



STERLING RIDGE SHOPPING CENTER

11200-11215 E. 24 Highway, Independence, MO



LEASE RATE: \$12/SF | 1,800 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,069	53,205	139,123
Avg. Household Income	\$61,562	\$70,781	\$70,480

- Major tenants include Apple Market, Family Dollar and Little Caesar's Pizza
- Excellent visibility
- Great neighborhood shopping center
- Intersection carries over 20,000 cars per day



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

KARSYN SMITH | 816.412.7372 | karsynsmith@blockandco.com

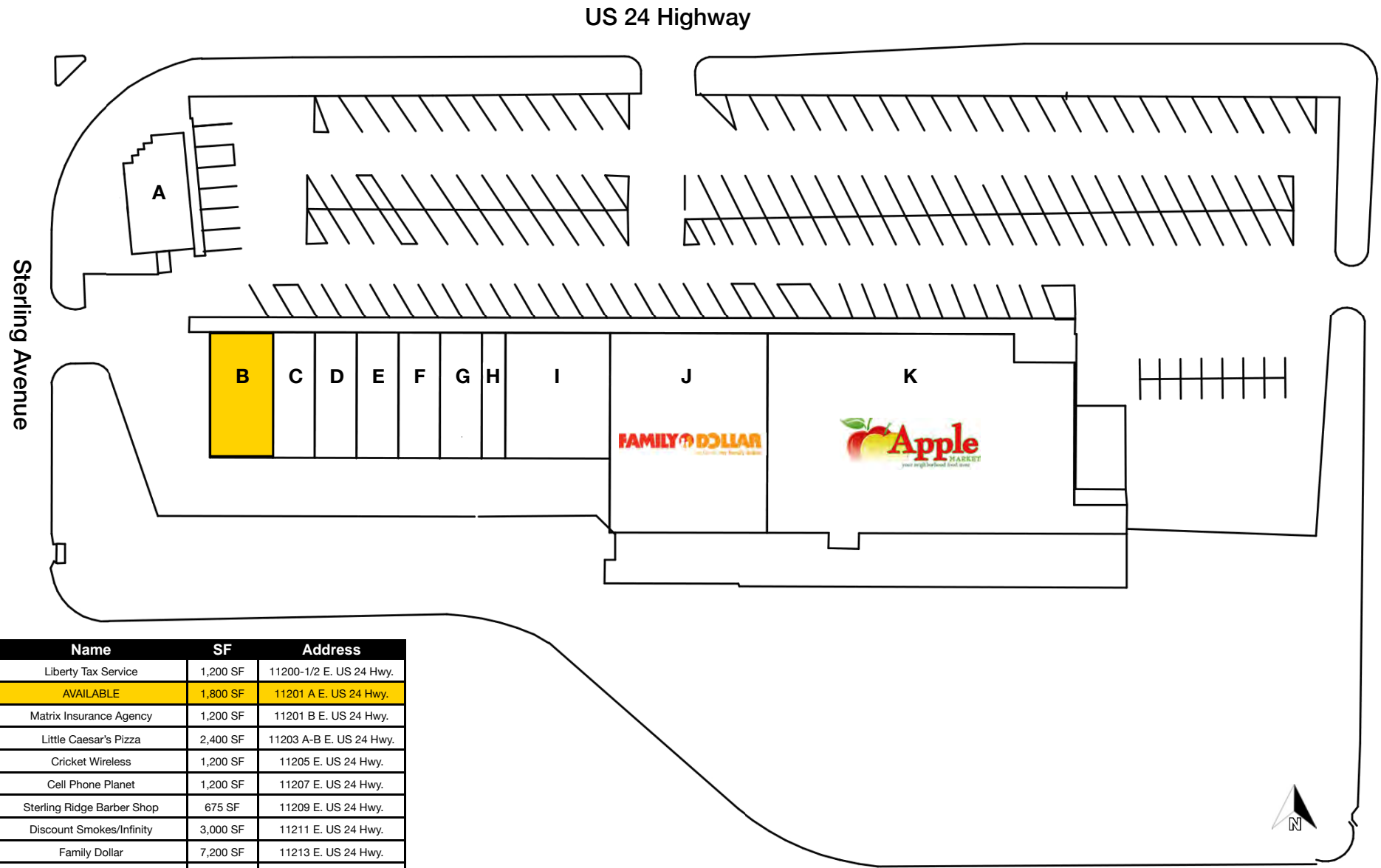
Exclusive Agent



STERLING RIDGE SHOPPING CENTER

11200-11215 E. 24 Highway, Independence, MO

SITE PLAN



#	Name	SF	Address
A	Liberty Tax Service	1,200 SF	11200-1/2 E. US 24 Hwy.
B	AVAILABLE	1,800 SF	11201 A E. US 24 Hwy.
C	Matrix Insurance Agency	1,200 SF	11201 B E. US 24 Hwy.
D	Little Caesar's Pizza	2,400 SF	11203 A-B E. US 24 Hwy.
E	Cricket Wireless	1,200 SF	11205 E. US 24 Hwy.
F	Cell Phone Planet	1,200 SF	11207 E. US 24 Hwy.
G	Sterling Ridge Barber Shop	675 SF	11209 E. US 24 Hwy.
H	Discount Smokes/Infinity	3,000 SF	11211 E. US 24 Hwy.
I	Family Dollar	7,200 SF	11213 E. US 24 Hwy.
J	Apple Market	20,065 SF	11215 E. US 24 Hwy.



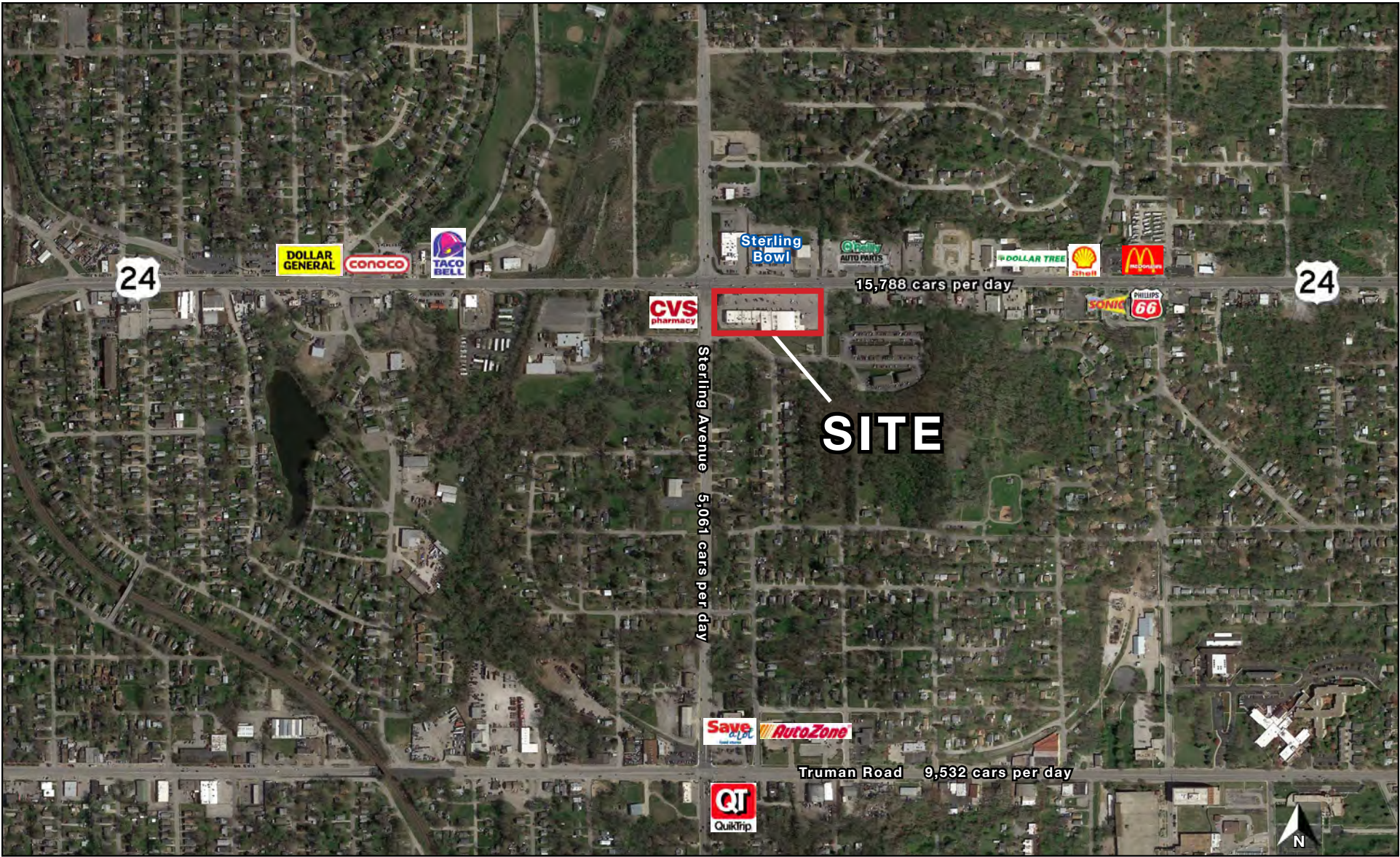
All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



STERLING RIDGE SHOPPING CENTER

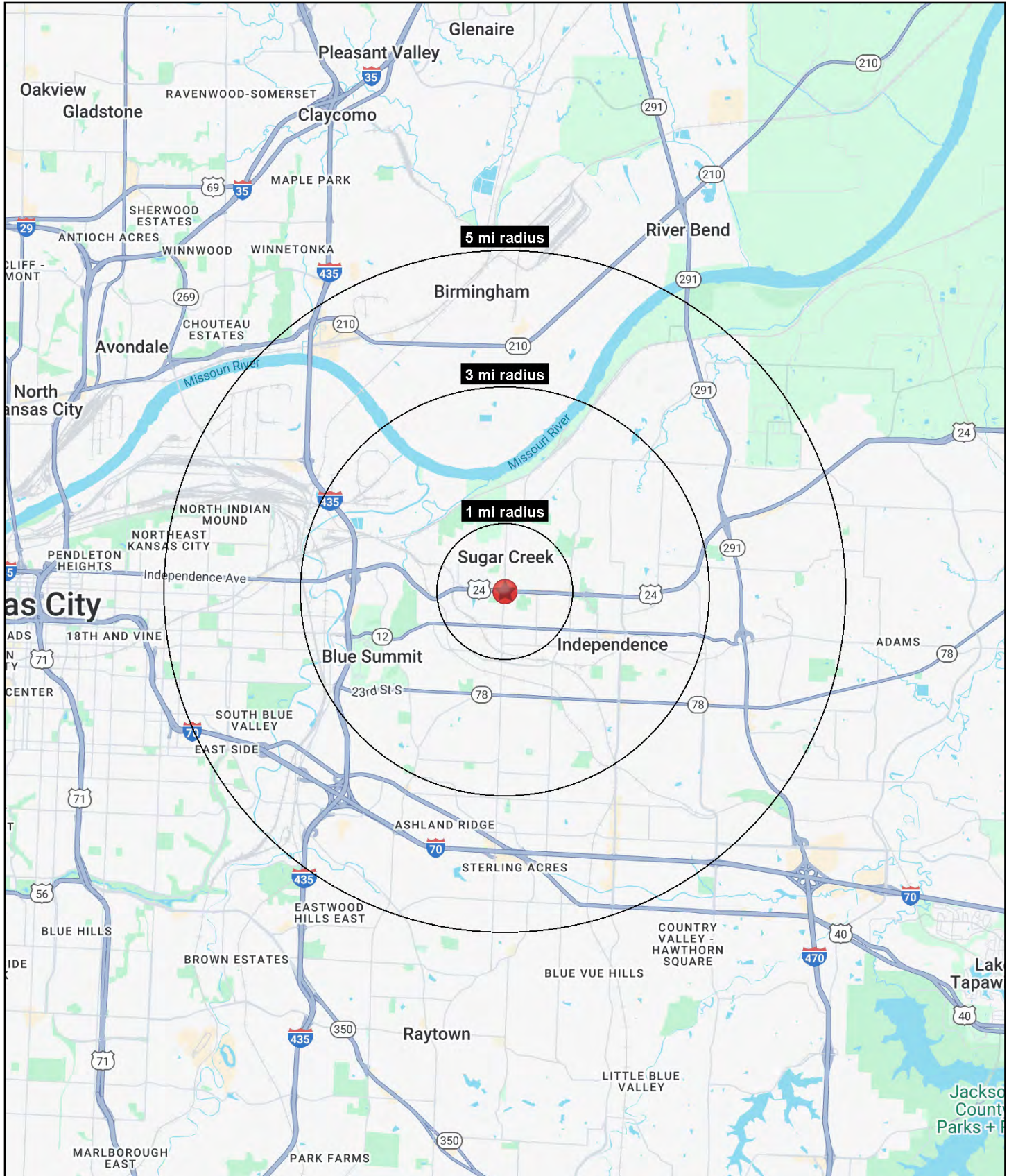
11200-11215 E. 24 Highway, Independence, MO

AERIAL





All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.





STERLING RIDGE SHOPPING CENTER

11200-11215 E. 24 Highway, Independence, MO

11200 E. US 24 Highway Independence, MO 64054	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	11,069	53,205	139,123
2029 Projected Population	10,772	52,546	135,953
2020 Census Population	10,585	52,827	138,566
2010 Census Population	10,486	52,013	136,406
Projected Annual Growth 2024 to 2029	-0.5%	-0.2%	-0.5%
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.1%
2024 Median Age	39.3	37.8	36.4
Households			
2024 Estimated Households	4,643	22,338	55,954
2029 Projected Households	4,528	22,078	54,852
2020 Census Households	4,480	22,007	55,557
2010 Census Households	4,464	21,757	54,437
Projected Annual Growth 2024 to 2029	-0.5%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.2%
Race and Ethnicity			
2024 Estimated White	74.0%	72.3%	61.2%
2024 Estimated Black or African American	9.6%	10.0%	14.9%
2024 Estimated Asian or Pacific Islander	1.3%	1.2%	2.6%
2024 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.8%
2024 Estimated Other Races	14.6%	15.7%	20.6%
2024 Estimated Hispanic	15.1%	16.4%	22.2%
Income			
2024 Estimated Average Household Income	\$61,562	\$70,781	\$70,480
2024 Estimated Median Household Income	\$47,567	\$53,021	\$54,769
2024 Estimated Per Capita Income	\$26,039	\$29,832	\$28,413
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.2%	3.7%	5.0%
2024 Estimated Some High School (Grade Level 9 to 11)	12.8%	8.7%	8.4%
2024 Estimated High School Graduate	33.3%	36.3%	36.4%
2024 Estimated Some College	23.4%	25.7%	22.4%
2024 Estimated Associates Degree Only	6.2%	7.6%	8.9%
2024 Estimated Bachelors Degree Only	14.5%	12.1%	12.0%
2024 Estimated Graduate Degree	5.5%	6.0%	6.8%
Business			
2024 Estimated Total Businesses	271	1,500	4,330
2024 Estimated Total Employees	1,990	12,655	49,602
2024 Estimated Employee Population per Business	7.3	8.4	11.5
2024 Estimated Residential Population per Business	40.8	35.5	32.1

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1