



# Office Building Sale Leaseback Opportunity

3640 S. Noland Road, Independence, Missouri



**Sale Price: \$1,450,000 | 37,080 SF Building on 2.3 Acres**

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,541	76,529	154,073
Avg. Household Income	\$90,380	\$79,451	\$83,585

- 7 Year Sale Lease Back on the First Floor
- 23,767 SF of leasable space available
- Noland Road carries over 29,000 cars per day
- Historical Financials and Floor Plans Available with an NDA



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

DANIEL BROCATO | 816.412.7303 | [dbrocato@blockandco.com](mailto:dbrocato@blockandco.com)

## PHOTOS



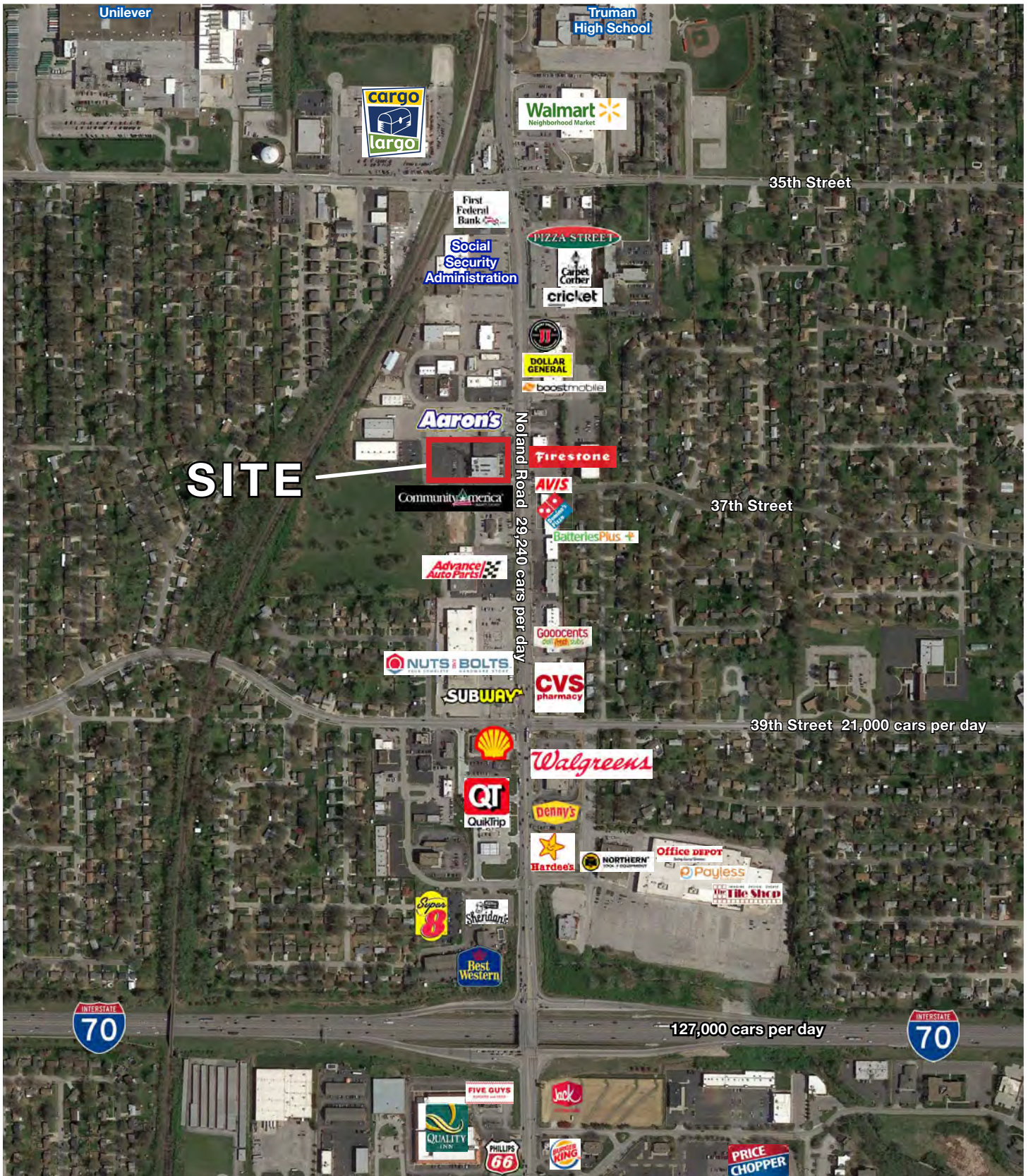


## PHOTOS





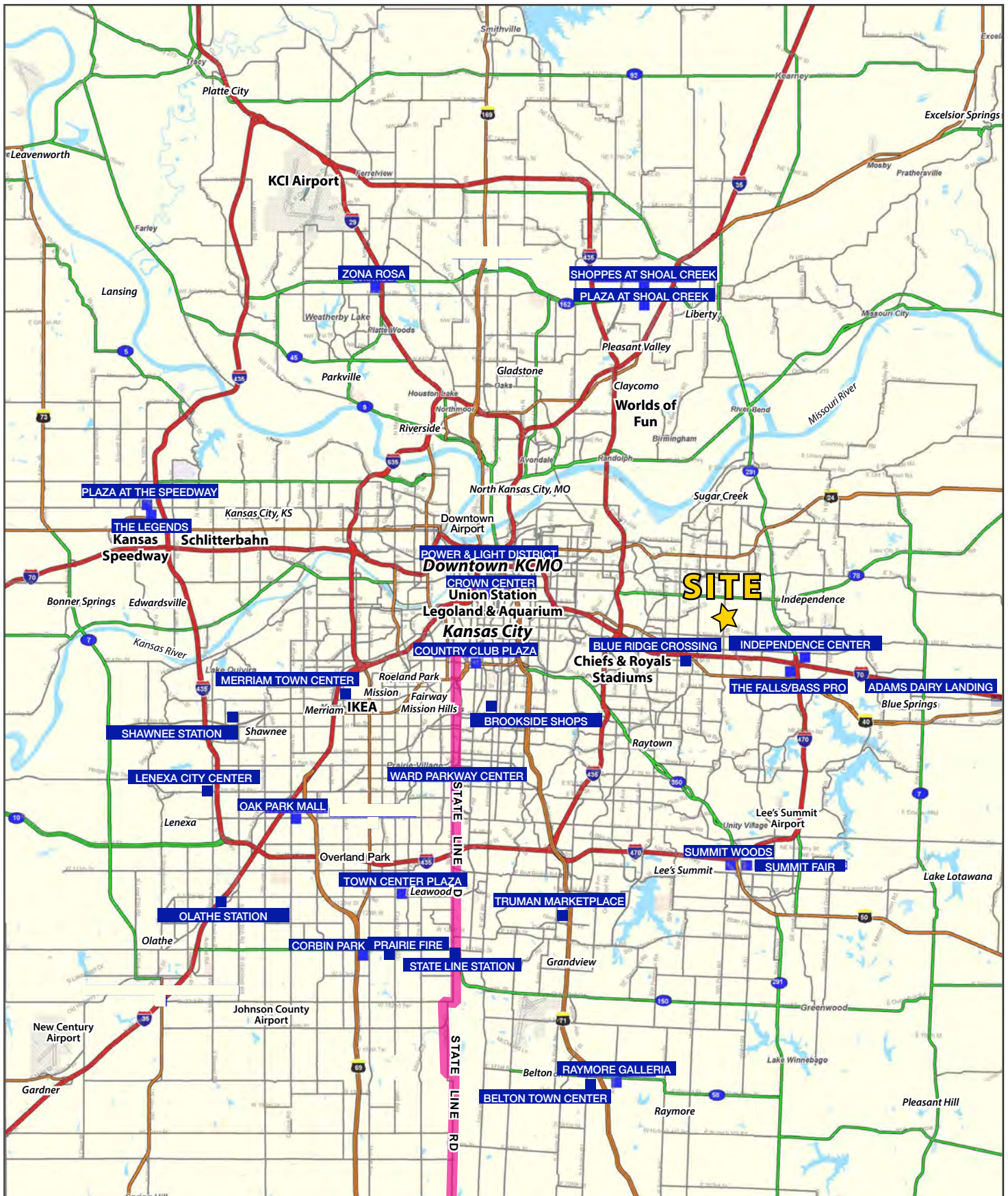
## AERIAL





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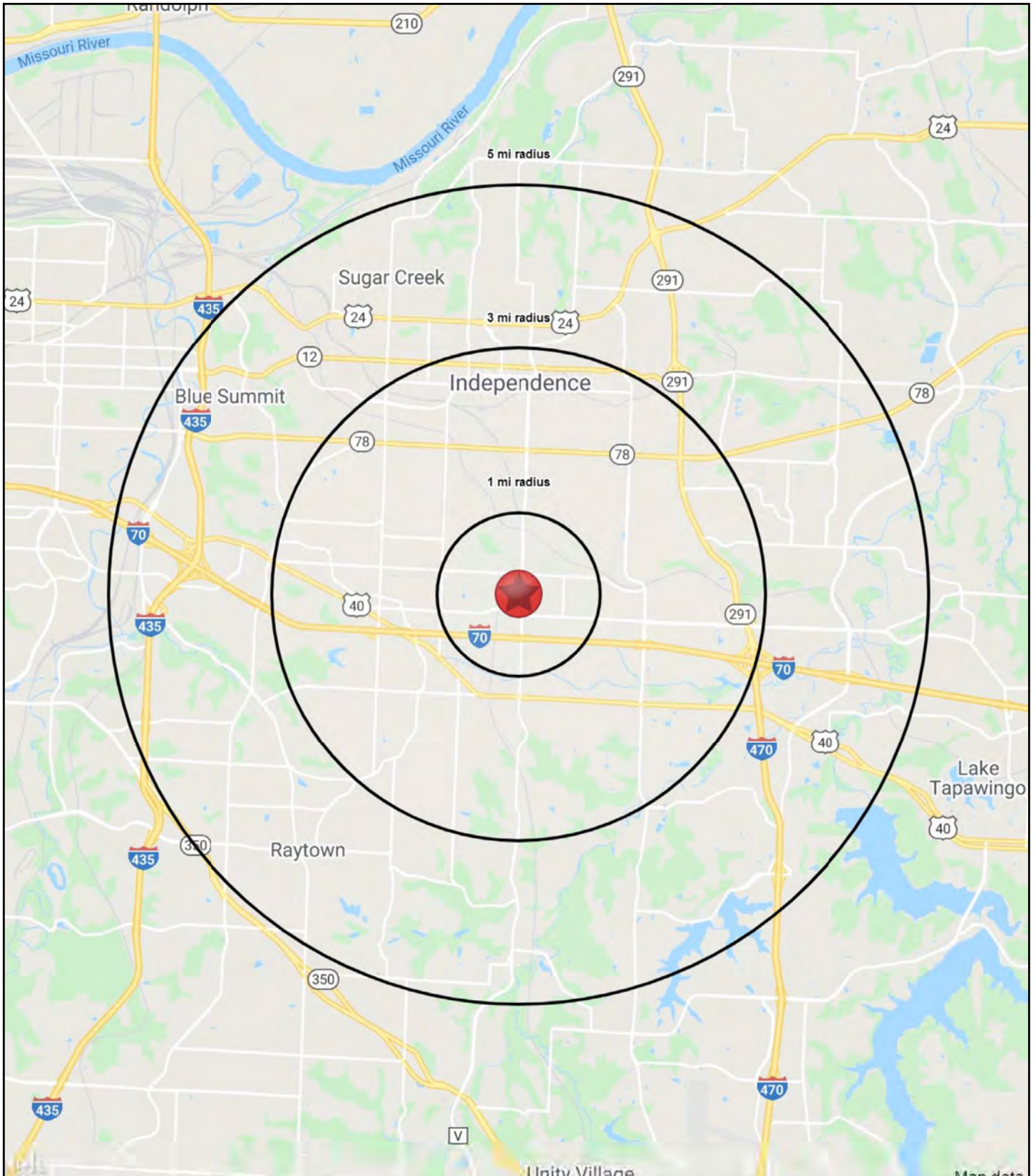
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## 3640 S. Noland Road, Independence, Missouri

3640 S Noland Rd Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	9,541	76,529	154,073
2029 Projected Population	9,021	74,414	150,799
2020 Census Population	10,182	78,724	157,837
2010 Census Population	9,448	75,196	151,897
Projected Annual Growth 2024 to 2029	-1.1%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2024	-	0.1%	0.1%
2024 Median Age	41.6	40.6	40.1
<b>Households</b>			
2024 Estimated Households	4,093	33,203	65,786
2029 Projected Households	3,884	32,383	64,504
2020 Census Households	4,352	33,870	66,703
2010 Census Households	4,043	32,453	63,844
Projected Annual Growth 2024 to 2029	-1.0%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	75.1%	70.5%	69.1%
2024 Estimated Black or African American	9.5%	15.1%	16.7%
2024 Estimated Asian or Pacific Islander	2.0%	1.7%	1.6%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%
2024 Estimated Other Races	12.7%	12.1%	12.1%
2024 Estimated Hispanic	12.9%	12.3%	12.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$90,380	\$79,451	\$83,585
2024 Estimated Median Household Income	\$76,480	\$64,023	\$65,594
2024 Estimated Per Capita Income	\$38,783	\$34,540	\$35,768
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.7%	2.6%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	5.6%	6.1%
2024 Estimated High School Graduate	36.5%	33.9%	33.9%
2024 Estimated Some College	23.3%	24.9%	24.2%
2024 Estimated Associates Degree Only	9.1%	8.9%	8.9%
2024 Estimated Bachelors Degree Only	13.9%	15.2%	15.5%
2024 Estimated Graduate Degree	10.3%	8.7%	8.8%
<b>Business</b>			
2024 Estimated Total Businesses	420	2,468	4,875
2024 Estimated Total Employees	3,459	20,016	46,720
2024 Estimated Employee Population per Business	8.2	8.1	9.6
2024 Estimated Residential Population per Business	22.7	31.0	31.6

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