

INDEPENDENCE
— CENTER —

MALL RETAIL SPACE FOR LEASE

18801 E. 39th Street S, Independence, MO



CALL FOR PRICING | 640 - 21,954 SF AVAILABLE

- An over 1 million square foot super-regional shopping mall located in Independence, Missouri anchored by Dillard's and Dick's Sporting Goods
- Ideally located at the northeast quadrant of I-70, the dominant interstate running through Kansas City, and I-470
- With 12 million annual visitors, Independence Center has constantly been named the most visited attraction in Independence, Missouri
- One of the only fully enclosed shopping malls in the region, proving to be a year-round destination
- Event programming, holiday events, and other community programs, drives additional traffic to the center
- Unrivalled regional access to Missouri's most desirable suburbs, including Lee's Summit, and Blue Springs



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

KARSYN SMITH | 816.412.7372 | karsynsmith@blockandco.com

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Exclusive Agents



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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.

MALL PHOTOS



DRONE AERIAL



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AERIAL



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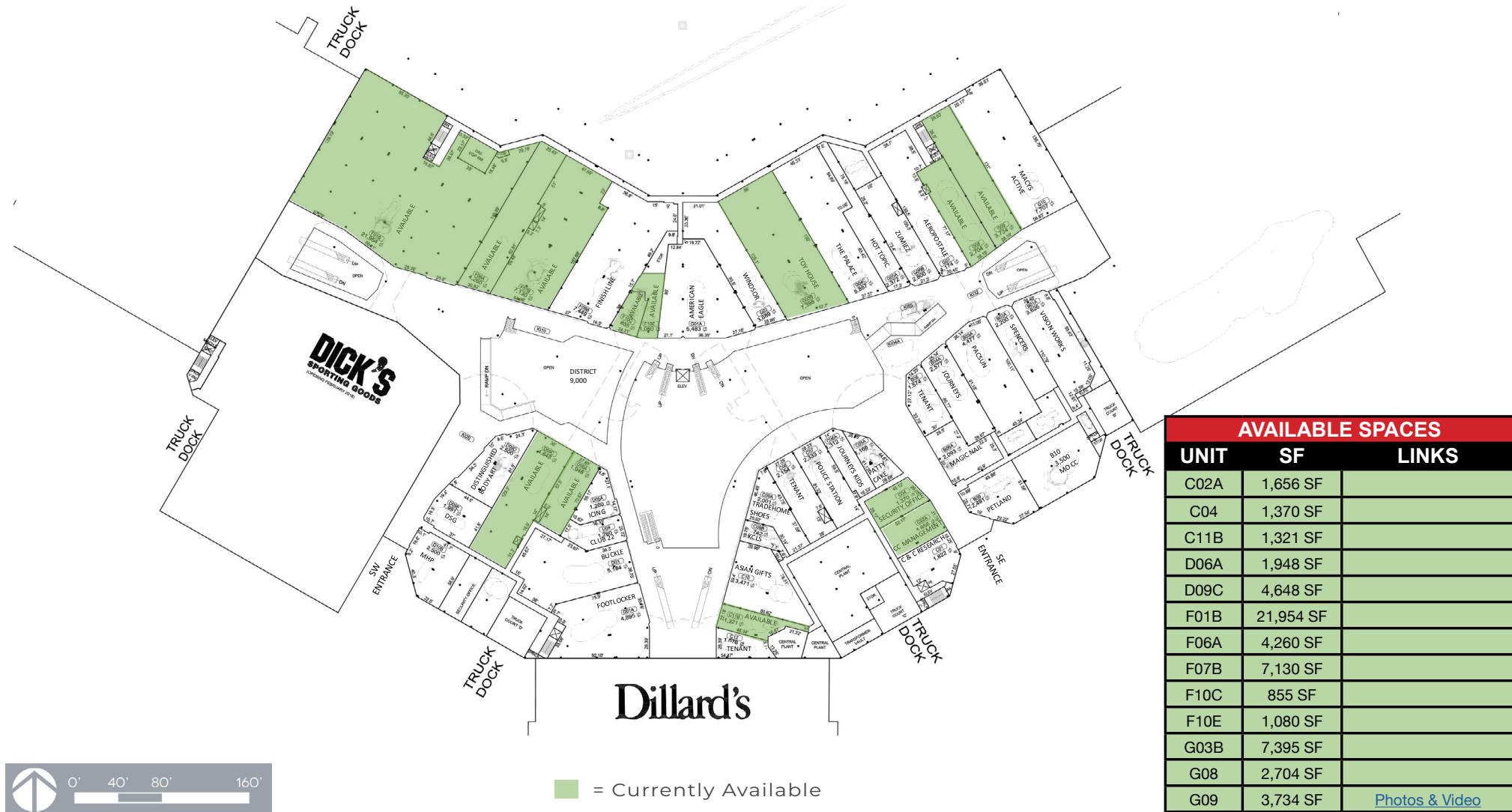


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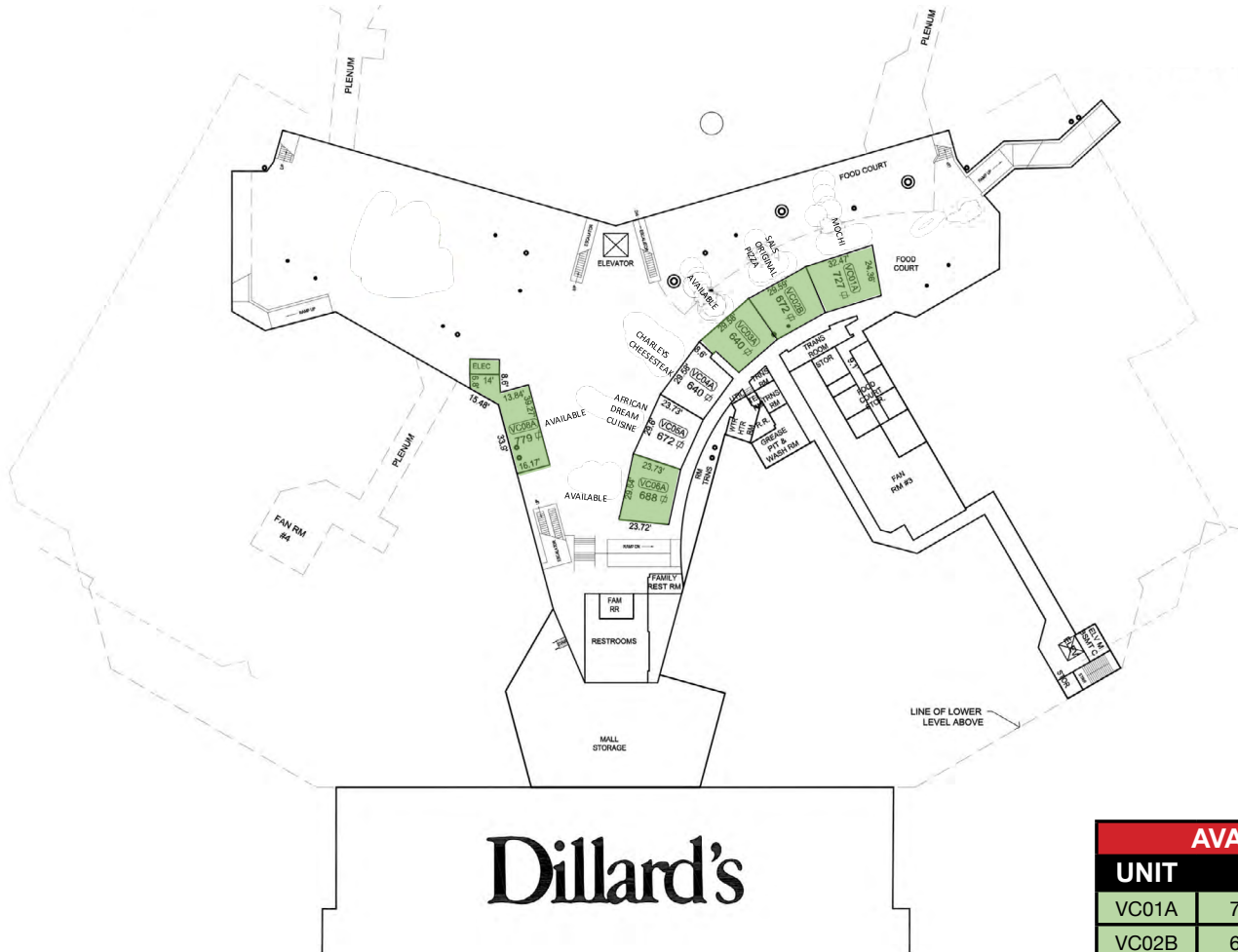
■ = Currently Available

AVAILABLE SPACES		
UNIT	SF	LINKS
H01	12,525 SF	
H05B	5,200 SF	Photos & Video
H12	4,131 SF	Photos & Video
J04C	5,240 SF	
J11A	6,500 SF	Photos & Video
K01C	4,193 SF	Photos & Video
K01D	7,449 SF	Photos & Video
K03	1,994 SF	Photos & Video
K05B	12,622 SF	
K09B	3,018 SF	Photos & Video
L07	1,820 SF	
L08A	3,395 SF	Photos & Video
L11	1,431 SF	
L13	5,621 SF	Photos & Floor Plan
L14	7,518 SF	Photos & Floor Plan
L21B	2,843 SF	
L24	8,251 SF	
L29B	3,500 SF	

LOWER LEVEL CENTER PLAN



COURTYARD LEVEL CENTER PLAN



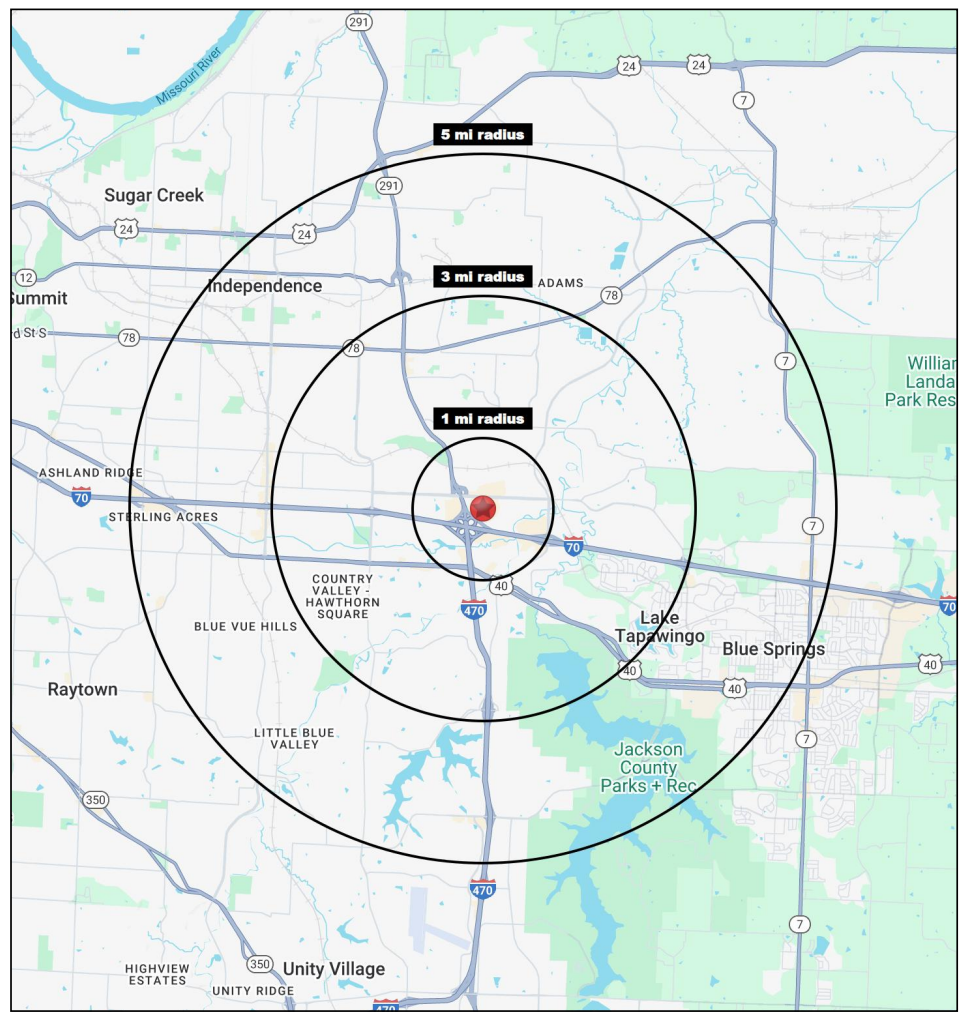
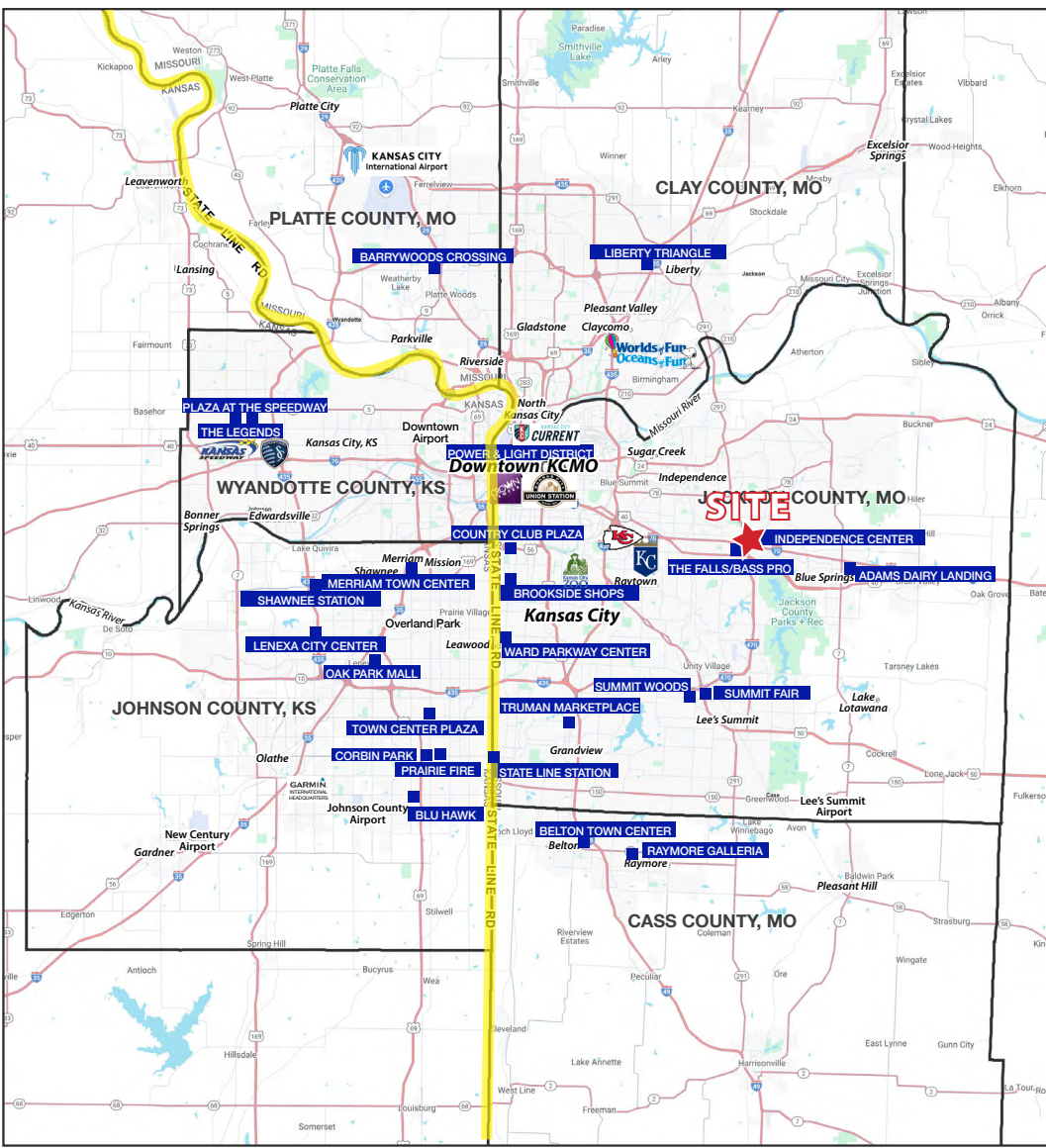
Dillard's

■ = Currently Available

AVAILABLE SPACES		
UNIT	SF	LINKS
VC01A	727 SF	
VC02B	672 SF	
VC03A	640 SF	
VC06A	688 SF	
VC08A	779 SF	

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18801 East 39th St S Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	4,357	50,399	133,502
2030 Projected Population	4,286	49,790	133,208
2020 Census Population	4,580	53,130	136,255
2010 Census Population	3,746	48,653	127,489
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-
Historical Annual Growth 2010 to 2025	1.1%	0.2%	0.3%
2025 Median Age	41.1	43.5	40.9
Households			
2025 Estimated Households	2,306	21,921	55,207
2030 Projected Households	2,286	21,799	55,454
2020 Census Households	2,267	22,448	55,663
2010 Census Households	1,680	20,415	52,091
Projected Annual Growth 2025 to 2030	-0.2%	-0.1%	-
Historical Annual Growth 2010 to 2025	2.5%	0.5%	0.4%
Race and Ethnicity			
2025 Estimated White	68.0%	77.0%	75.6%
2025 Estimated Black or African American	17.0%	10.9%	12.1%
2025 Estimated Asian or Pacific Islander	2.3%	2.3%	1.9%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2025 Estimated Other Races	12.4%	9.4%	10.0%
2025 Estimated Hispanic	12.5%	9.1%	9.5%
Income			
2025 Estimated Average Household Income	\$79,381	\$99,131	\$99,342
2025 Estimated Median Household Income	\$65,049	\$79,790	\$77,957
2025 Estimated Per Capita Income	\$42,403	\$43,198	\$41,172
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.4%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	3.5%	4.3%
2025 Estimated High School Graduate	37.7%	30.5%	31.2%
2025 Estimated Some College	23.1%	23.3%	23.7%
2025 Estimated Associates Degree Only	6.1%	9.7%	8.7%
2025 Estimated Bachelors Degree Only	18.2%	19.8%	18.7%
2025 Estimated Graduate Degree	11.1%	11.8%	11.3%
Business			
2025 Estimated Total Businesses	523	1,603	4,797
2025 Estimated Total Employees	7,808	17,134	40,084
2025 Estimated Employee Population per Business	14.9	10.7	8.4
2025 Estimated Residential Population per Business	8.3	31.4	27.8

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