



INVESTMENT PROPERTY AVAILABLE

4540 S. Noland Road, Independence, Missouri



SALE PRICE: \$693,875 | 8% CAP RATE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,170	65,929	155,921
Avg. Household Income	\$96,046	\$87,090	\$88,507

- 4,290 SF building situated on an approximately 0.53-acre lot
- Fully occupied, three-tenant retail building: Metro PCS, Wellness CBD, and Hola Packs Carrier
- Established population base with strong regional draw
- Located at a heavily traveled, high-traffic commercial intersection (approximately 60,000+ vehicles per day)
- Excellent visibility, access, and frontage along Noland Road (approximately 21,000+ vehicles per day)
- Directly across from Hy-Vee Supermarket
- Shadow center to a proposed new development
- Convenient proximity to I-70



CLICK HERE TO VIEW MORE
LISTING INFORMATION

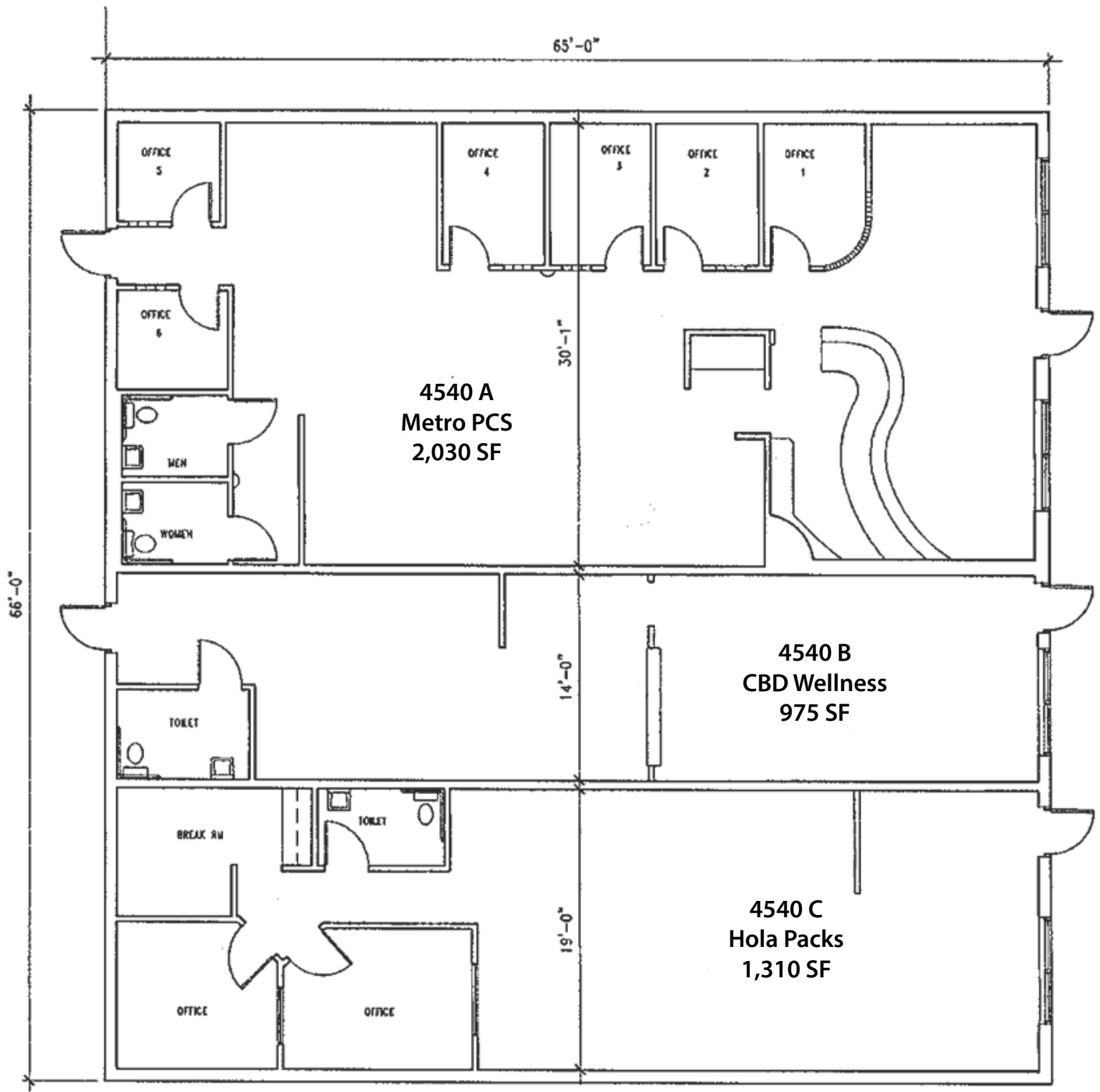
For More Information Contact:

Exclusive Agents

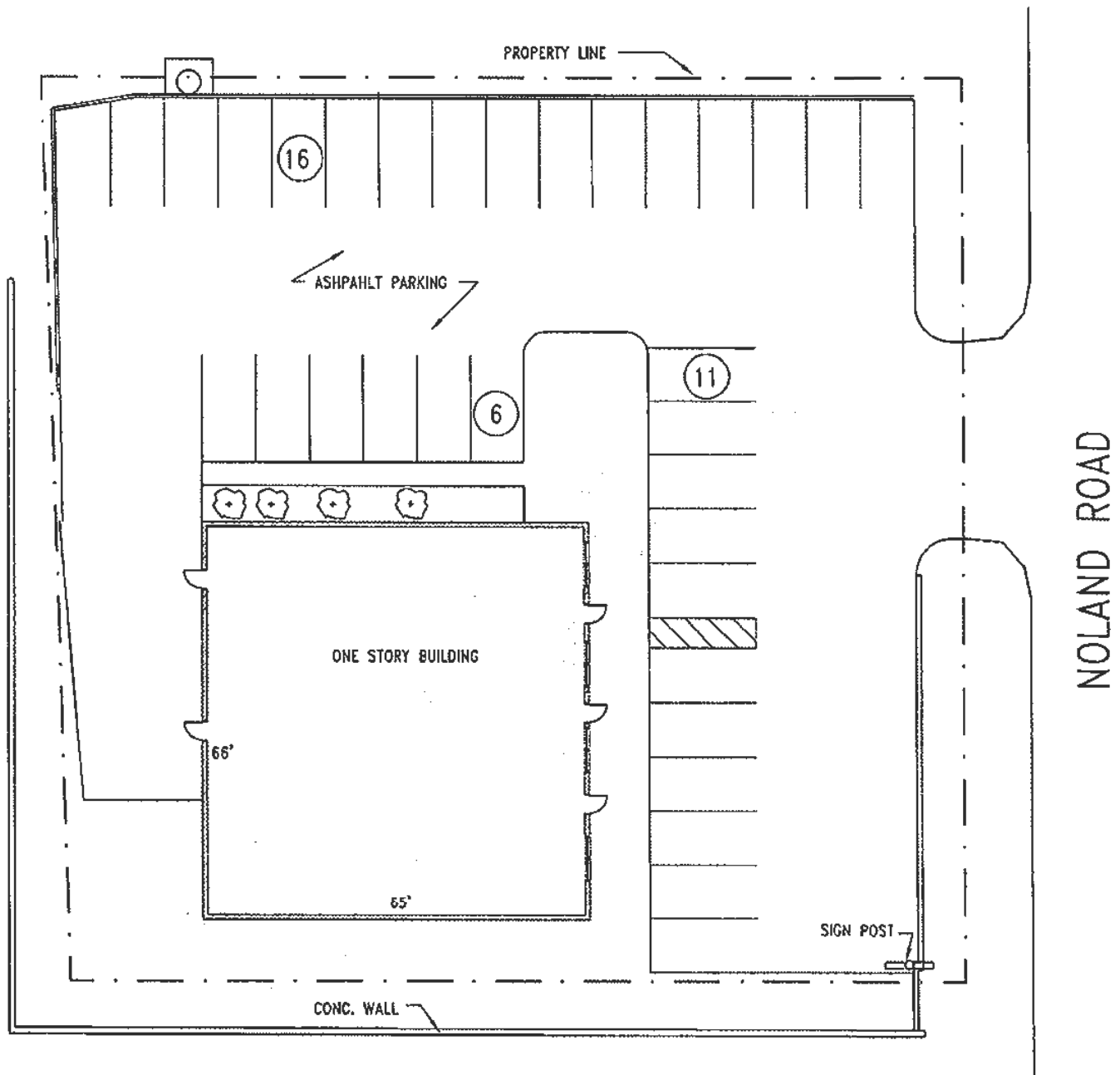
DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

FLOOR PLAN



SITE PLAN



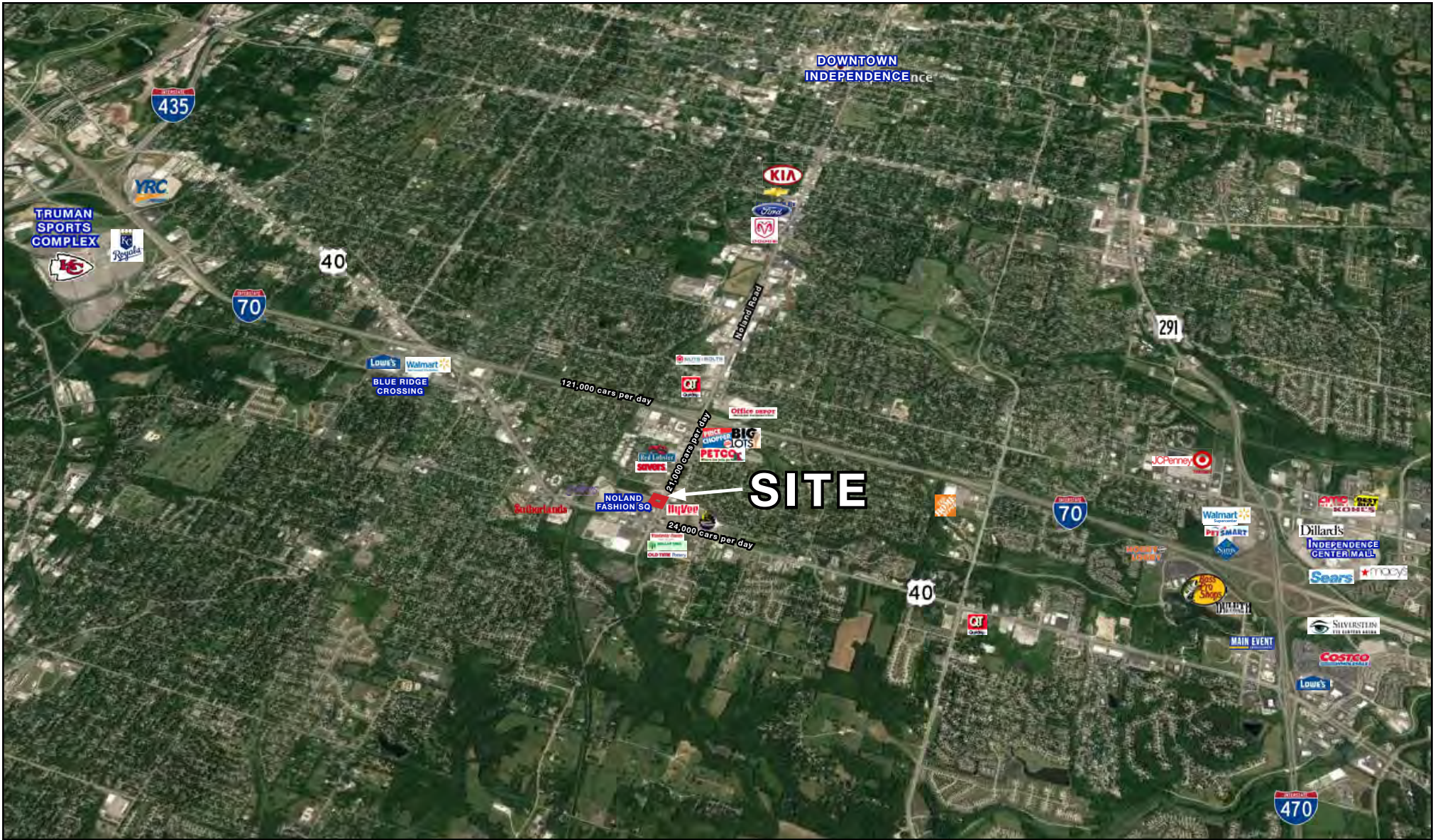
EXISTING SITE PLAN



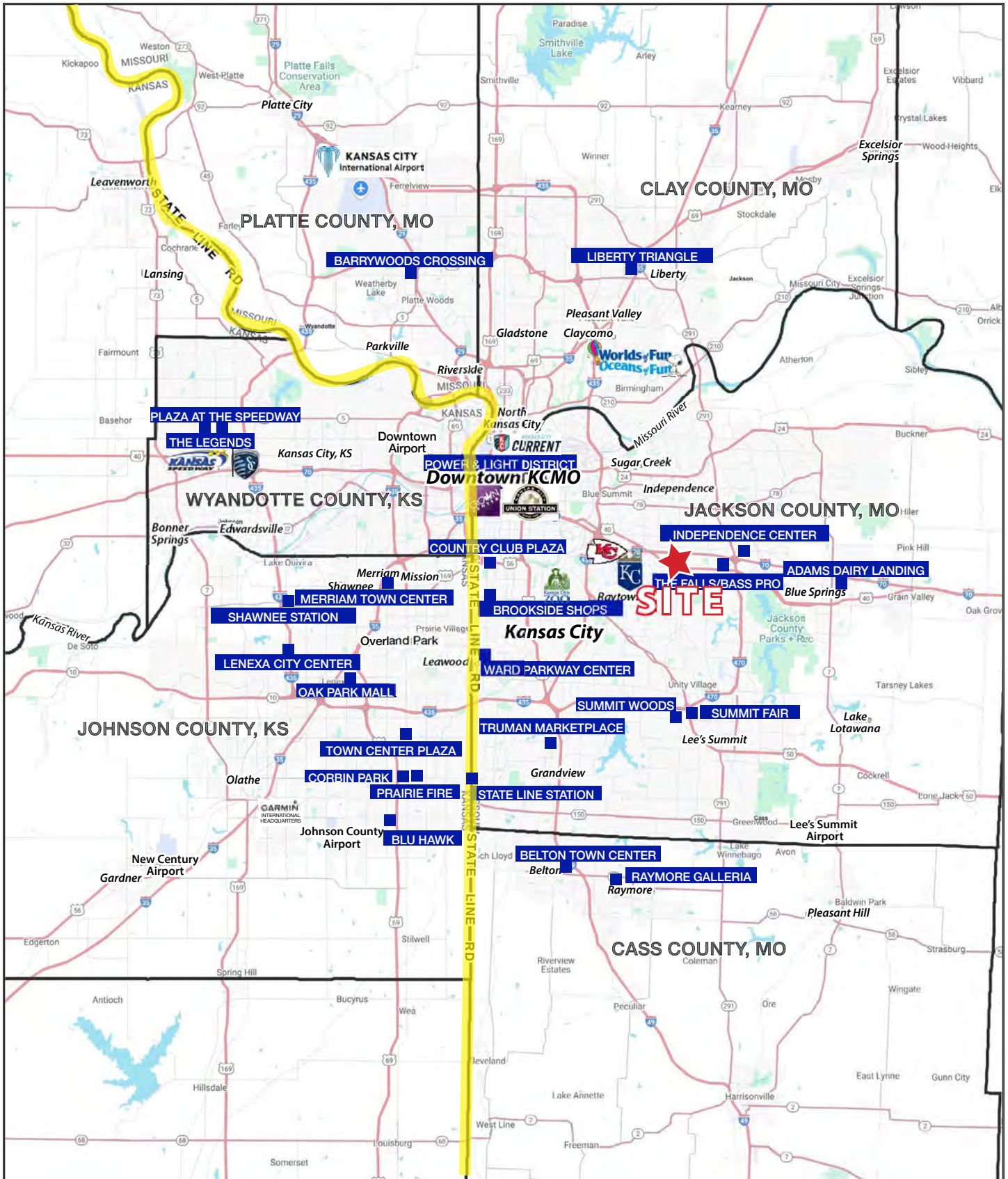
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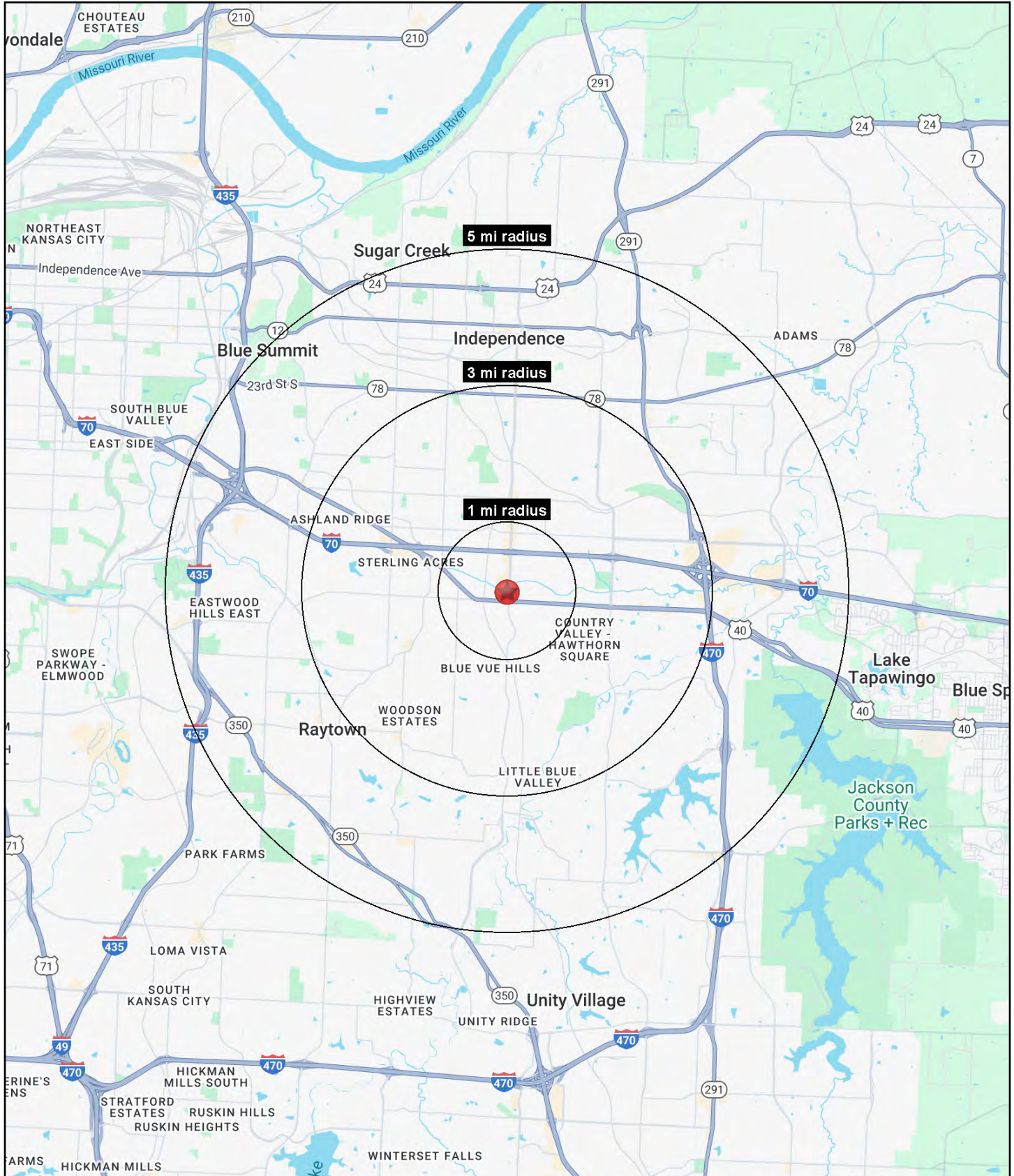
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AERIAL



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4540 S. Noland Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,170	65,929	155,921
2030 Projected Population	7,926	64,189	154,012
2020 Census Population	8,512	68,236	158,575
2010 Census Population	7,945	64,821	151,772
Projected Annual Growth 2025 to 2030	-0.6%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.1%	0.2%
2025 Median Age	41.6	41.0	40.5
Households			
2025 Estimated Households	3,581	28,226	66,071
2030 Projected Households	3,495	27,702	65,736
2020 Census Households	3,748	29,255	67,071
2010 Census Households	3,482	27,820	63,739
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2025	0.2%	-	0.2%
Race and Ethnicity			
2025 Estimated White	69.3%	68.3%	67.7%
2025 Estimated Black or African American	16.7%	17.7%	18.3%
2025 Estimated Asian or Pacific Islander	2.2%	1.9%	1.7%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2025 Estimated Other Races	11.3%	11.6%	11.7%
2025 Estimated Hispanic	11.4%	11.7%	11.7%
Income			
2025 Estimated Average Household Income	\$96,046	\$87,090	\$88,507
2025 Estimated Median Household Income	\$71,144	\$69,757	\$69,852
2025 Estimated Per Capita Income	\$42,157	\$37,352	\$37,623
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.3%	2.0%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	5.4%	4.9%	5.3%
2025 Estimated High School Graduate	30.8%	33.5%	33.0%
2025 Estimated Some College	21.2%	24.6%	24.3%
2025 Estimated Associates Degree Only	11.4%	9.8%	9.0%
2025 Estimated Bachelors Degree Only	17.8%	15.7%	16.2%
2025 Estimated Graduate Degree	10.2%	9.4%	9.6%
Business			
2025 Estimated Total Businesses	415	1,973	5,416
2025 Estimated Total Employees	2,972	15,291	50,420
2025 Estimated Employee Population per Business	7.2	7.7	9.3
2025 Estimated Residential Population per Business	19.7	33.4	28.8

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