



MALL SHADOWED RETAIL | FOR LEASE

Independence Plaza | 18675 E. 39th St., Independence, MO



LEASE RATE: \$16-18/SF NNN | 1,200 SF to 5,043 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,934	52,119	138,303
Avg. Household Income	\$85,441	\$98,340	\$96,154

- Suite M - 1,200 SF built-out professional office space
- Suite D - 1,200 SF open space for retail or office user
- Suite T - 5,043 SF open space for retail or office user
- One of Kansas City's major retail corridors
- Exceptional traffic and visibility to over 200,000 CPD
- Major national tenants in the area include Costco, Lowe's, Bass Pro Shop, Hobby Lobby, Best Buy, Menard's, Macy's, Sears, Walmart Supercenter, Target, JC Penny, Petsmart, Sam's Club, Dillards, Starbucks, AMC Theaters, and more
- Located at the intersection of I-70 & I-470/291 Highway
- [Click Here to view more drone imagery](#)



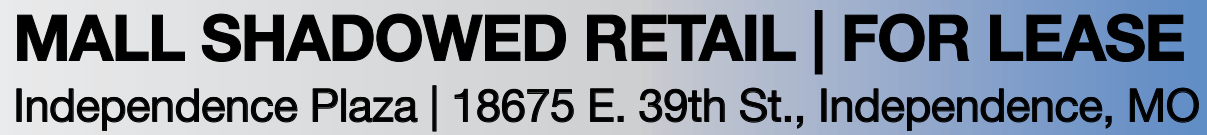
CLICK HERE TO VIEW MORE LISTING INFORMATION

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Exclusive Agents



Map Labels:

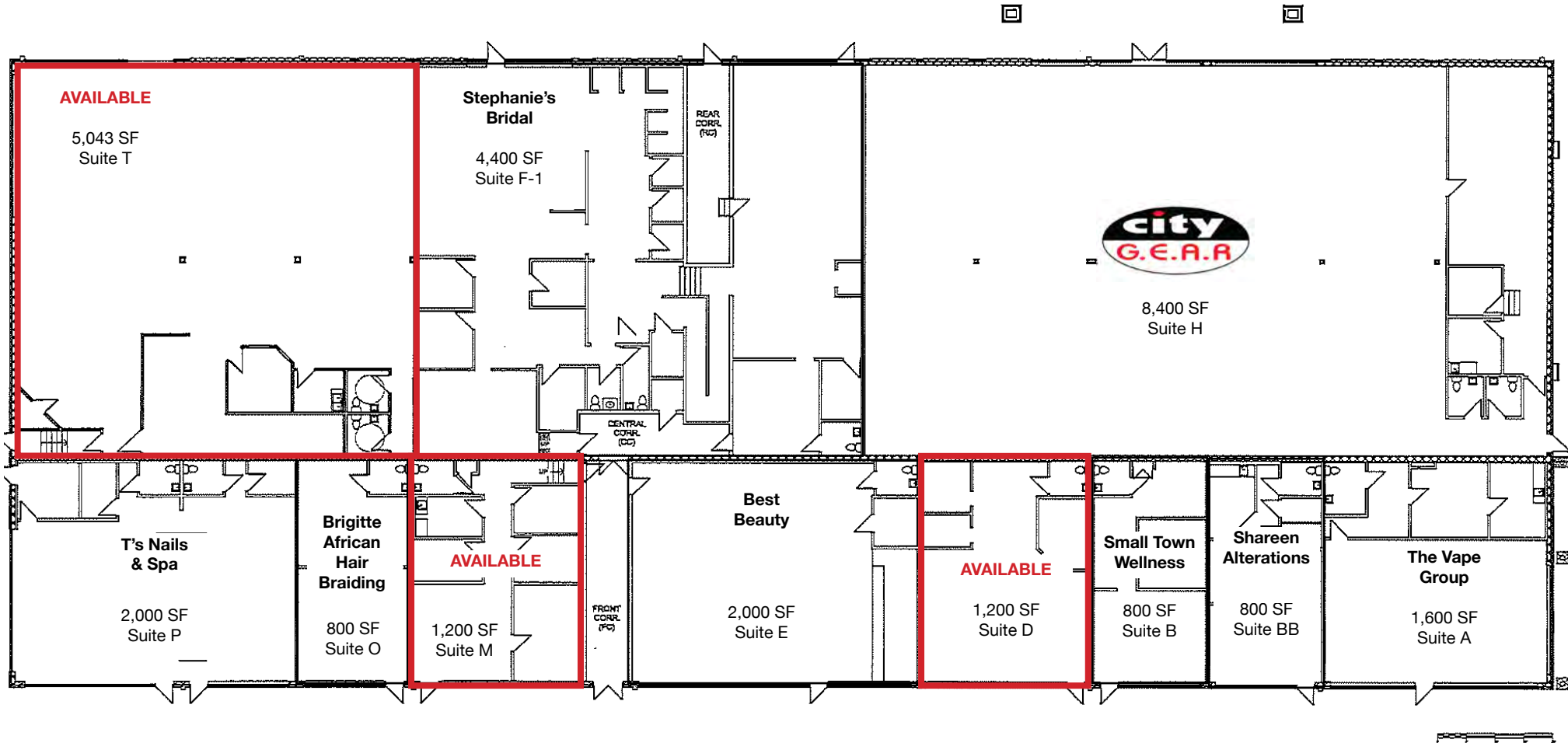
- Roads:** Lee's Summit Road, 39th Street, 70, 291, 40, 470, Valley View Parkway, Little Blue Parkway.
- Traffic Volume Data:**
 - 17,000 cars per day (Lee's Summit Road)
 - 20,000 cars per day (39th Street)
 - 106,000 cars per day (70)
 - 78,000 cars per day (291)
 - 6,000 cars per day (Valley View Parkway)
 - 24,000 cars per day (40)
 - 16,000 cars per day (Little Blue Parkway)
- Commercial Sites:** Payless, JCPenney, Target, Dollar Tree, Bolger Square, Mattress Firm, RiteZone, Longhorn, Q1, Center Center, McDonald's, Perkins, Walmart Supercenter, PetSmart, Sam's Club, Sears, Macy's, Dillard's, Independence Commons, Independence Center, Dillard's, The Pavillions at Hartman Heritage, Menards, Hobby Lobby, Marbel, Bass Pro Shops, Duluth Trading, Stony Creek, The Falls, Main Event, Pizza Ranch, Checkmate, Old Chicago, Bank Midwest, UMB, Red Robin, McDonald's, Natural Grocers, Papa John's, CVS Pharmacy, Storage Mart, and many others.
- Other Labels:** SITE (highlighted in a red box), 54, 39th Street, 20,000 cars per day, 106,000 cars per day, 78,000 cars per day, 6,000 cars per day, 24,000 cars per day, 16,000 cars per day.



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SITE PLAN



DRONE PHOTOS



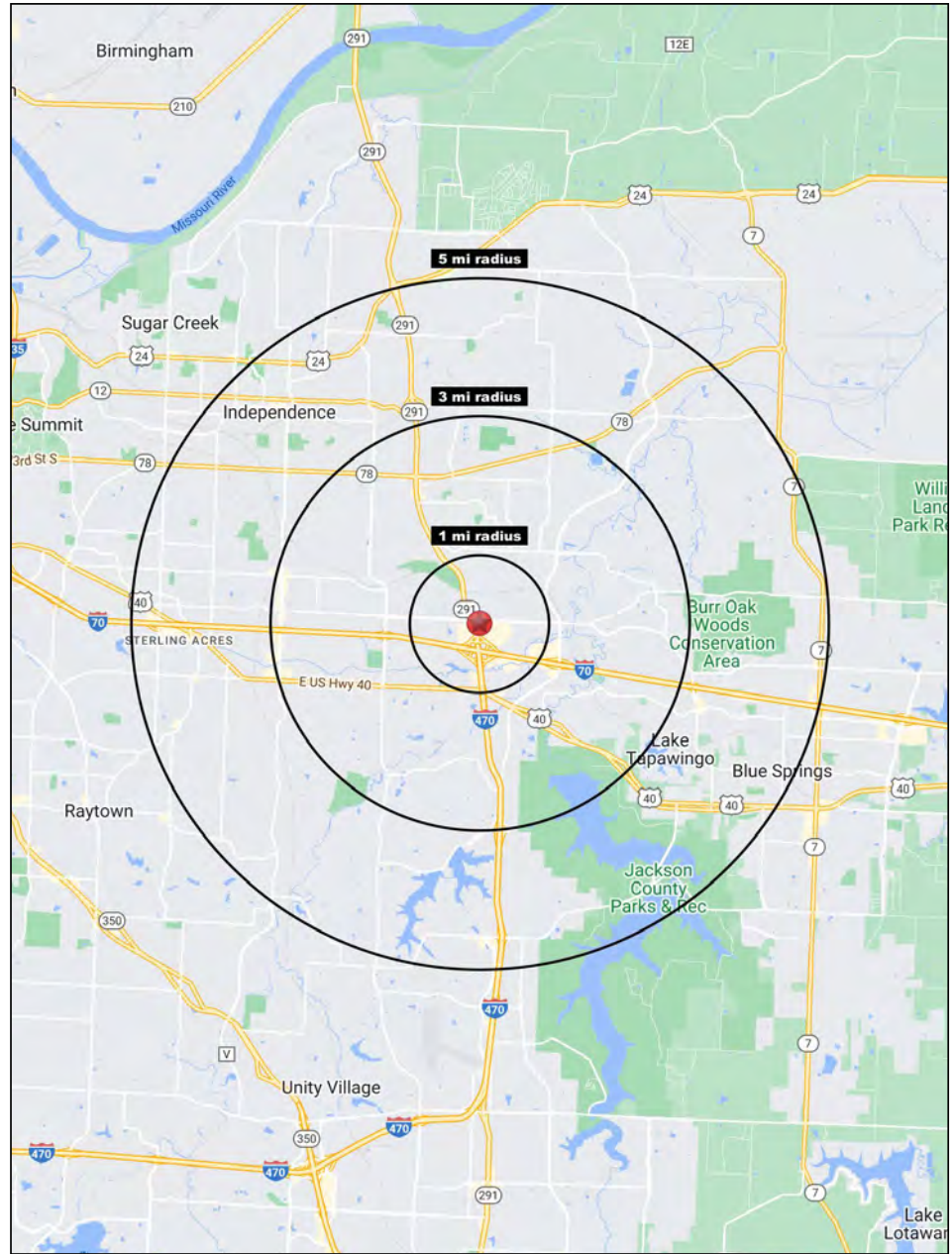
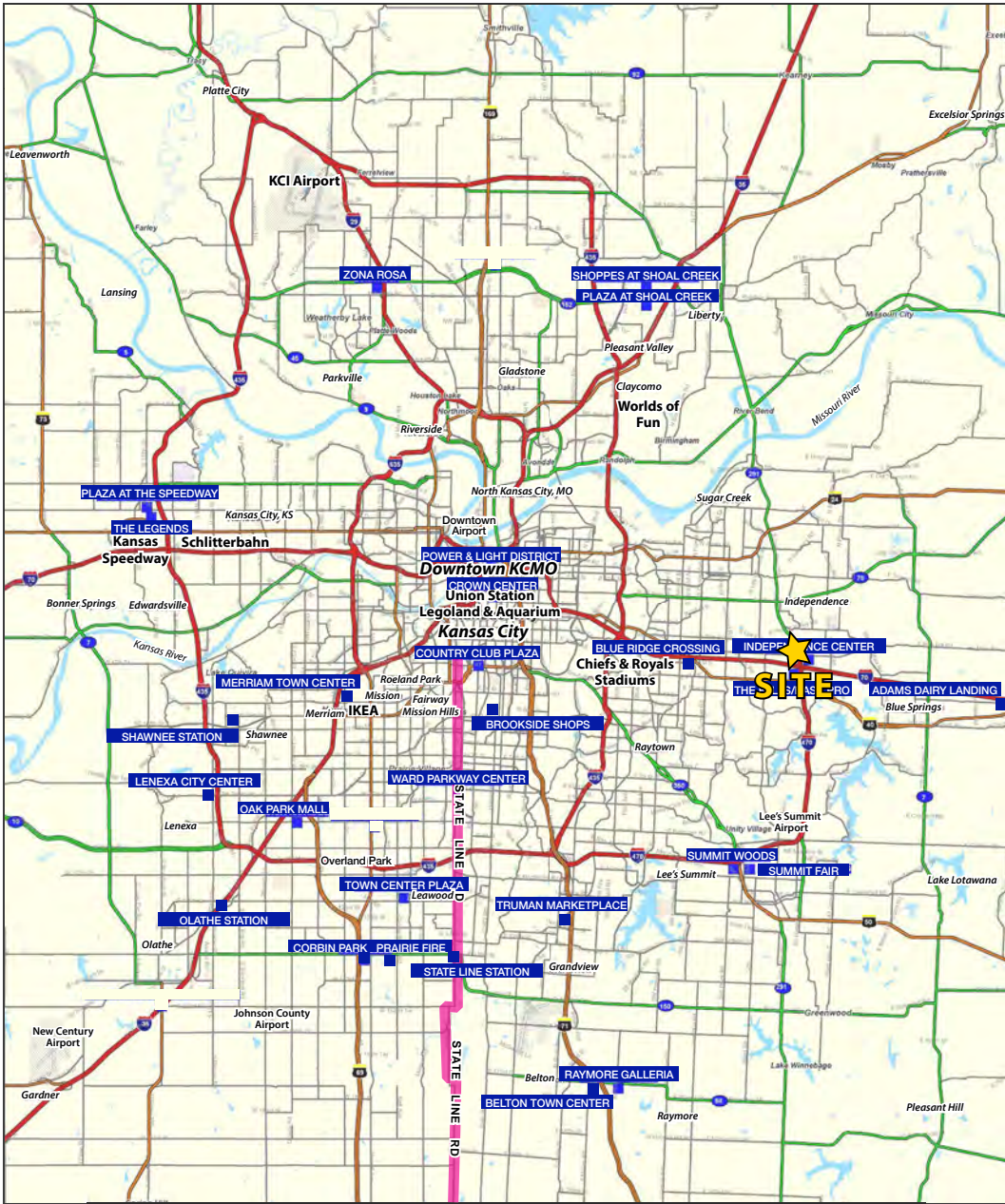
DRONE PHOTOS





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18675 East 39th St S Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	5,934	52,119	138,303
2029 Projected Population	5,836	51,181	137,454
2020 Census Population	6,376	55,149	141,584
2010 Census Population	5,483	50,712	132,729
Projected Annual Growth 2024 to 2029	-0.3%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2024	0.6%	0.2%	0.3%
2024 Median Age	42.6	43.8	40.9
Households			
2024 Estimated Households	3,028	22,865	57,898
2029 Projected Households	2,951	22,325	57,257
2020 Census Households	3,025	23,386	57,986
2010 Census Households	2,454	21,363	54,310
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2024	1.7%	0.5%	0.5%
Race and Ethnicity			
2024 Estimated White	71.3%	77.6%	75.4%
2024 Estimated Black or African American	15.1%	11.0%	13.0%
2024 Estimated Asian or Pacific Islander	2.5%	2.2%	1.8%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2024 Estimated Other Races	10.8%	8.8%	9.3%
2024 Estimated Hispanic	10.6%	8.1%	8.5%
Income			
2024 Estimated Average Household Income	\$85,441	\$98,340	\$96,154
2024 Estimated Median Household Income	\$69,332	\$79,065	\$76,270
2024 Estimated Per Capita Income	\$43,806	\$43,202	\$40,320
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.0%	2.3%
2024 Estimated Some High School (Grade Level 9 to 11)	3.1%	4.1%	4.7%
2024 Estimated High School Graduate	34.5%	31.7%	32.2%
2024 Estimated Some College	24.7%	22.9%	23.3%
2024 Estimated Associates Degree Only	7.1%	9.3%	8.7%
2024 Estimated Bachelors Degree Only	17.6%	18.9%	18.1%
2024 Estimated Graduate Degree	11.2%	11.0%	10.7%
Business			
2024 Estimated Total Businesses	391	1,795	4,756
2024 Estimated Total Employees	5,984	20,248	41,647
2024 Estimated Employee Population per Business	15.3	11.3	8.8
2024 Estimated Residential Population per Business	15.2	29.0	29.1

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