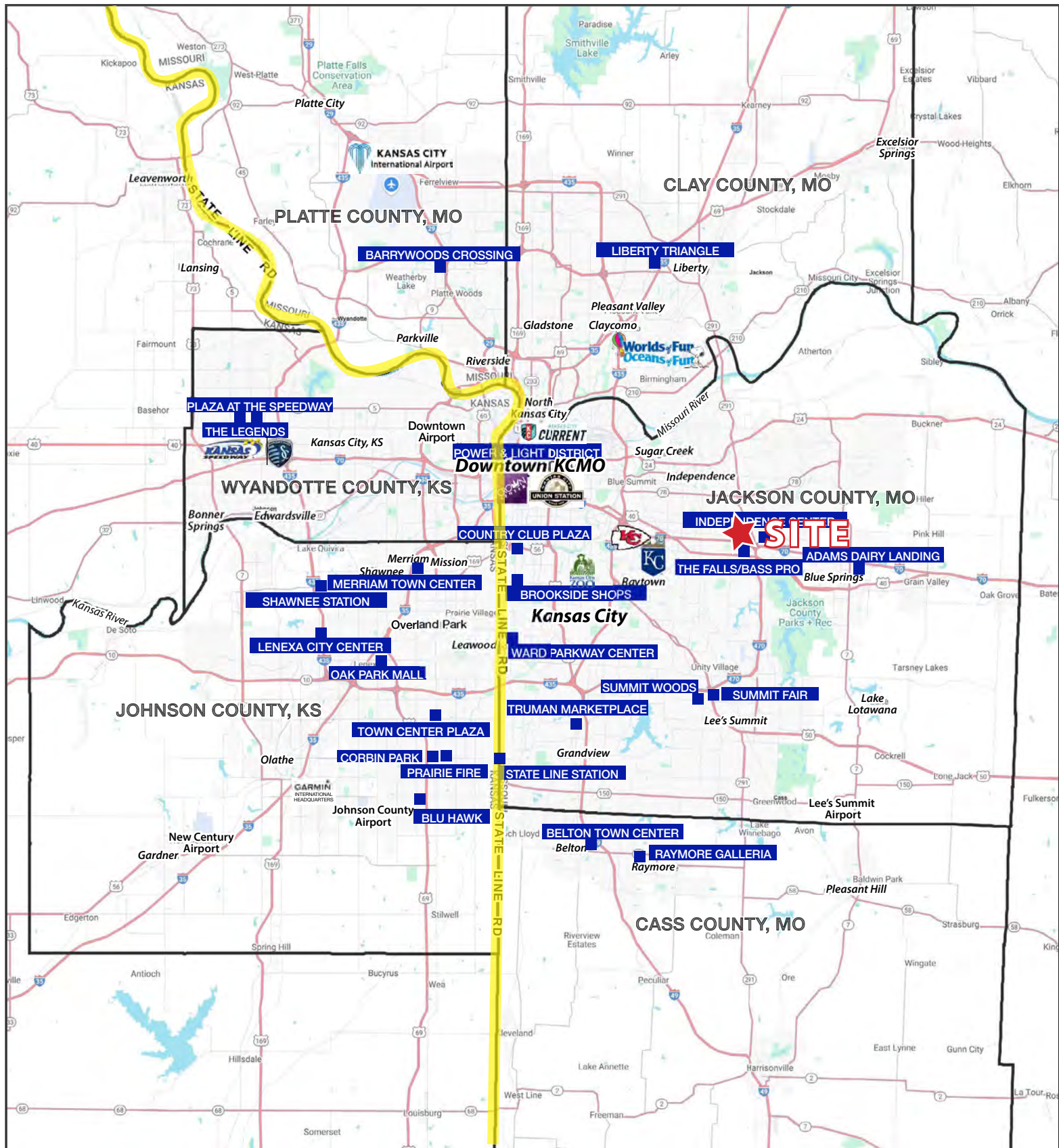
AERIAL



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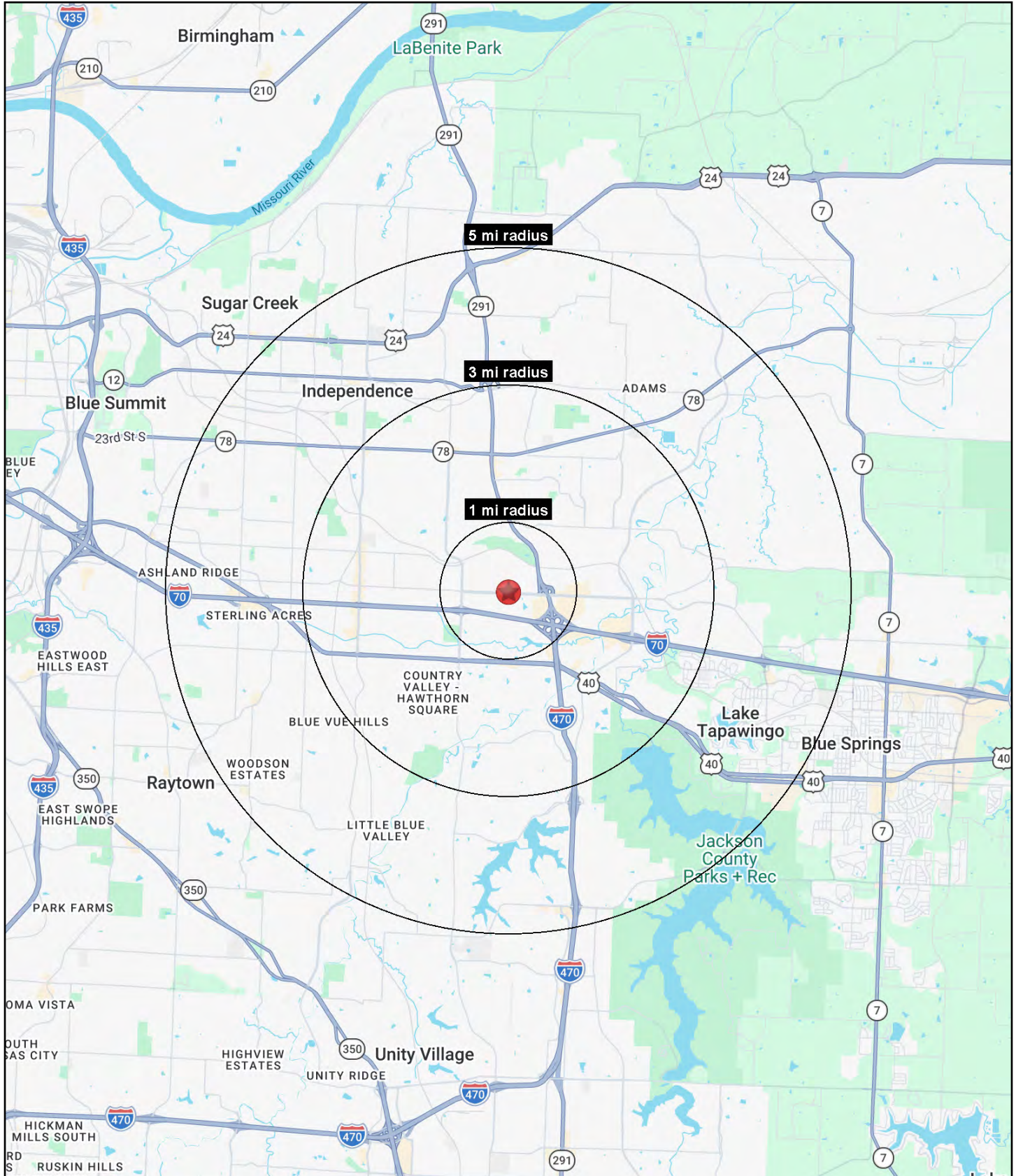
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17422 E. 39th Street South Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	7,343	55,908	147,253
2031 Projected Population	7,326	55,433	146,291
2020 Census Population	7,420	58,691	150,983
2010 Census Population	6,935	54,690	141,797
Projected Annual Growth 2026 to 2031	-	-0.2%	-0.1%
Historical Annual Growth 2010 to 2026	0.4%	0.1%	0.2%
2026 Median Age	42.4	43.0	40.4
Households			
2026 Estimated Households	3,292	24,672	61,851
2031 Projected Households	3,277	24,389	61,192
2020 Census Households	3,244	25,148	62,318
2010 Census Households	3,004	23,287	58,483
Projected Annual Growth 2026 to 2031	-	-0.2%	-0.2%
Historical Annual Growth 2010 to 2026	0.6%	0.4%	0.4%
Race and Ethnicity			
2026 Estimated White	73.9%	74.6%	72.3%
2026 Estimated Black or African American	11.4%	12.1%	14.3%
2026 Estimated Asian or Pacific Islander	2.8%	2.3%	1.9%
2026 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2026 Estimated Other Races	11.4%	10.6%	11.0%
2026 Estimated Hispanic	11.5%	10.5%	11.0%
Income			
2026 Estimated Average Household Income	\$96,554	\$97,266	\$96,929
2026 Estimated Median Household Income	\$80,351	\$76,006	\$75,533
2026 Estimated Per Capita Income	\$43,300	\$42,995	\$40,808
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.8%	2.5%
2026 Estimated Some High School (Grade Level 9 to 11)	2.7%	5.1%	5.5%
2026 Estimated High School Graduate	30.1%	31.1%	32.2%
2026 Estimated Some College	20.6%	22.0%	23.1%
2026 Estimated Associates Degree Only	10.7%	9.8%	8.6%
2026 Estimated Bachelors Degree Only	22.3%	19.0%	17.9%
2026 Estimated Graduate Degree	12.8%	11.1%	10.2%
Business			
2026 Estimated Total Businesses	173	2,034	4,715
2026 Estimated Total Employees	1,943	20,650	41,349
2026 Estimated Employee Population per Business	11.2	10.2	8.8
2026 Estimated Residential Population per Business	42.4	27.5	31.2

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