

# **BANK OF THE WEST**

## **NNN Lease Real Estate Investment For Sale**

Located on a Pad Site of Noland Fashion Square Shopping Center



**First Time on the Market - Just Listed!**

**40 Highway & Noland Road (NWC), Independence, Missouri | Suburb of Kansas City**



Estimated Population  
**152,912**

Average Household Income  
**\$59,381**

Five Mile Radius

- One of the strongest retail intersections in all of Greater Kansas City
- Located at 4610 S. Noland Road on a pad of a 300,000 SF shopping center with Gordmans, Toys "R" Us, Olive Garden, and others
- Established population base with commercial and residential growth surrounding this property
- Just north of Lakewood communities and Lee's Summit, MO
- Intersection carries over 60,000 cars per day

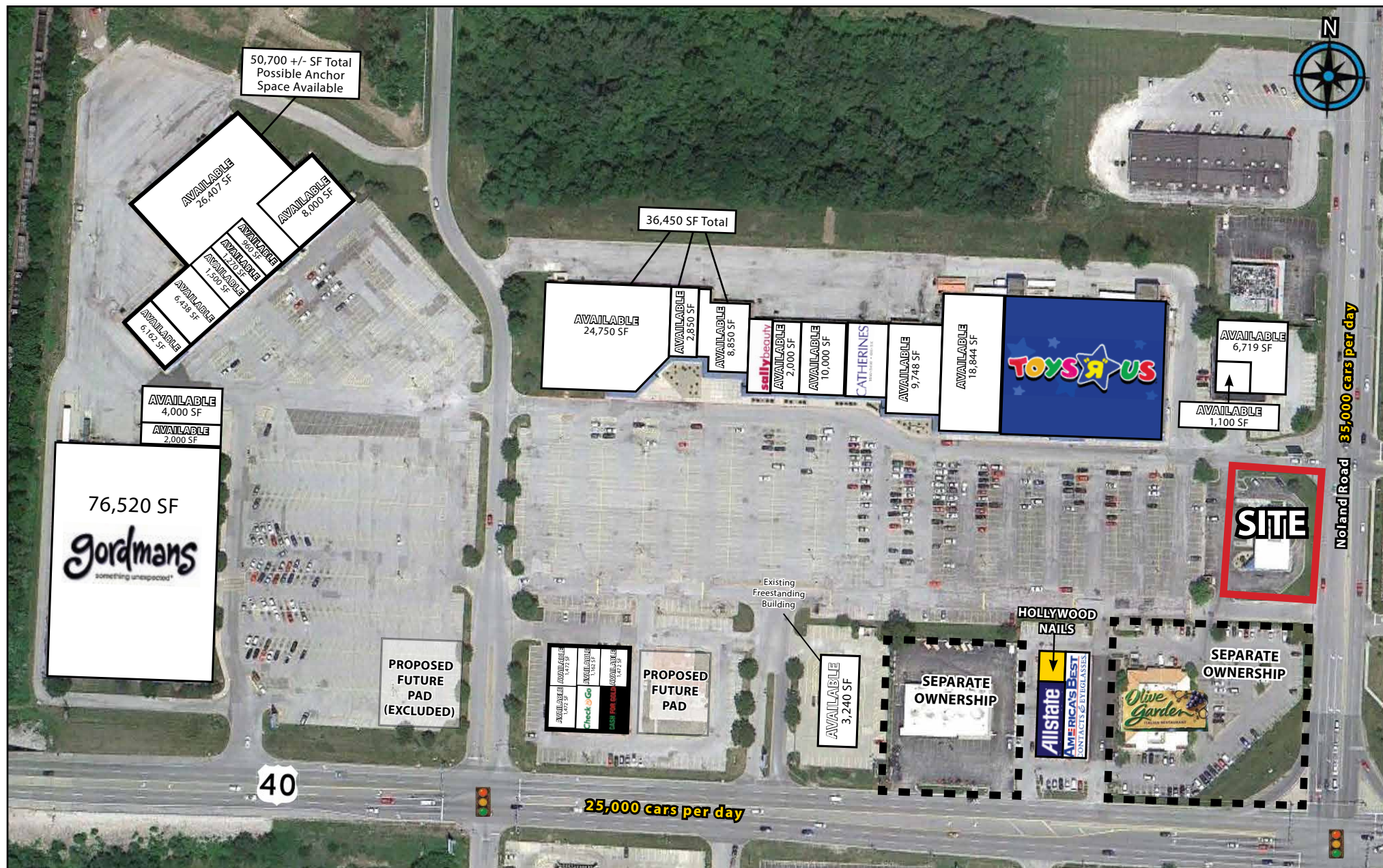
**BLOCK & COMPANY, INC., Realtors** 816.753.6000  
In the Skelly Building on the Country Club Plaza  
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

**David Block**  
816.412.7400  
dblock@blockandco.com

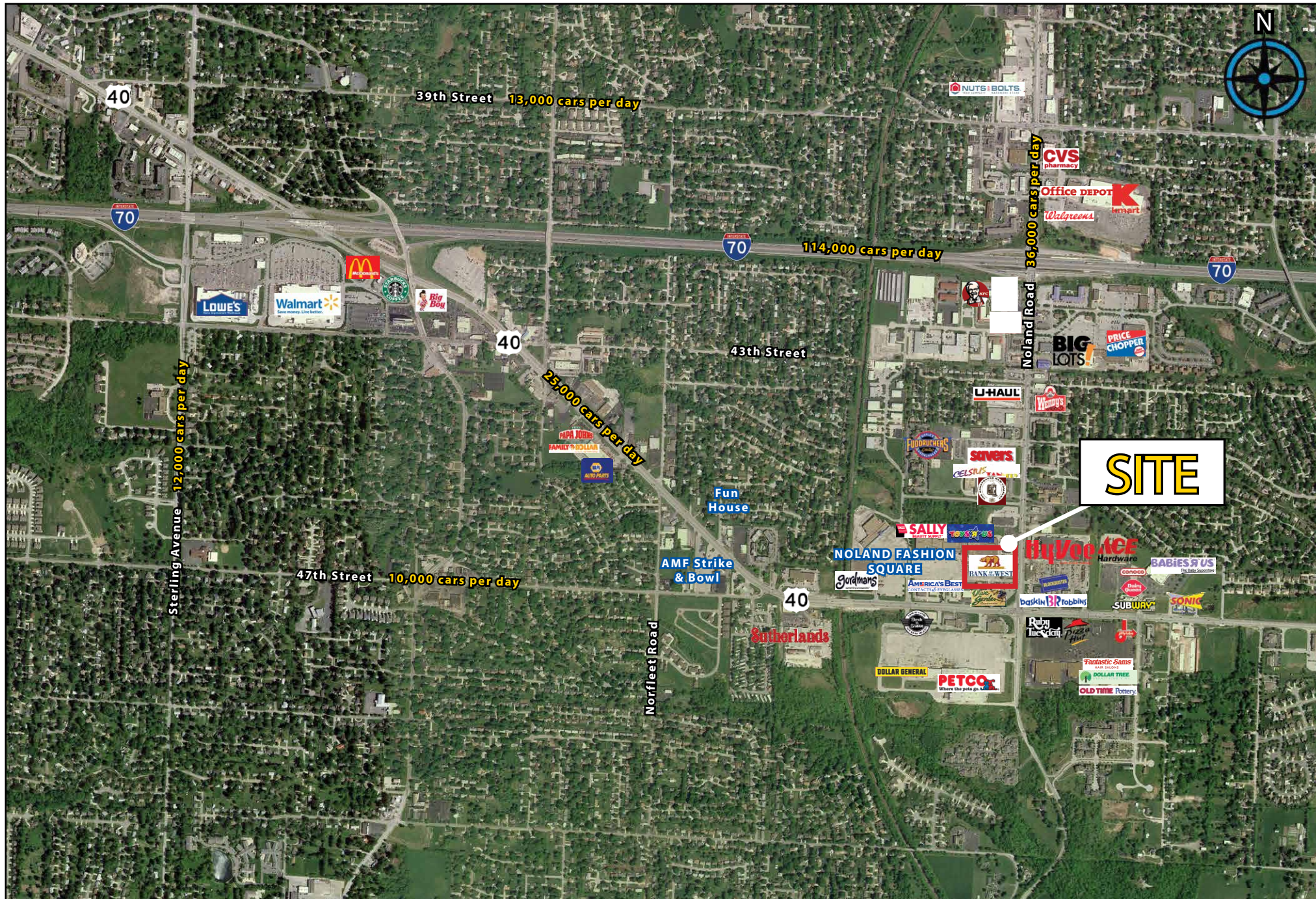


# 4610 S. Noland Road | 40 Highway & Noland Road (NWC), Independence, Missouri

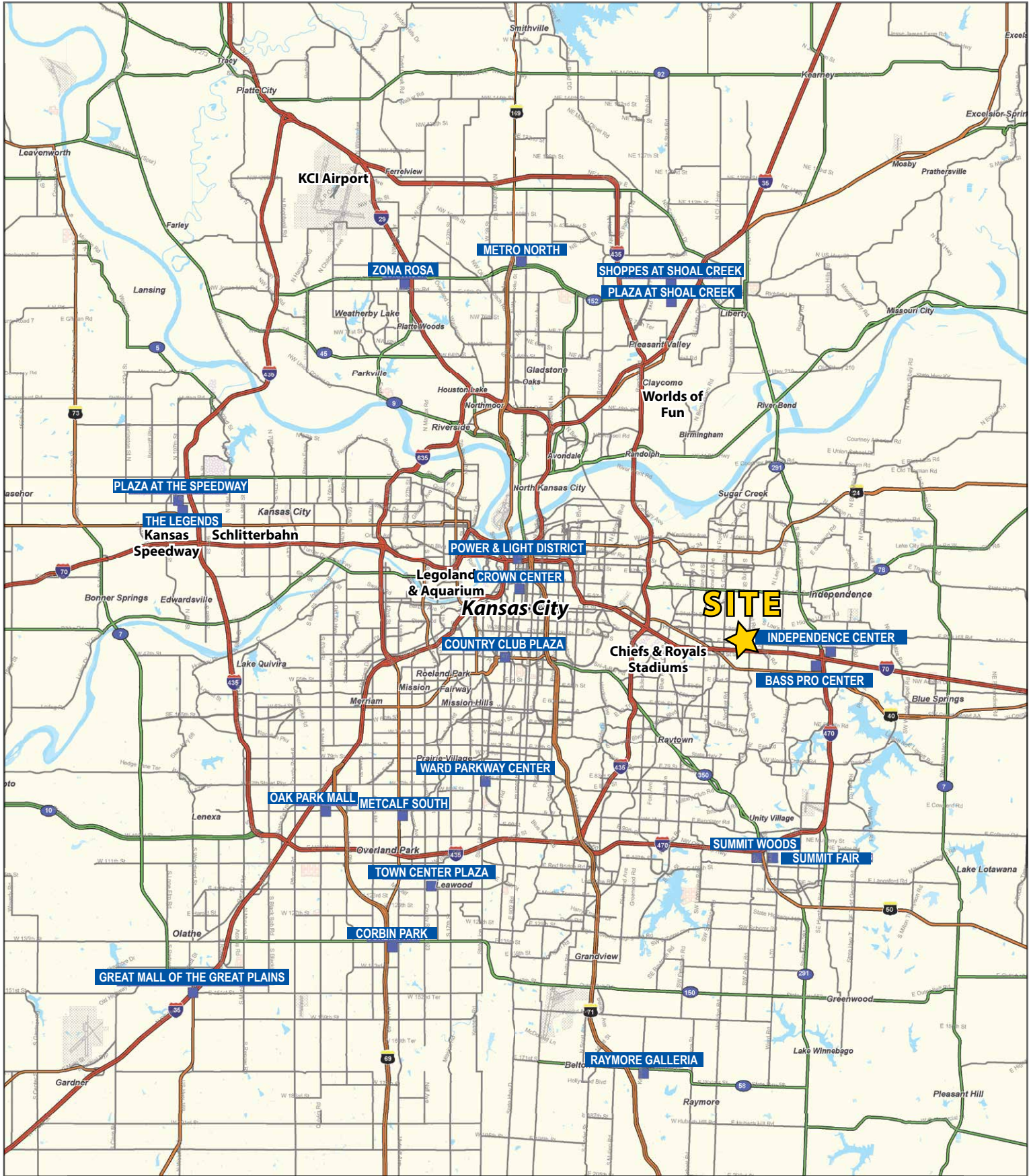




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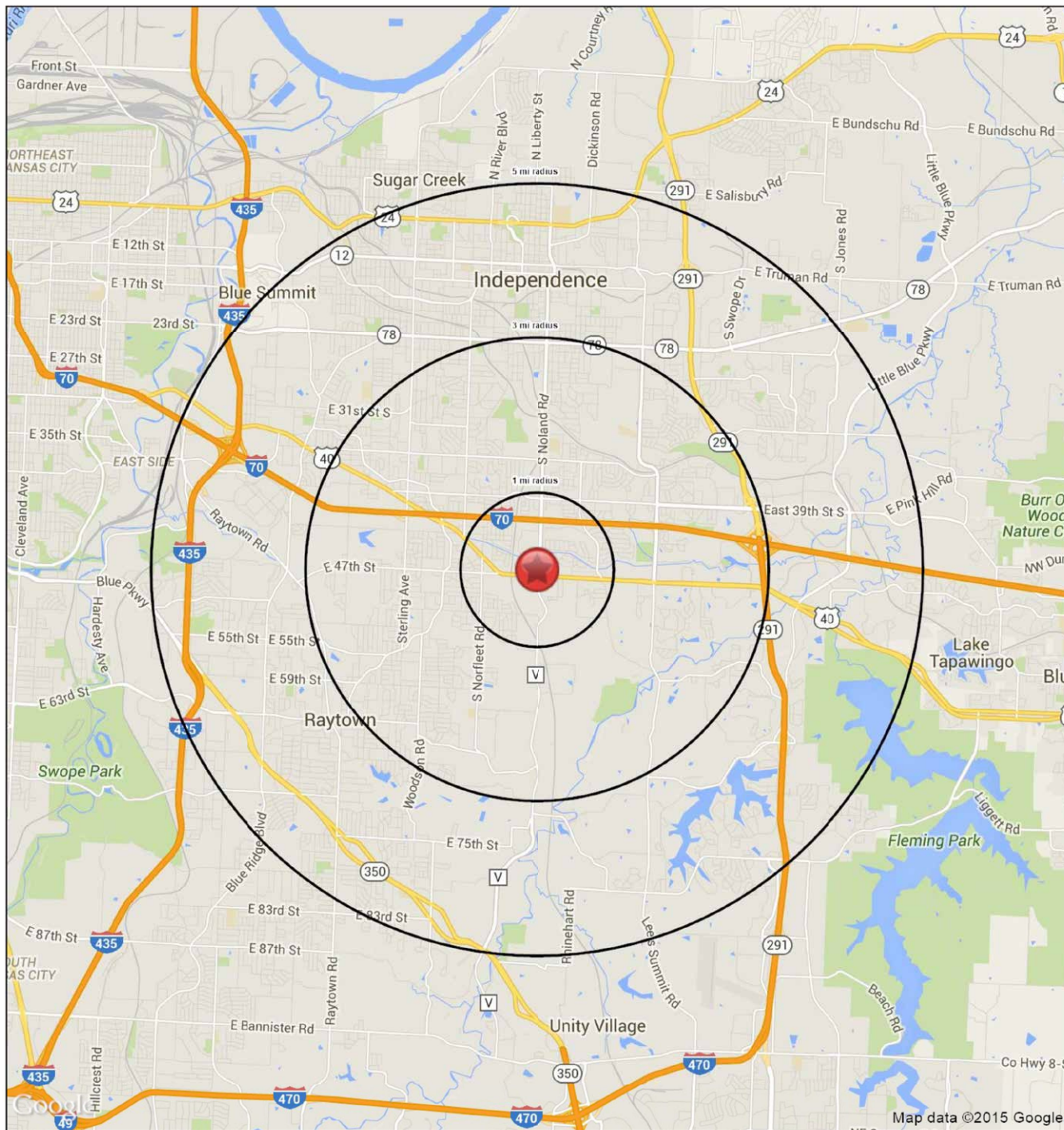






Lat: 39.03675 Long: -94.41599 Zoom: 13.76 mi

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**4610 S. Noland Road**  
**Independence, MO 64055**

*September 2015*

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# SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0368/-94.4160

RS1

4610 S. Noland Road		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2015 Estimated Population	7,954	61,953	152,912
	2020 Projected Population	8,028	63,065	156,161
	2010 Census Population	8,001	62,896	152,457
	2000 Census Population	7,514	59,076	145,720
	Projected Annual Growth 2015 to 2020	0.2%	0.4%	0.4%
	Historical Annual Growth 2000 to 2015	0.4%	0.3%	0.3%
	2015 Median Age	43.1	41.7	40.4
HOUSEHOLDS	2015 Estimated Households	3,598	27,393	66,245
	2020 Projected Households	3,658	28,165	68,239
	2010 Census Households	3,511	26,968	64,023
	2000 Census Households	3,299	25,393	61,574
	Projected Annual Growth 2015 to 2020	0.3%	0.6%	0.6%
	Historical Annual Growth 2000 to 2015	0.6%	0.5%	0.5%
RACE AND ETHNICITY	2015 Estimated White	81.1%	79.7%	78.8%
	2015 Estimated Black or African American	11.7%	12.3%	13.0%
	2015 Estimated Asian or Pacific Islander	1.5%	1.7%	1.7%
	2015 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
	2015 Estimated Other Races	5.3%	5.8%	6.1%
	2015 Estimated Hispanic	6.5%	6.8%	6.8%
INCOME	2015 Estimated Average Household Income	\$59,154	\$61,560	\$59,381
	2015 Estimated Median Household Income	\$50,507	\$52,331	\$49,664
	2015 Estimated Per Capita Income	\$26,800	\$27,258	\$25,819
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	5.8%	3.9%	4.7%
	2015 Estimated Some High School (Grade Level 9 to 11)	9.5%	10.4%	12.9%
	2015 Estimated High School Graduate	27.1%	28.9%	27.6%
	2015 Estimated Some College	23.4%	22.8%	21.6%
	2015 Estimated Associates Degree Only	6.5%	6.3%	6.0%
	2015 Estimated Bachelors Degree Only	12.8%	13.0%	12.7%
	2015 Estimated Graduate Degree	14.9%	14.6%	14.4%
BUSINESS	2015 Estimated Total Businesses	438	2,046	5,674
	2015 Estimated Total Employees	4,713	20,852	63,117
	2015 Estimated Employee Population per Business	10.7	10.2	11.1
	2015 Estimated Residential Population per Business	18.1	30.3	26.9

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