

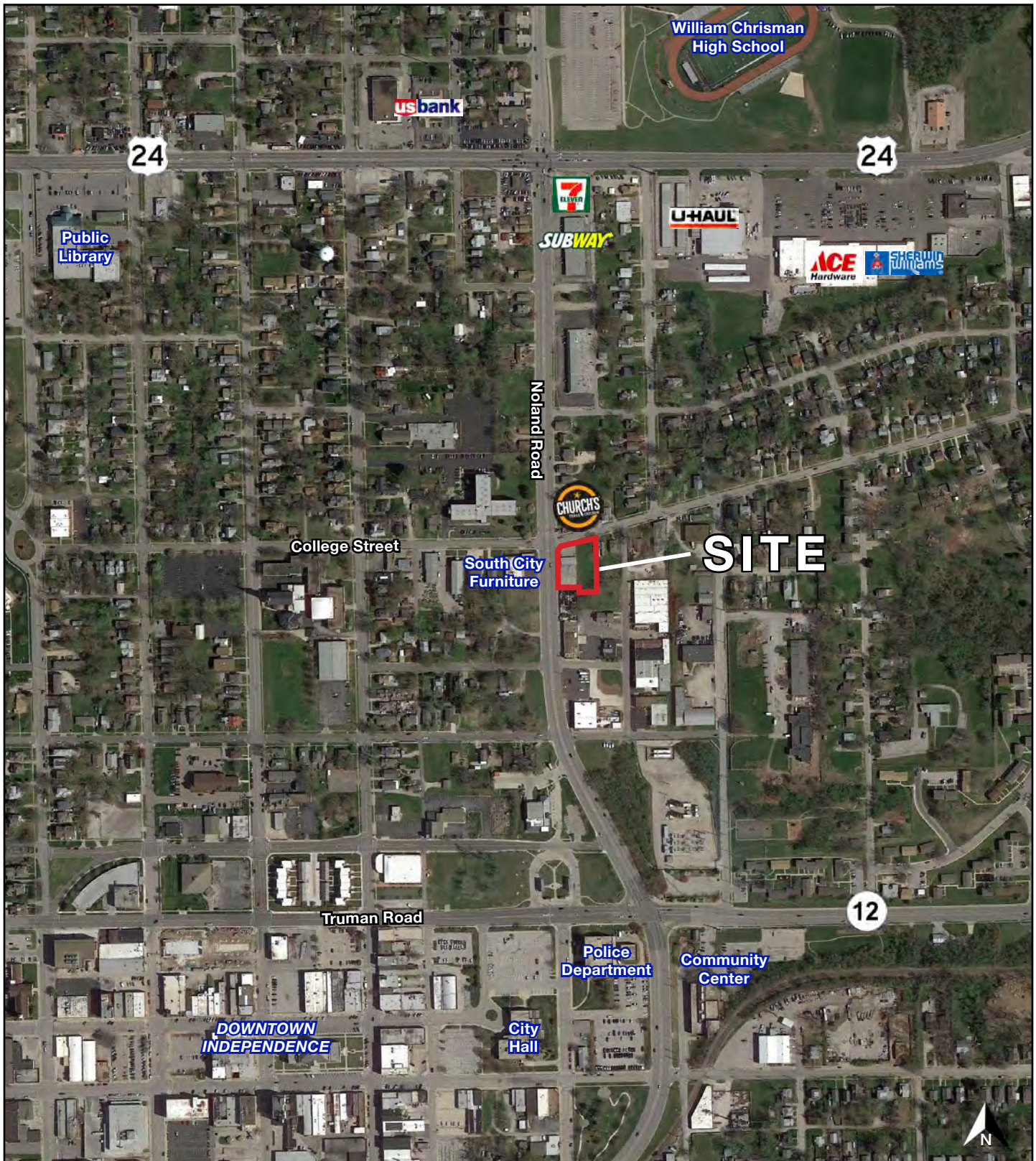
**SALE PRICE: \$97,500 | 26,136 SF LOT****DEMOGRAPHICS**

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 11,007 | 67,224 | 134,010 |
| Avg. Household Income | \$63,883 | \$71,885 | \$79,990 |

- Great pad site close to Independence Square
- Good corner location
- Level site with all utilities available
- Join Churches Chicken, South City Furniture, and more

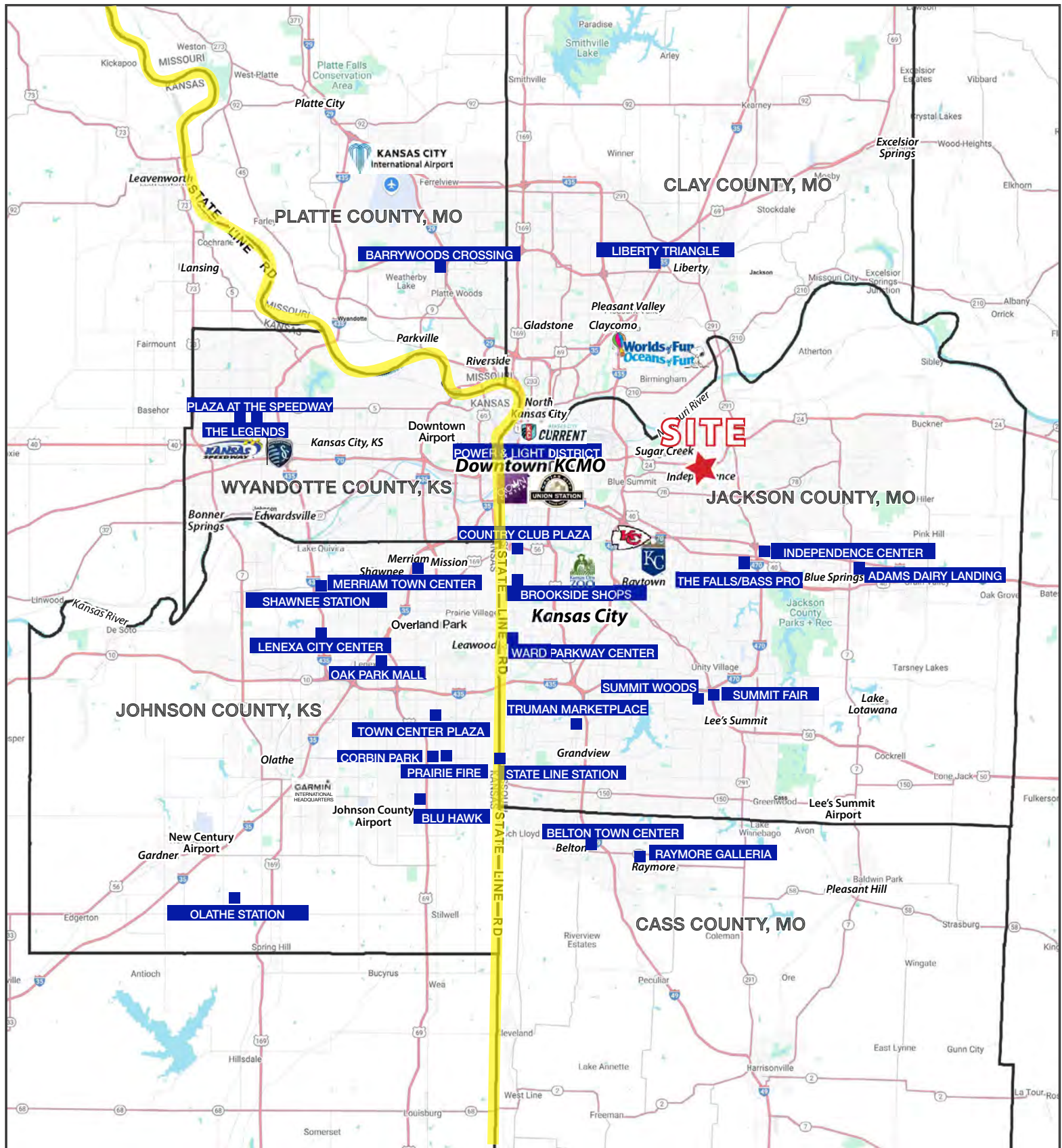
**CLICK HERE TO VIEW MORE
LISTING INFORMATION****For More Information Contact:****BOB JAEKEL | 816.412.7365 | bjael@blockandco.com*****Exclusive Agent***

AERIAL



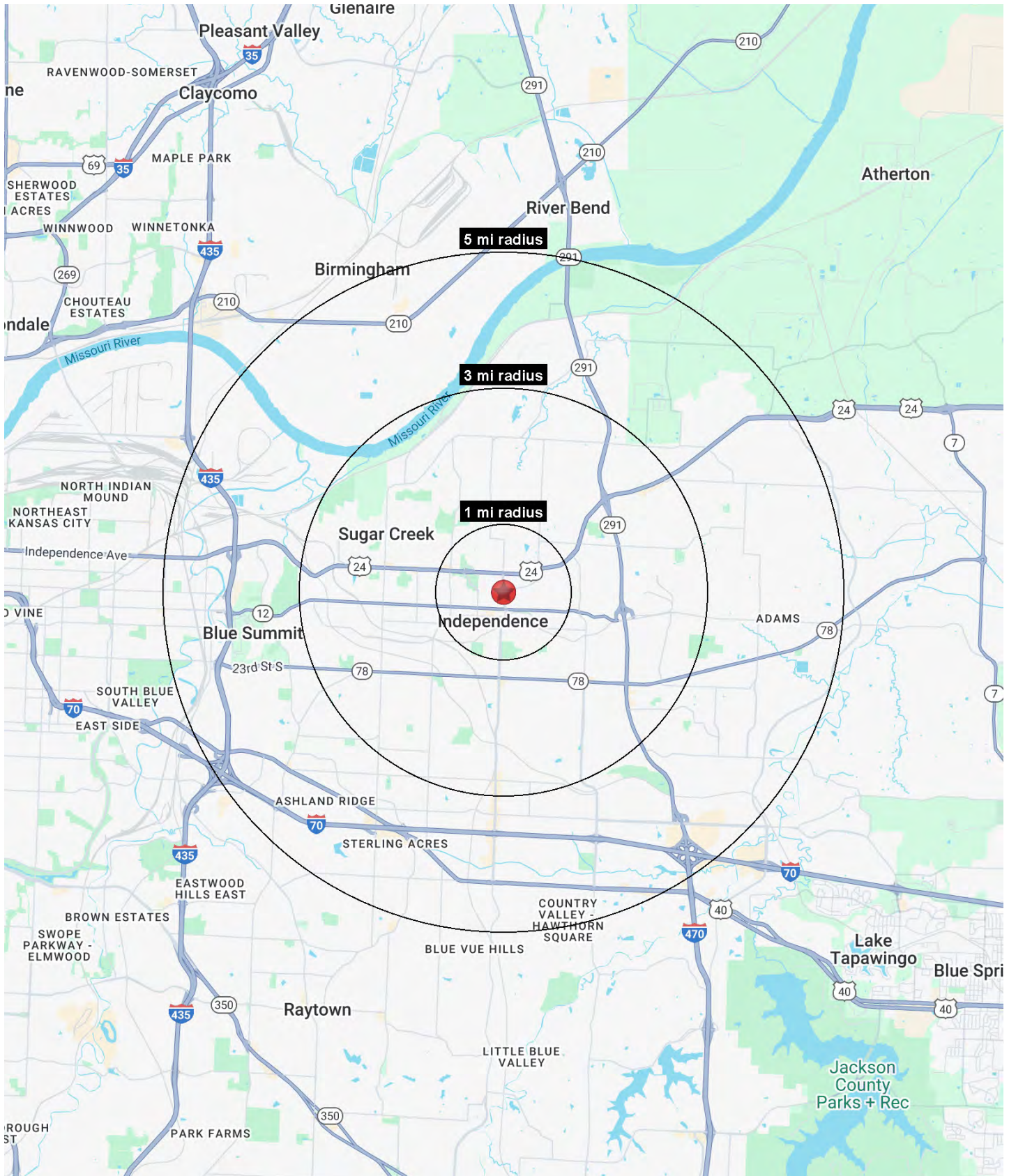
PAD SITE | FORMER CAR WASH

631 N. Noland Rd & 209 E. College St, Independence, MO



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PAD SITE | FORMER CAR WASH

631 N. Noland Rd & 209 E. College St, Independence, MO

| 631 N. Noland Road Independence, MO 64050 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 11,007 | 67,224 | 134,010 |
| 2030 Projected Population | 10,883 | 66,189 | 132,391 |
| 2020 Census Population | 10,944 | 67,451 | 136,099 |
| 2010 Census Population | 10,621 | 65,467 | 131,075 |
| Projected Annual Growth 2025 to 2030 | -0.2% | -0.3% | -0.2% |
| Historical Annual Growth 2010 to 2025 | 0.2% | 0.2% | 0.1% |
| 2025 Median Age | 38.6 | 38.5 | 38.6 |
| Households | | | |
| 2025 Estimated Households | 4,856 | 28,423 | 55,867 |
| 2030 Projected Households | 4,837 | 28,189 | 55,658 |
| 2020 Census Households | 4,646 | 28,348 | 56,177 |
| 2010 Census Households | 4,500 | 27,503 | 54,263 |
| Projected Annual Growth 2025 to 2030 | - | -0.2% | - |
| Historical Annual Growth 2010 to 2025 | 0.5% | 0.2% | 0.2% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 74.2% | 73.7% | 71.8% |
| 2025 Estimated Black or African American | 11.6% | 10.7% | 12.5% |
| 2025 Estimated Asian or Pacific Islander | 1.4% | 1.3% | 1.7% |
| 2025 Estimated American Indian or Native Alaskan | 0.7% | 0.6% | 0.6% |
| 2025 Estimated Other Races | 12.2% | 13.7% | 13.5% |
| 2025 Estimated Hispanic | 11.7% | 13.7% | 13.7% |
| Income | | | |
| 2025 Estimated Average Household Income | \$63,883 | \$71,885 | \$79,990 |
| 2025 Estimated Median Household Income | \$44,290 | \$55,336 | \$62,552 |
| 2025 Estimated Per Capita Income | \$28,452 | \$30,531 | \$33,444 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 5.1% | 3.7% | 3.2% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 8.2% | 7.7% | 6.8% |
| 2025 Estimated High School Graduate | 33.9% | 37.2% | 35.8% |
| 2025 Estimated Some College | 26.6% | 24.7% | 23.8% |
| 2025 Estimated Associates Degree Only | 7.5% | 8.2% | 9.3% |
| 2025 Estimated Bachelors Degree Only | 11.6% | 12.0% | 13.8% |
| 2025 Estimated Graduate Degree | 7.0% | 6.5% | 7.3% |
| Business | | | |
| 2025 Estimated Total Businesses | 544 | 1,979 | 3,850 |
| 2025 Estimated Total Employees | 3,751 | 16,467 | 35,005 |
| 2025 Estimated Employee Population per Business | 6.9 | 8.3 | 9.1 |
| 2025 Estimated Residential Population per Business | 20.2 | 34.0 | 34.8 |

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