



NOLAND PLAZA OFFICE BUILDING

3675 S. Noland Road, Independence, Missouri



LEASE RATE: \$13-\$15/SF FULL SERVICE

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 8,724 | 75,876 | 153,789 |
| Avg. Household Income | \$90,904 | \$80,012 | \$83,973 |

- 315 SF - 2,075 SF office spaces for lease
- 740 SF and 3,004 SF office spaces coming available June 1st, 2025
- Abundant on-site parking
- Traffic counts over 20,000 cars per day
- Excellent Interstate 70 access
- New ownership updating interiors (HVAC, thermostats, paint, flooring, LED lights)



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

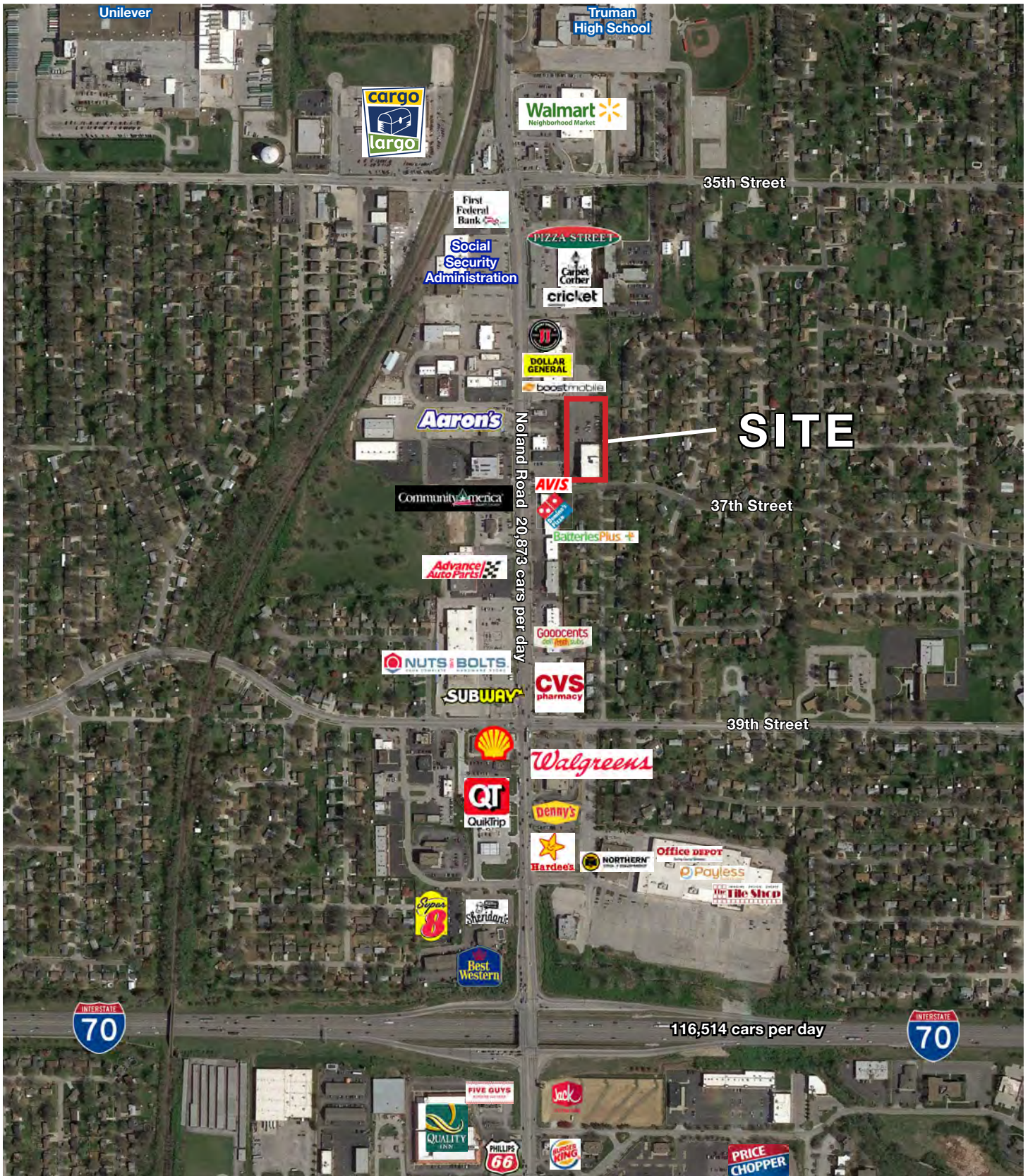
PAUL MASSALI | 816.412.7409 | pmassali@blockandco.com

Exclusive Agent

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AERIAL



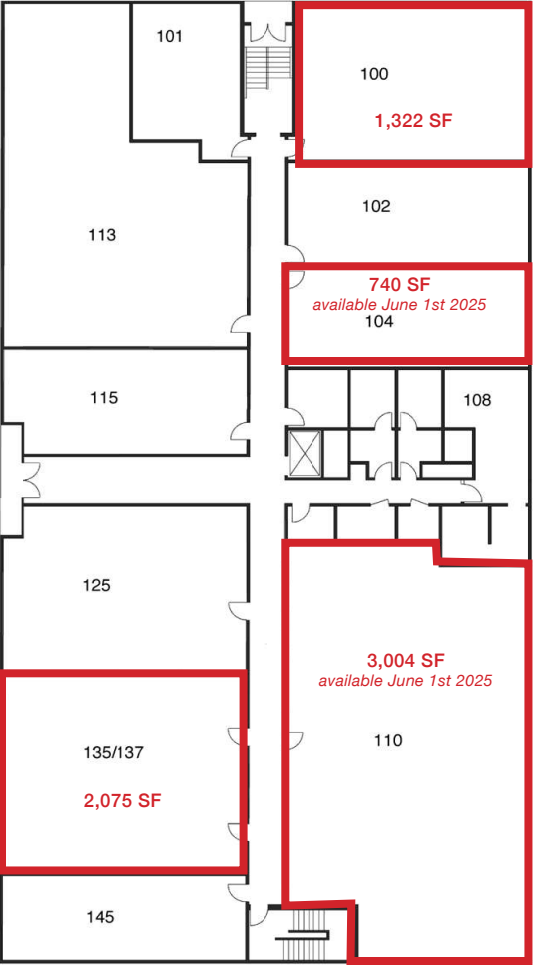


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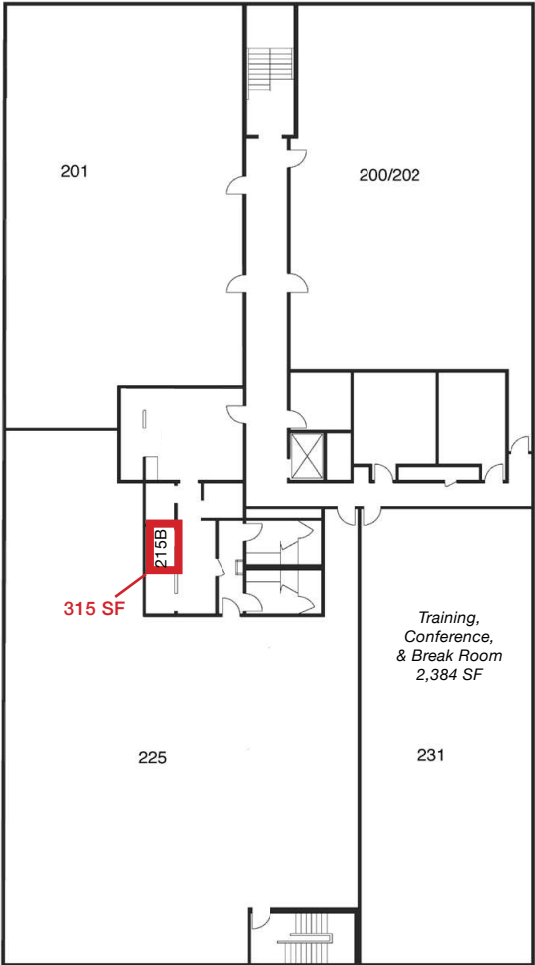
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FLOOR PLANS

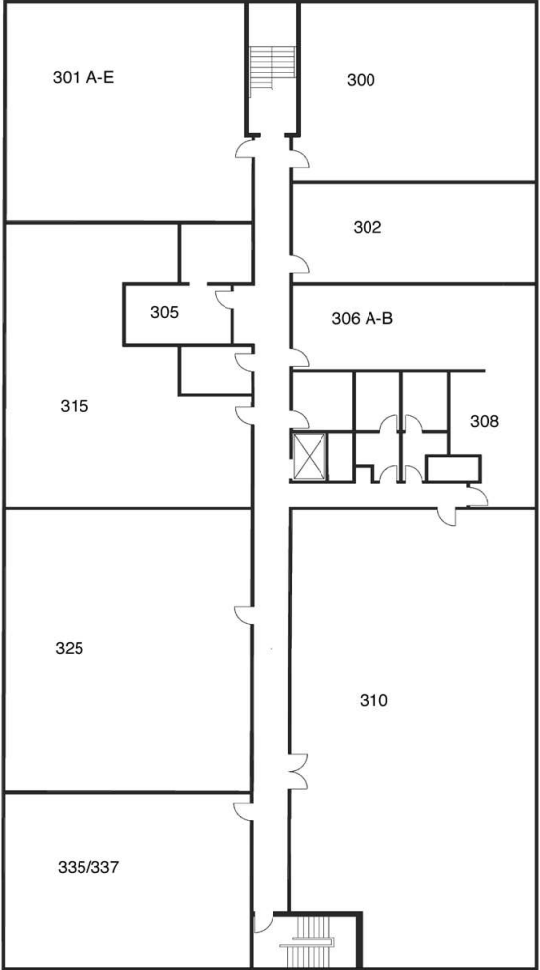
1ST FLOOR



2ND FLOOR

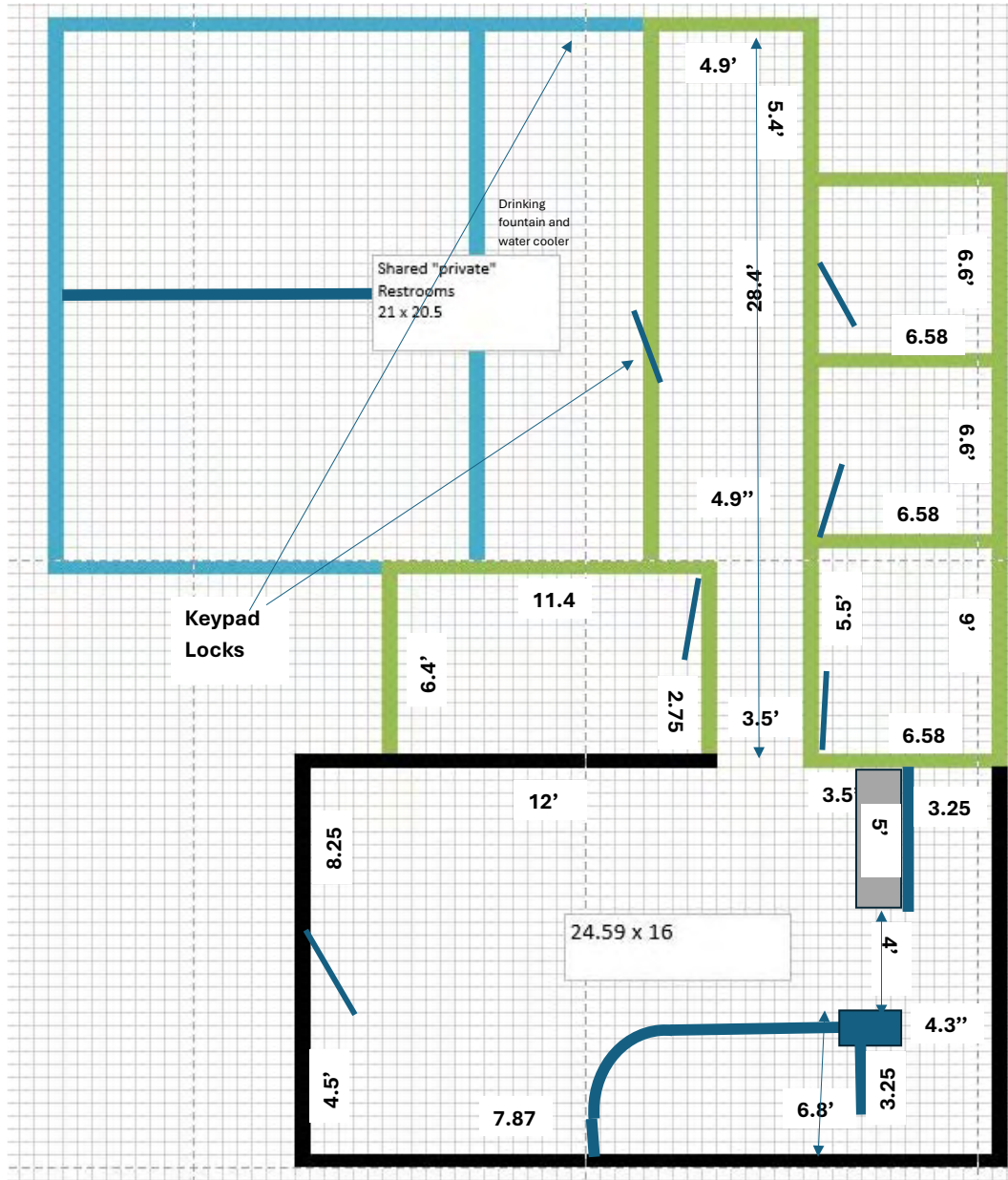


3RD FLOOR



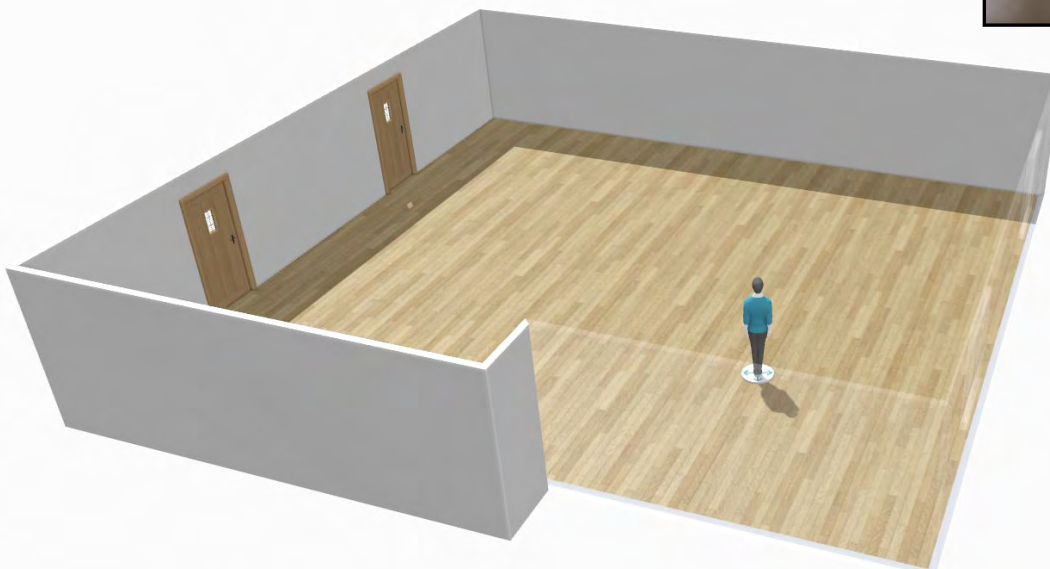
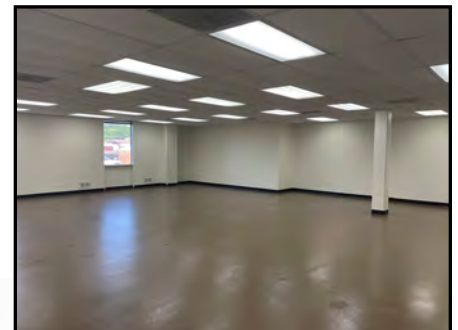
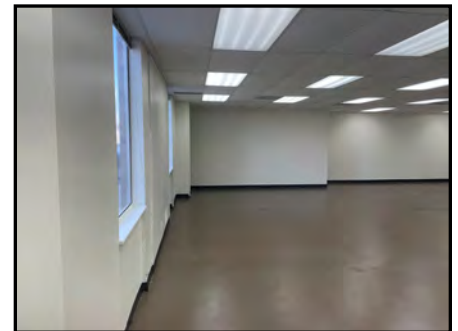
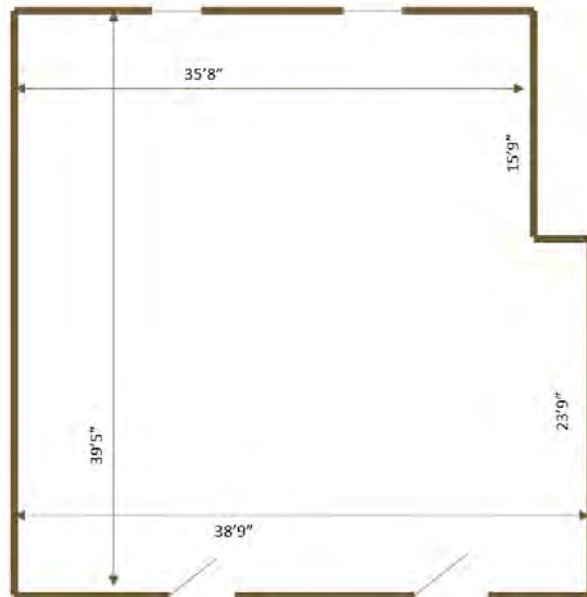
315 SF VACANCY

Suite 215 B

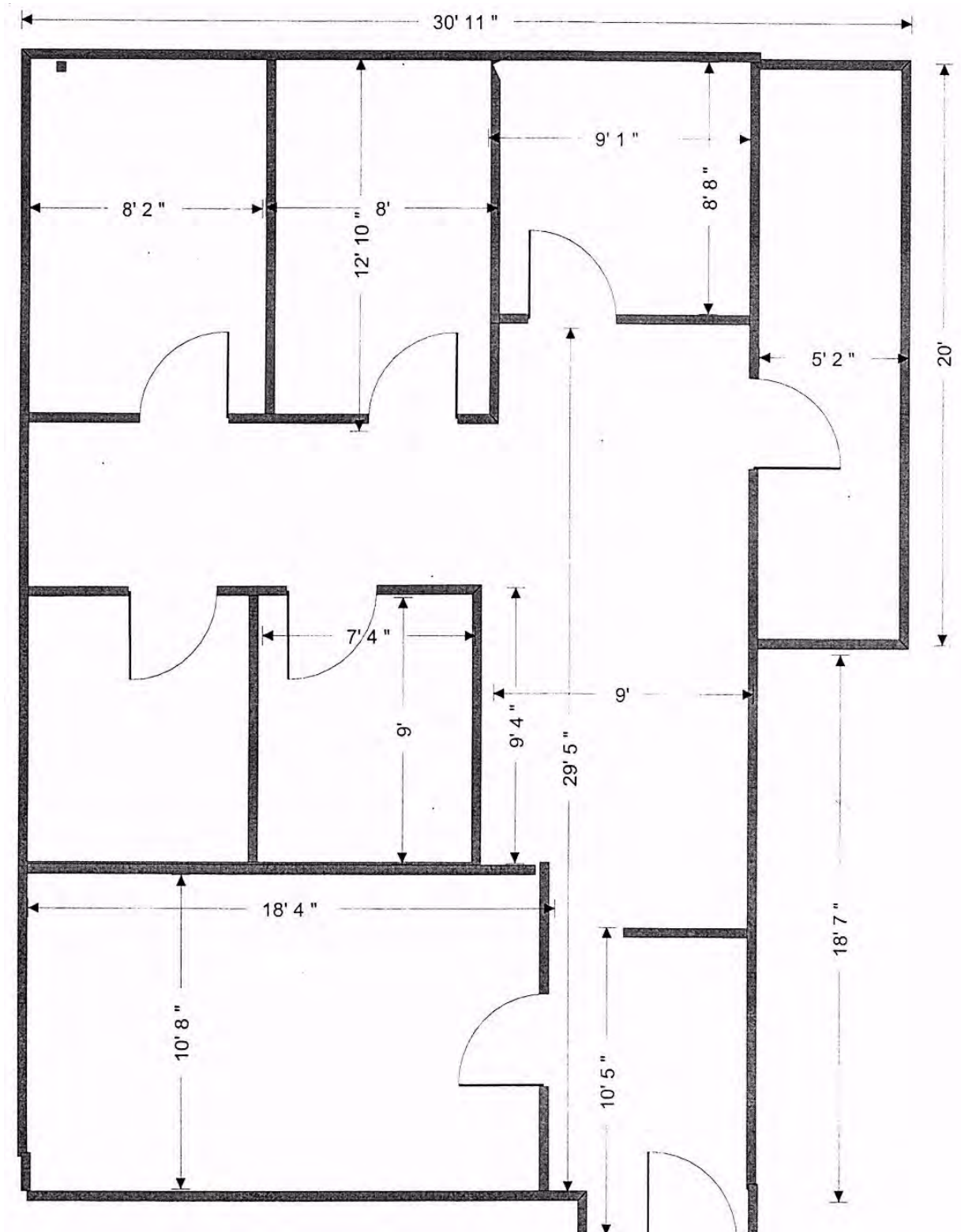


2,075 SF VACANCY

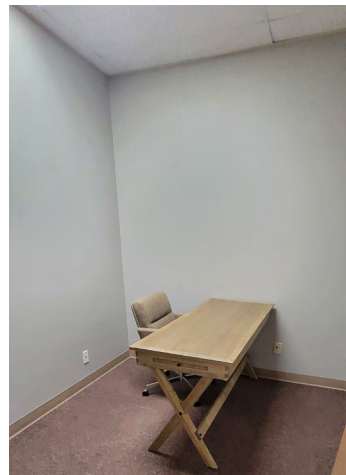
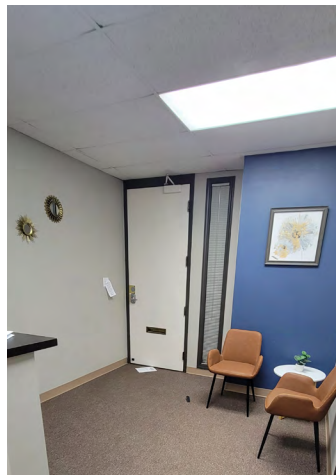
SUITE 135/139



SUITE 100 - 1,322 SF

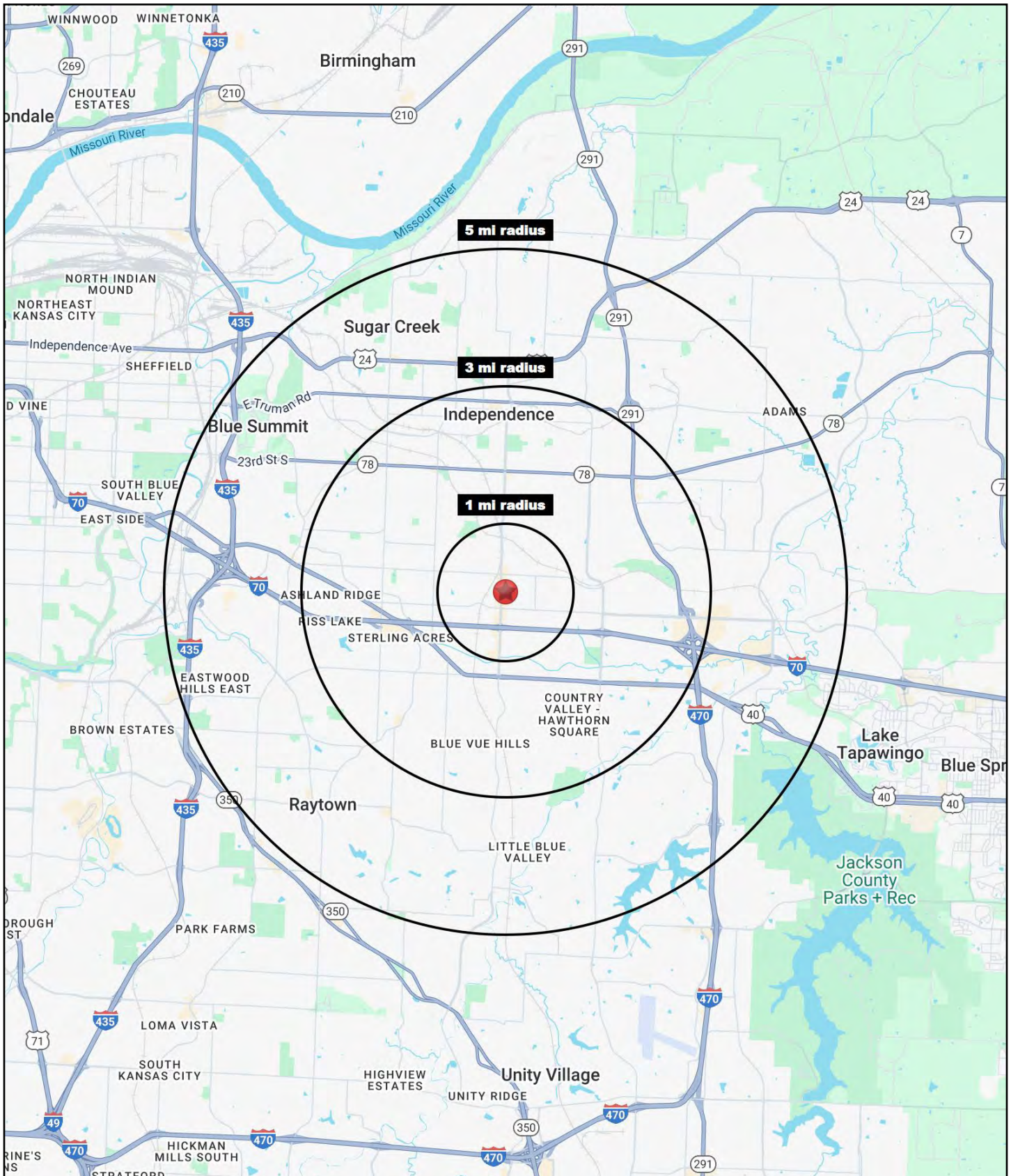


SUITE 100 - 1,322 SF



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| 3675 S. Noland Road Independence, MO 64055 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2024 Estimated Population | 8,724 | 75,876 | 153,789 |
| 2029 Projected Population | 8,211 | 73,789 | 150,492 |
| 2020 Census Population | 9,385 | 78,334 | 157,353 |
| 2010 Census Population | 8,672 | 74,686 | 151,246 |
| Projected Annual Growth 2024 to 2029 | -1.2% | -0.6% | -0.4% |
| Historical Annual Growth 2010 to 2024 | - | 0.1% | 0.1% |
| 2024 Median Age | 42.0 | 40.7 | 40.1 |
| Households | | | |
| 2024 Estimated Households | 3,727 | 32,991 | 65,607 |
| 2029 Projected Households | 3,521 | 32,177 | 64,318 |
| 2020 Census Households | 3,998 | 33,751 | 66,444 |
| 2010 Census Households | 3,700 | 32,228 | 63,542 |
| Projected Annual Growth 2024 to 2029 | -1.1% | -0.5% | -0.4% |
| Historical Annual Growth 2010 to 2024 | - | 0.2% | 0.2% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 75.4% | 70.8% | 69.3% |
| 2024 Estimated Black or African American | 9.1% | 14.9% | 16.5% |
| 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 | 12.8% | 12.0% | 12.1% |
| 2024 Estimated Hispanic | 13.0% | 12.2% | 12.1% |
| Income | | | |
| 2024 Estimated Average Household Income | \$90,904 | \$80,012 | \$83,973 |
| 2024 Estimated Median Household Income | \$76,234 | \$64,350 | \$65,970 |
| 2024 Estimated Per Capita Income | \$38,850 | \$34,859 | \$35,902 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 2.3% | 2.7% | 2.6% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 4.2% | 5.6% | 6.0% |
| 2024 Estimated High School Graduate | 36.9% | 33.9% | 33.9% |
| 2024 Estimated Some College | 22.8% | 24.8% | 24.2% |
| 2024 Estimated Associates Degree Only | 8.9% | 8.9% | 8.9% |
| 2024 Estimated Bachelors Degree Only | 14.2% | 15.2% | 15.6% |
| 2024 Estimated Graduate Degree | 10.7% | 8.8% | 8.8% |
| Business | | | |
| 2024 Estimated Total Businesses | 420 | 2,434 | 4,913 |
| 2024 Estimated Total Employees | 3,452 | 19,568 | 47,022 |
| 2024 Estimated Employee Population per Business | 8.2 | 8.0 | 9.6 |
| 2024 Estimated Residential Population per Business | 20.8 | 31.2 | 31.3 |

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