



QUIKTRIP EXCESS GROUND FOR SALE

3536 S. Noland Road, Independence, Missouri



SALE PRICE: \$18/SF | 39,218 SF AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,863	80,006	155,015
Avg. Household Income	\$88,599	\$78,130	\$82,887

- Excellent pad site opportunity
- Strong traffic counts along Noland Road
- Surrounding co-tenants include: Carpet Corner, Dollar General, Jimmy Johns, Pizza Street, and more



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

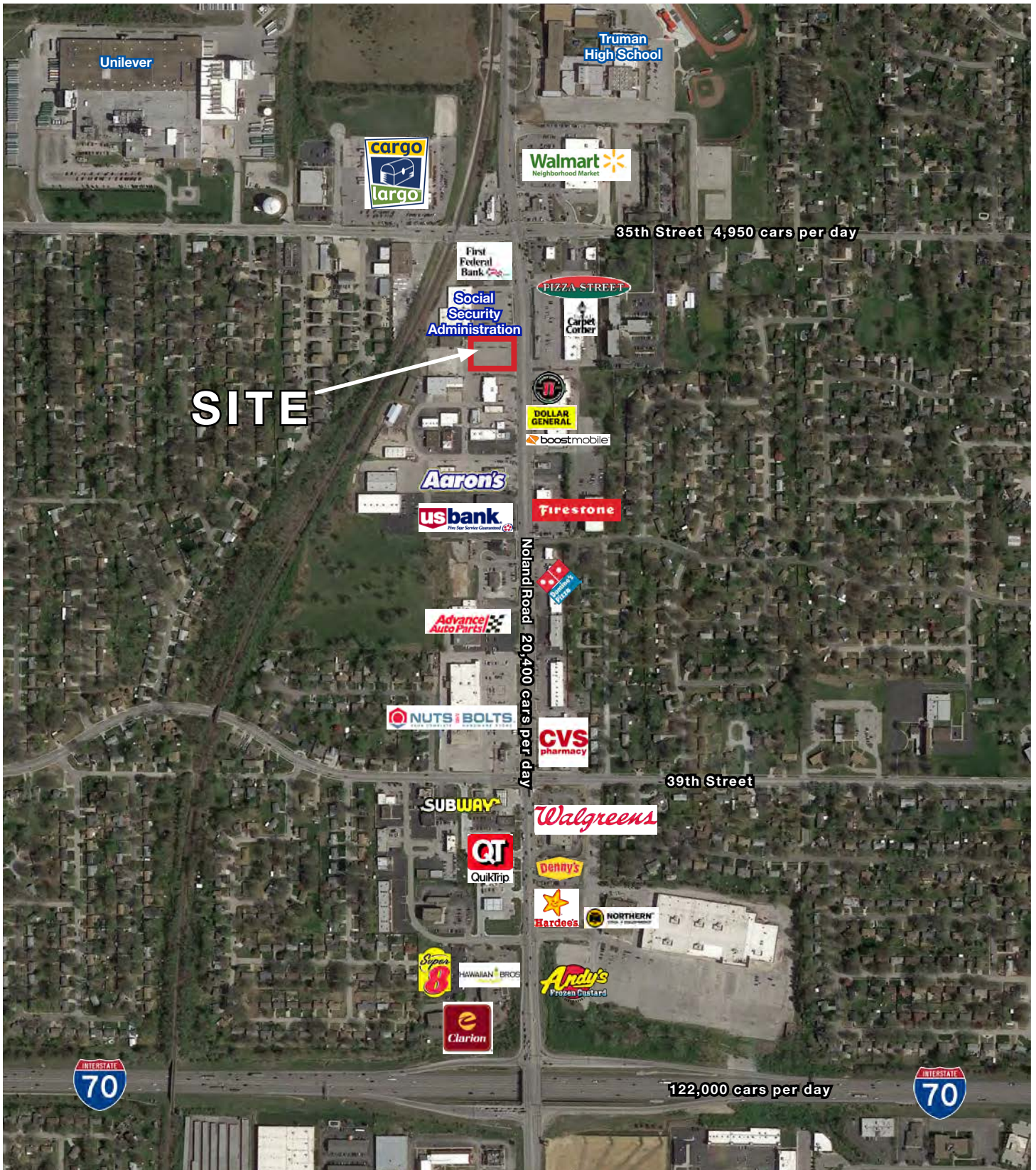
PHIL PECK | 816.412.7364 | ppeck@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents



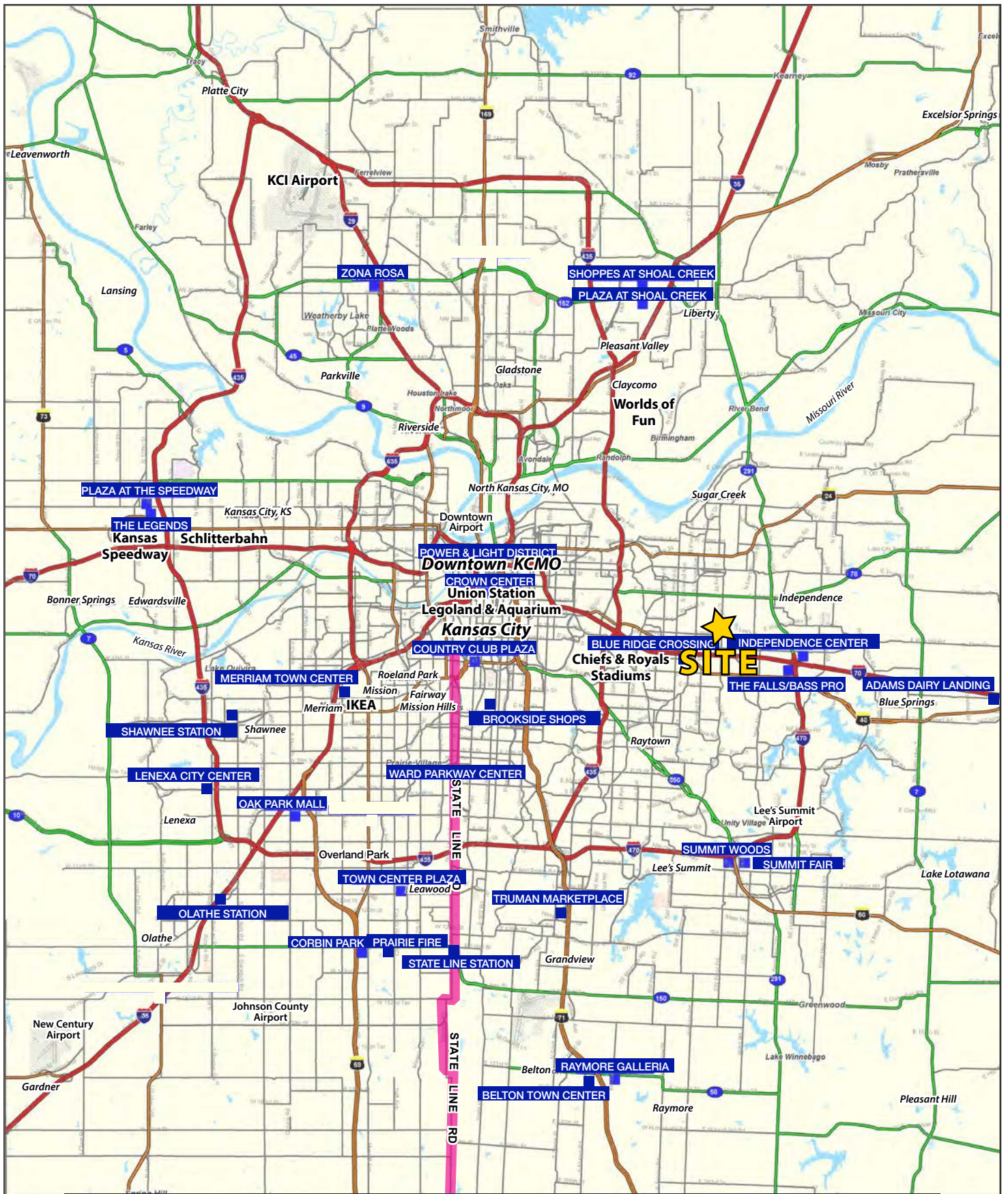
AERIAL





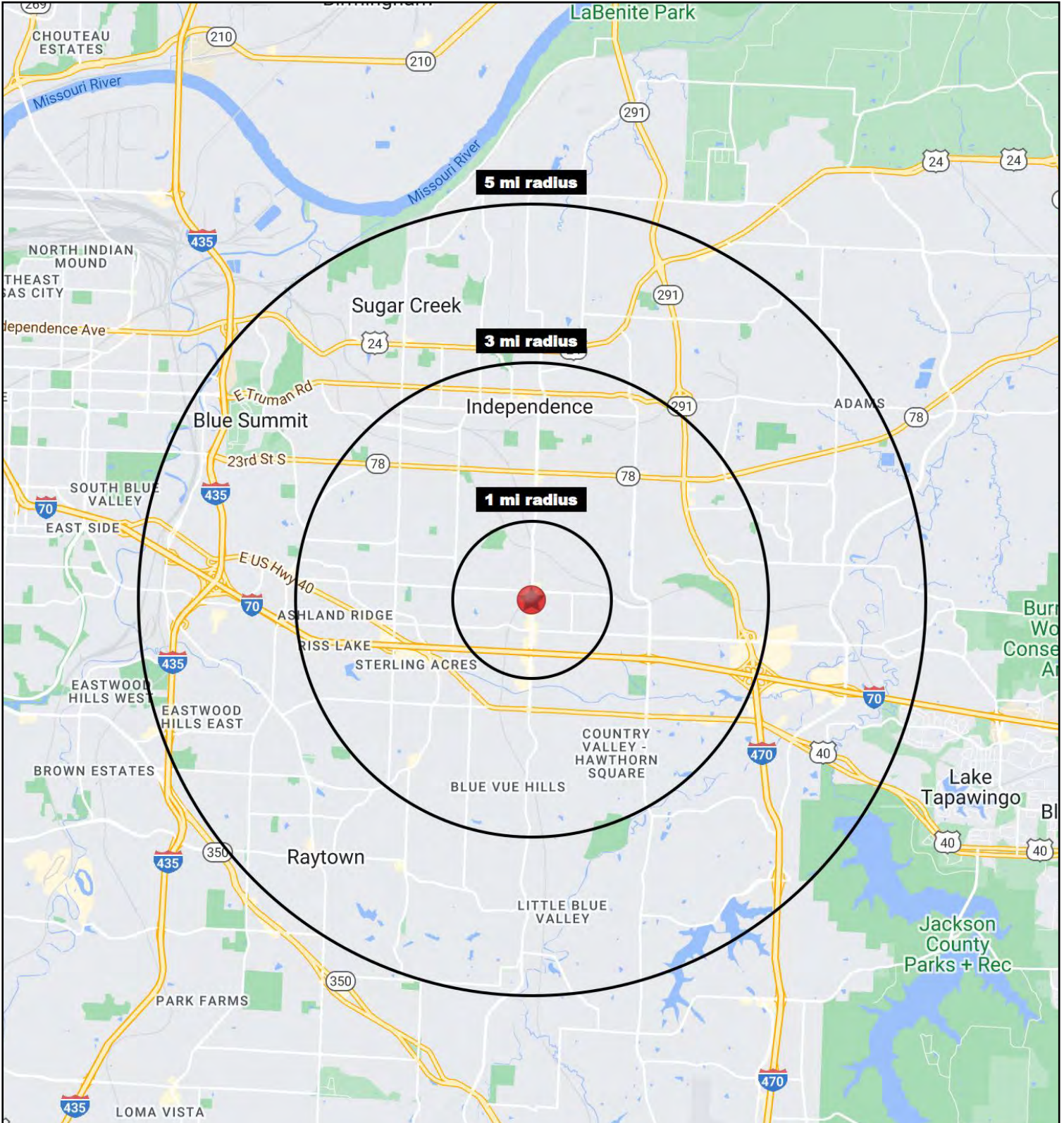
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3536 S. Noland Rd Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	8,863	80,006	155,015
2029 Projected Population	8,378	78,317	152,847
2020 Census Population	9,331	81,631	157,596
2010 Census Population	8,651	78,056	151,680
Projected Annual Growth 2024 to 2029	-1.1%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.2%
2024 Median Age	42.2	41.0	40.3
Households			
2024 Estimated Households	3,787	34,863	66,340
2029 Projected Households	3,562	33,996	65,105
2020 Census Households	3,957	35,117	66,505
2010 Census Households	3,679	33,710	63,679
Projected Annual Growth 2024 to 2029	-1.2%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.3%
Race and Ethnicity			
2024 Estimated White	76.6%	71.8%	70.2%
2024 Estimated Black or African American	9.3%	15.0%	16.7%
2024 Estimated Asian or Pacific Islander	1.9%	1.6%	1.6%
2024 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
2024 Estimated Other Races	11.6%	11.0%	11.1%
2024 Estimated Hispanic	11.3%	10.8%	10.7%
Income			
2024 Estimated Average Household Income	\$88,599	\$78,130	\$82,887
2024 Estimated Median Household Income	\$75,228	\$62,978	\$64,976
2024 Estimated Per Capita Income	\$37,874	\$34,125	\$35,550
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.0%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.7%	6.4%
2024 Estimated High School Graduate	37.5%	34.5%	34.4%
2024 Estimated Some College	23.0%	24.5%	23.9%
2024 Estimated Associates Degree Only	8.8%	8.8%	8.8%
2024 Estimated Bachelors Degree Only	13.4%	15.0%	15.4%
2024 Estimated Graduate Degree	10.3%	8.4%	8.4%
Business			
2024 Estimated Total Businesses	356	2,541	4,874
2024 Estimated Total Employees	2,941	20,298	46,590
2024 Estimated Employee Population per Business	8.3	8.0	9.6
2024 Estimated Residential Population per Business	24.9	31.5	31.8

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