

# FOR SALE OR LEASE

8,500 Sq Ft Freestanding Building on 1.37 Acres



**I-70 & Noland Road (NEC)**  
4029 S. Noland Road, Independence, Missouri



Estimated Population  
**148,588**

Average Household Income  
**\$59,047**

Five Mile Radius

- 8,500 sq ft building on a 59,624 sq ft lot
- High visibility location on one of the premier intersections in the Kansas City Metropolitan Area
- I-70 & Noland Road carries over 150,000 cars per day
- Taxes approximately \$17,000 per year

**BLOCK & COMPANY, INC., Realtors** 816.753.6000  
In the Skelly Building on the Country Club Plaza  
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

**Max Kosoglad**  
816.412.7363  
mkosoglad@blockandco.com

**David M. Block**  
816.412.7400  
dblock@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.



## NEC I-70 & Noland Road, Independence, Missouri







Lat: 39.0475 Lon: -94.4144 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.

©2012, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

## 4029 S Noland Road Independence, Missouri

May 2012

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# SUMMARY DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.047495/-94.41436

May 2012

RS1

4029 S Noland Road Independence, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2011 Estimated Population	9,686	67,810	148,588
	2016 Projected Population	9,089	64,407	142,113
	2010 Census Population	9,862	68,927	150,490
	2000 Census Population	9,912	66,129	145,365
	Historical Annual Growth 2000 to 2011	-0.2%	0.2%	0.2%
	Projected Annual Growth 2011 to 2016	-1.2%	-1.0%	-0.9%
	2011 Median Age	34.8	35.5	35.5
HOUSEHOLDS	2011 Estimated Households	4,244	29,619	63,494
	2016 Projected Households	4,258	30,102	64,922
	2010 Census Households	4,257	29,679	63,319
	2000 Census Households	4,393	28,600	61,478
	Historical Annual Growth 2000 to 2011	-0.2%	0.2%	0.2%
	Projected Annual Growth 2011 to 2016	0.1%	0.3%	0.4%
POPULATION BY RACE	2011 Estimated White	85.6%	80.9%	79.3%
	2011 Estimated Black or African American	5.5%	10.8%	12.4%
	2011 Estimated Asian & Pacific Islander	1.6%	1.6%	1.6%
	2011 Estimated American Indian & Native Alaskan	0.6%	0.6%	0.5%
	2011 Estimated Other Races	6.7%	6.1%	6.2%
	2011 Estimated Hispanic	8.7%	7.8%	7.6%
INCOME	2011 Estimated Average Household Income	\$ 54,402	\$ 57,645	\$ 59,047
	2011 Estimated Median Household Income	\$ 48,023	\$ 51,549	\$ 51,130
	2011 Estimated Per Capita Income	\$ 23,846	\$ 25,418	\$ 25,549
EDUCATION (AGE 25+)	2011 Elementary	3.0%	3.1%	3.8%
	2011 Some High School	8.3%	7.4%	8.2%
	2011 High School Graduate	40.1%	38.1%	36.3%
	2011 Some College	23.0%	23.6%	23.2%
	2011 Associates Degree Only	4.9%	6.1%	6.1%
	2011 Bachelors Degree Only	14.9%	14.4%	14.6%
	2011 Graduate Degree	5.8%	7.3%	7.7%
BUSINESS	Number of Businesses	490	2,242	4,936
	Total Number of Employees	5,684	23,580	56,318
	Employee Population per Business	11.6	10.5	11.4
	Residential Population per Business	19.8	30.2	30.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.