

INDEPENDENCE
— CENTER —

MALL RETAIL SPACE FOR LEASE

18801 E. 39th Street S, Independence, MO



CALL FOR PRICING | 640 - 21,954 SF AVAILABLE

- An over 1 million square foot super-regional shopping mall located in Independence, Missouri anchored by Dillard's and Dick's Sporting Goods
- Ideally located at the northeast quadrant of I-70, the dominant interstate running through Kansas City, and I-470
- With 12 million annual visitors, Independence Center has constantly been named the most visited attraction in Independence, Missouri
- One of the only fully enclosed shopping malls in the region, proving to be a year-round destination
- Event programming, holiday events, and other community programs, drives additional traffic to the center
- Unrivalled regional access to Missouri's most desirable suburbs, including Lee's Summit, and Blue Springs



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

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Exclusive Agents



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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MALL PHOTOS



DRONE AERIAL



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AERIAL



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UPPER LEVEL CENTER PLAN



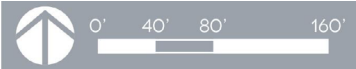
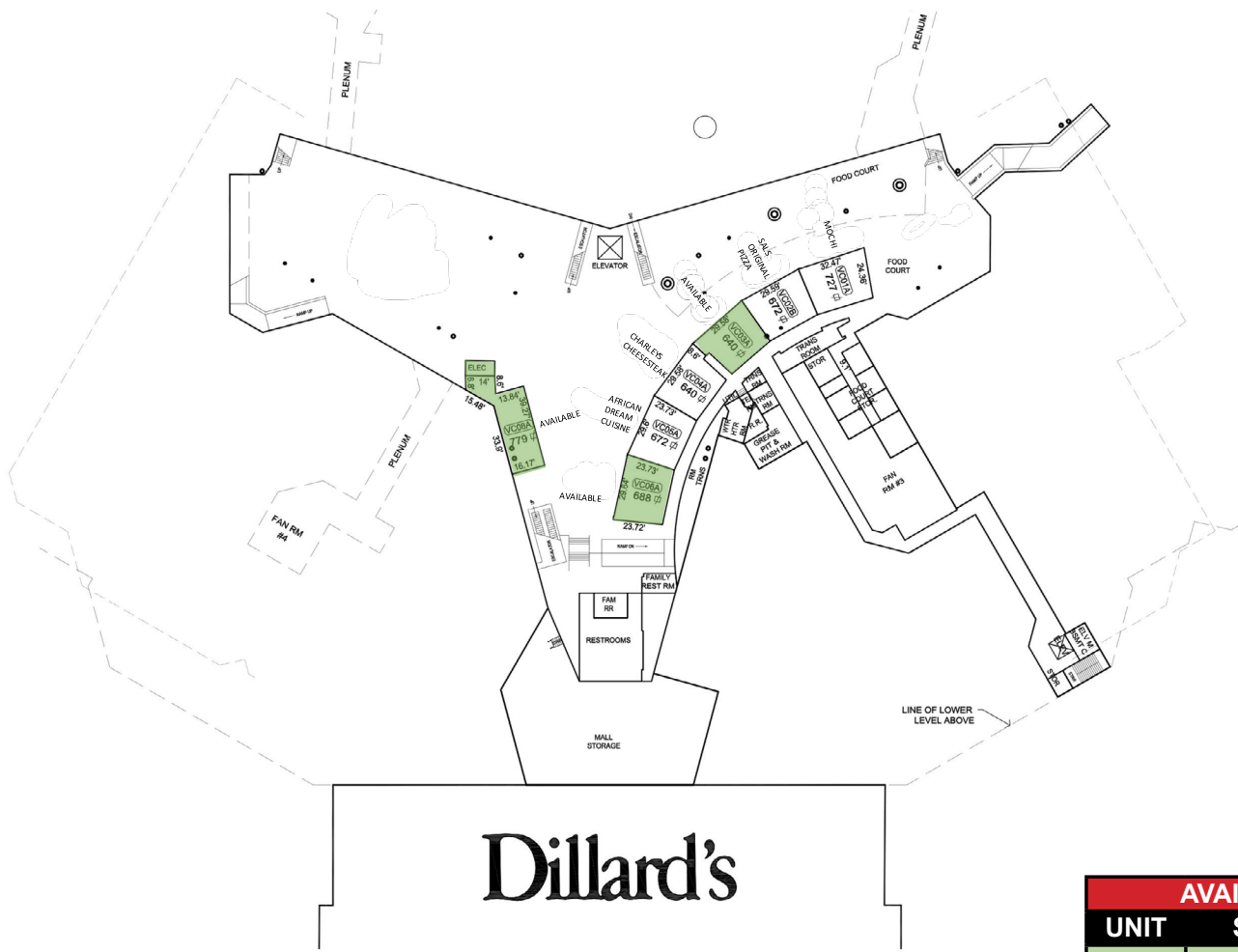
LOWER LEVEL CENTER PLAN



AVAILABLE SPACES		
UNIT	SF	LINKS
B05	1,574 SF	
C02A	1,656 SF	
C04	1,370 SF	
C08	2,154 SF	
C11B	1,321 SF	
C12	1,076 SF	Photos & Video
D09C	4,648 SF	
F01B	21,954 SF	
F06A	4,260 SF	
F07B	7,130 SF	
F10C	855 SF	
F10E	1,080 SF	
G03B	7,395 SF	
G09	3,734 SF	Photos & Video



COURTYARD LEVEL CENTER PLAN

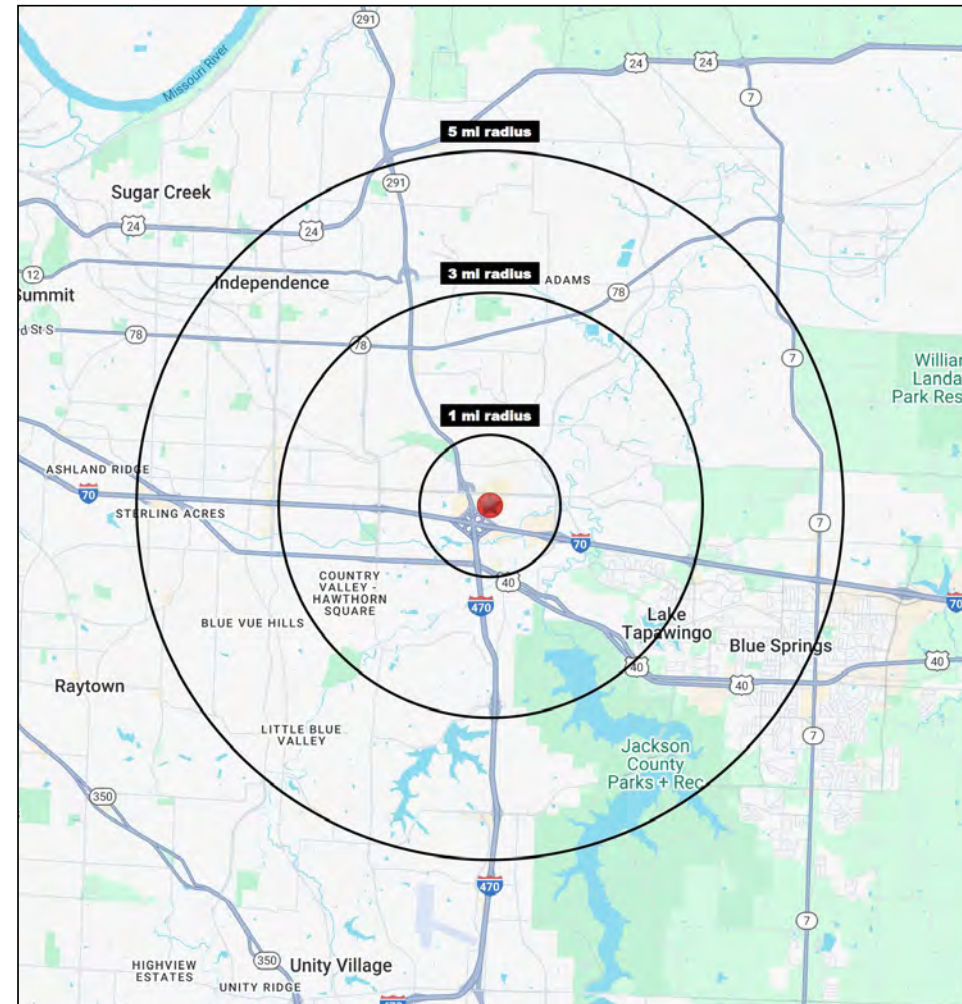


■ = Currently Available

AVAILABLE SPACES		
UNIT	SF	LINKS
VC03A	640 SF	
VC06A	688 SF	
VC08A	779 SF	

MALL RETAIL SPACE FOR LEASE

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18801 East 39th St S Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	4,325	50,023	132,568
2029 Projected Population	4,213	48,890	131,329
2020 Census Population	4,580	53,130	136,255
2010 Census Population	3,746	48,653	127,489
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2024	1.1%	0.2%	0.3%
2024 Median Age	41.2	43.4	40.9
Households			
2024 Estimated Households	2,297	21,867	55,183
2029 Projected Households	2,237	21,400	54,818
2020 Census Households	2,267	22,448	55,663
2010 Census Households	1,680	20,415	52,091
Projected Annual Growth 2024 to 2029	-0.5%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2024	2.6%	0.5%	0.4%
Race and Ethnicity			
2024 Estimated White	68.1%	77.0%	75.6%
2024 Estimated Black or African American	16.9%	10.9%	12.1%
2024 Estimated Asian or Pacific Islander	2.3%	2.3%	1.9%
2024 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2024 Estimated Other Races	12.4%	9.5%	10.0%
2024 Estimated Hispanic	12.5%	9.1%	9.5%
Income			
2024 Estimated Average Household Income	\$80,401	\$100,690	\$99,895
2024 Estimated Median Household Income	\$64,162	\$80,788	\$78,865
2024 Estimated Per Capita Income	\$42,988	\$44,075	\$41,648
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.9%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	2.8%	3.7%	4.3%
2024 Estimated High School Graduate	36.1%	30.7%	31.5%
2024 Estimated Some College	24.8%	23.3%	23.6%
2024 Estimated Associates Degree Only	6.3%	9.5%	8.6%
2024 Estimated Bachelors Degree Only	17.1%	19.4%	18.5%
2024 Estimated Graduate Degree	11.3%	11.5%	11.5%
Business			
2024 Estimated Total Businesses	499	1,543	4,807
2024 Estimated Total Employees	8,484	17,973	41,816
2024 Estimated Employee Population per Business	17.0	11.7	8.7
2024 Estimated Residential Population per Business	8.7	32.4	27.6

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