

# NOLAND SOUTH SHOPPING CENTER

4220-4460 S. NOLAND ROAD

INDEPENDENCE, MISSOURI 64055



RETAIL FOR LEASE | 1,500-3,000± SF AVAILABLE

## PROPERTY FEATURES

- Join Harbor Freight, Tandy Leather, Ma-Ma Gardens, and other established retailers
- Located on signalized intersection with turn lanes
- Four, 1,500± SF suites available in ready-to-lease condition for office or retail ~ two of which may be combined into a single 3,000± SF space
- 2,683± SF open box retail space
- Fantastic location with great traffic

### **SUITE #**                      **SF AVAILABLE**

Suite 4354:	1,500± SF
Suite 4358:	1,500± SF
Suite 4360:	1,500± SF (Salon Space)
Suite 4374:	1,500± SF
Suite 4474:	2,683± SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	8,159	65,769	152,846
EST. HOUSEHOLD INCOME	\$65,934	\$60,888	\$60,407



For more information, please contact:

**SHER BLANDFORD**

Retail Brokerage

816.936.8525

[sblandford@kessingerhunter.com](mailto:sblandford@kessingerhunter.com)

**KESSINGER/HUNTER & COMPANY, LC**

2600 Grand Boulevard, Suite 700

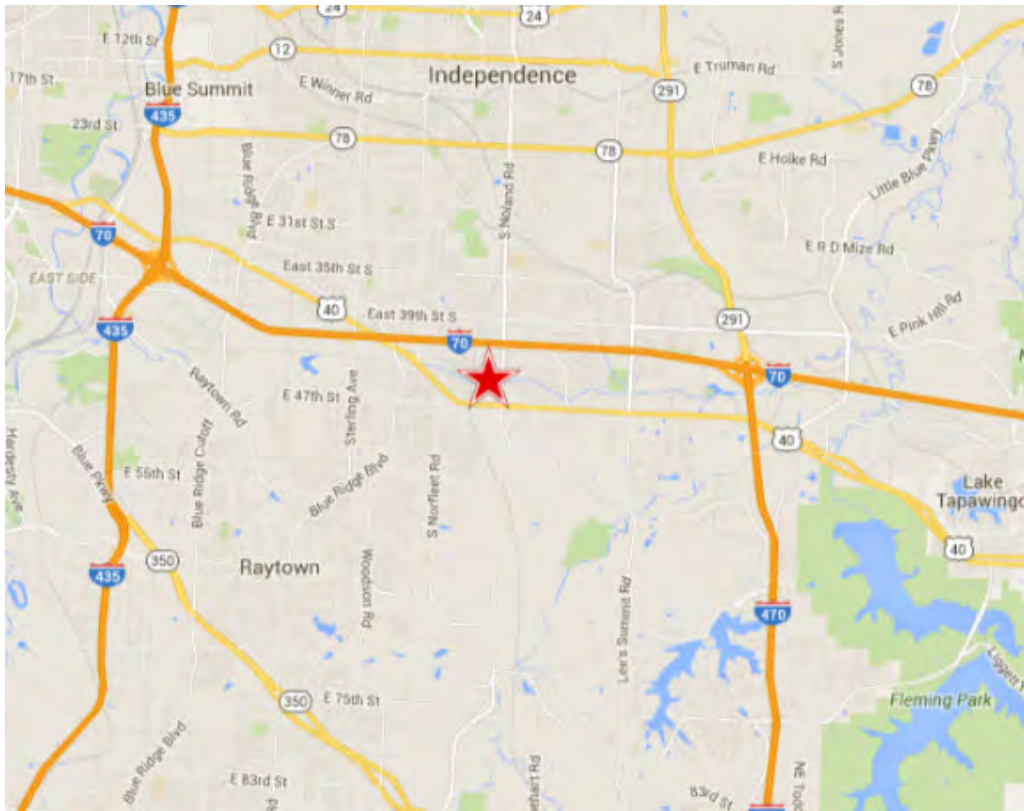
Kansas City, MO 64108

816.842.2690

[www.kessingerhunter.com](http://www.kessingerhunter.com)

# 4220-4460 S. NOLAND ROAD, INDEPENDENCE, MISSOURI 64055

Retail for Lease



For more information, please contact:

**SHER BLANDFORD**  
Retail Brokerage  
816.936.8525  
[sblandford@kessingerhunter.com](mailto:sblandford@kessingerhunter.com)

**KESSINGER/HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
816.842.2690  
[www.kessingerhunter.com](http://www.kessingerhunter.com)