

2210 S. M-291 HIGHWAY
 (NWC M-291 HIGHWAY & 23RD STREET)
 INDEPENDENCE, MISSOURI 64057



FOR LEASE 1,050± - 35,500± SF BUILDING



PROPERTY FEATURES

- Potential anchor-space options
- Small shop spaces from 1,050± SF to 4,550± SF
- Anchored by Tractor Supply Company
- Located on a major retail intersection across from a 90,000± SF Price Chopper with several retailers on three corners
- Excellent access and visibility from M-291 & 23rd Street
- Substantial parking field
- Recently renovated and new ownership
- Contact agent for pricing

BUILDING FEATURES

TOTAL SQUARE FEET	72,956± SF
ANCHOR SPACE OPTIONS	35,500± SF 25,392± SF 8,450± SF
CORNER PAD SITE AVAILABLE	0.66±; Ground Lease or Build-to-Suit
ZONING	C-2 General Commercial

DEMOGRAPHICS	3 MILE	5 MILE
ESTIMATED POPULATION	64,069	141,250
EST. HOUSEHOLD INCOME	\$57,936	\$60,747

For more information, please contact:

SHER BLANDFORD
 Retail Brokerage
 816.936.8525 (Direct)
 816.665.4537 (Mobile)
sblandford@kessingerhunter.com

KESSINGER/HUNTER & COMPANY, LC
 2600 Grand Boulevard, Suite 700
 Kansas City, MO 64108
 816.842.2690
www.kessingerhunter.com

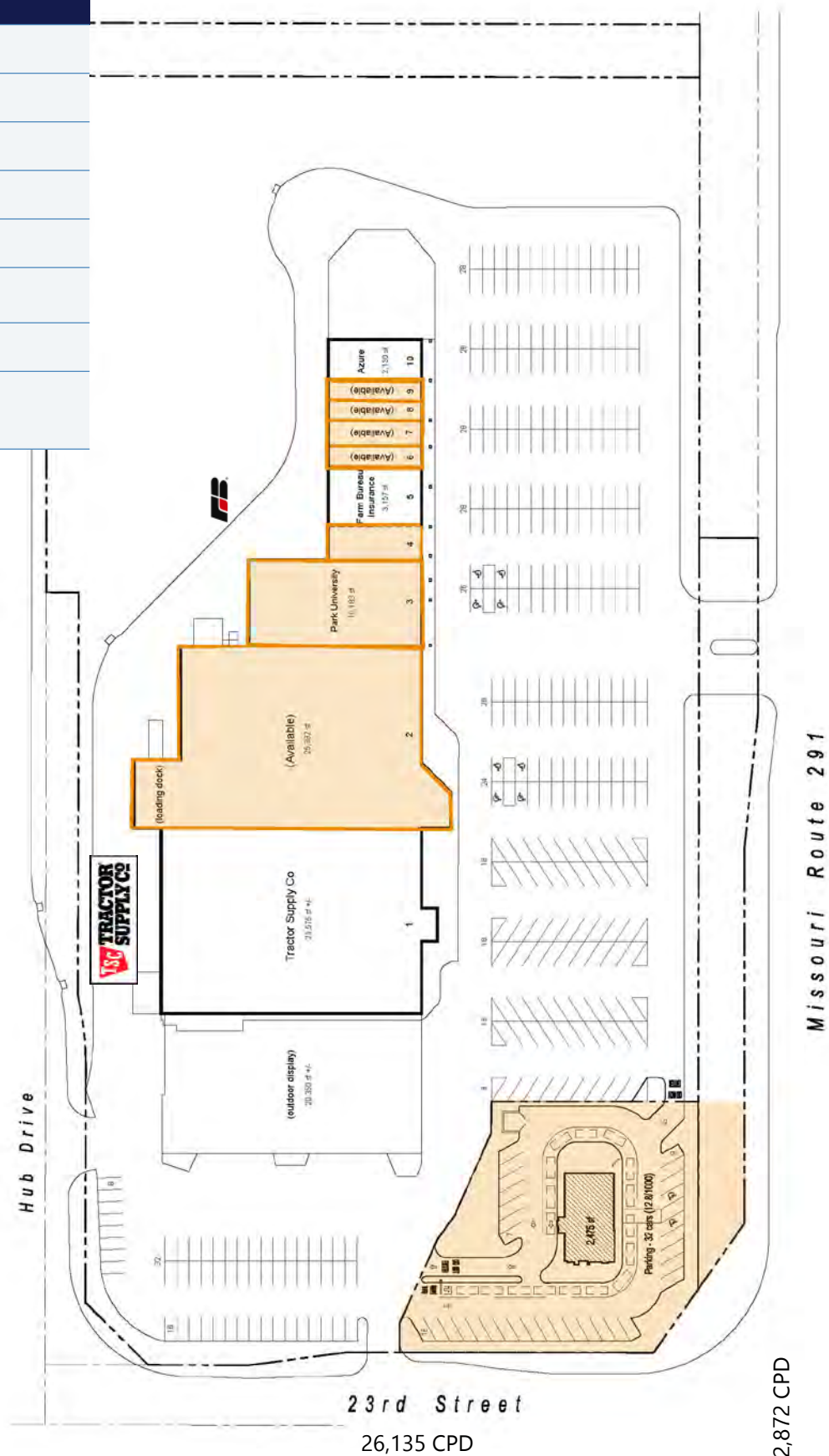
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Retail Space for Lease

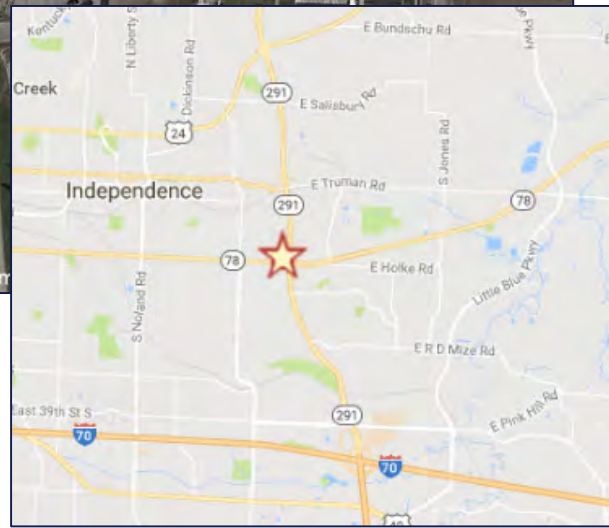
AVAILABLE SPACE	
2	25,392± SF
3	8,450± SF
4	1,750± SF
6	1,050± SF
7	1,400± SF
8	1,050± SF
9	1,050± SF
Corner Pad Site	0.66± Acres





26,135 CPD

22,872 CPD



Google

Map data ©2017 Google, Inc.

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Retail for Lease

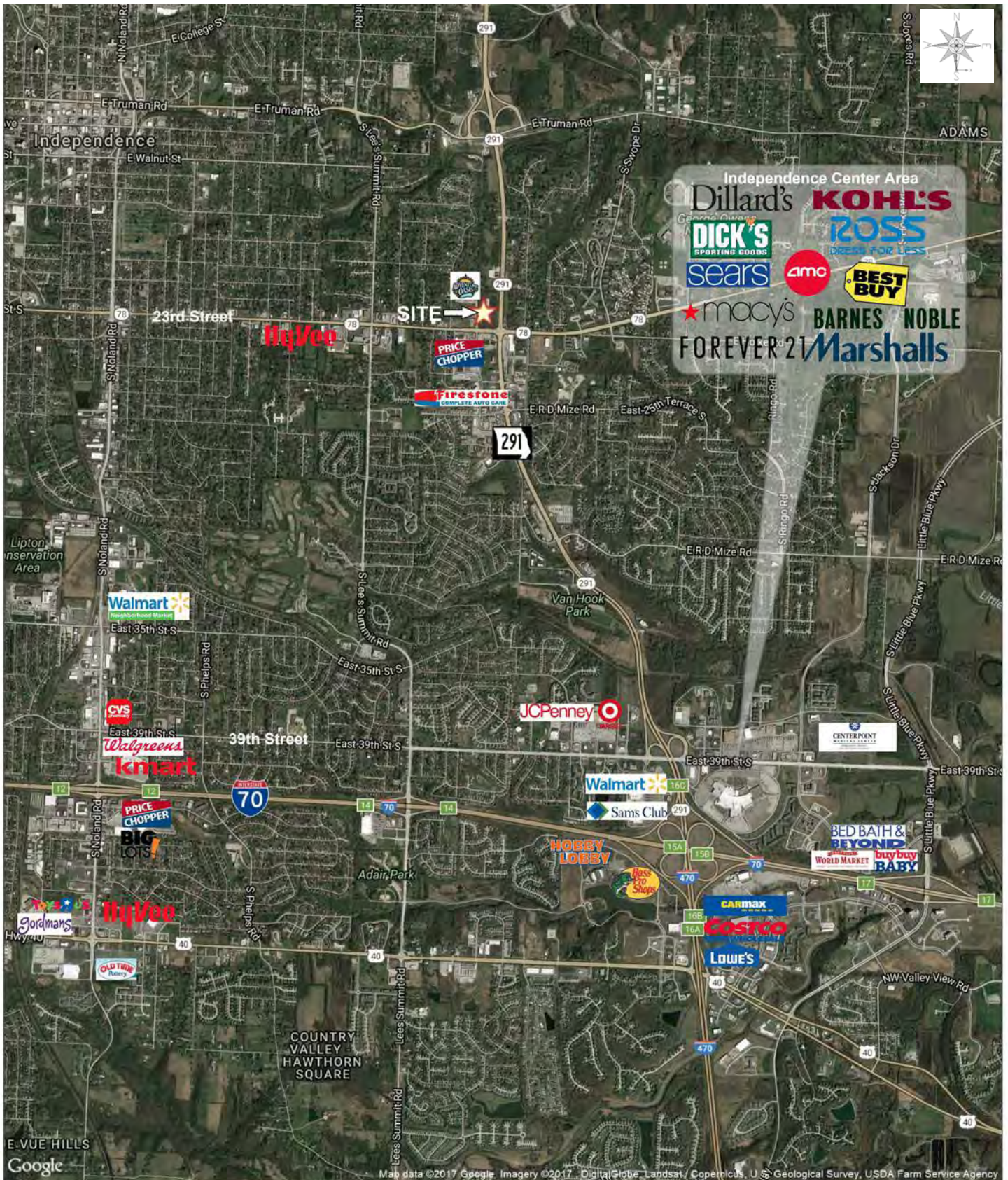


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Retail for Lease



SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0791/-94.3805

RS1

Independence Corners		3 mi radius	5 mi radius
Independence, MO 64057			
POPULATION	2016 Estimated Population	64,069	141,250
	2021 Projected Population	65,163	144,053
	2010 Census Population	63,967	140,699
	2000 Census Population	61,961	132,547
	Projected Annual Growth 2016 to 2021	0.3%	0.4%
	Historical Annual Growth 2000 to 2016	0.2%	0.4%
	2016 Median Age	39.3	39.2
HOUSEHOLDS	2016 Estimated Households	27,719	60,130
	2021 Projected Households	28,628	62,364
	2010 Census Households	26,817	58,088
	2000 Census Households	25,692	54,854
	Projected Annual Growth 2016 to 2021	0.7%	0.7%
	Historical Annual Growth 2000 to 2016	0.5%	0.6%
RACE AND ETHNICITY	2016 Estimated White	84.9%	83.3%
	2016 Estimated Black or African American	6.2%	7.8%
	2016 Estimated Asian or Pacific Islander	1.9%	2.0%
	2016 Estimated American Indian or Native Alaskan	0.5%	0.5%
	2016 Estimated Other Races	6.5%	6.5%
	2016 Estimated Hispanic	7.0%	7.5%
INCOME	2016 Estimated Average Household Income	\$57,936	\$60,747
	2016 Estimated Median Household Income	\$47,823	\$51,389
	2016 Estimated Per Capita Income	\$25,123	\$25,910
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.8%
	2016 Estimated Some High School (Grade Level 9 to 11)	7.6%	8.0%
	2016 Estimated High School Graduate	37.2%	36.1%
	2016 Estimated Some College	25.2%	25.0%
	2016 Estimated Associates Degree Only	7.3%	7.1%
	2016 Estimated Bachelors Degree Only	12.8%	13.6%
	2016 Estimated Graduate Degree	6.7%	7.4%
BUSINESS	2016 Estimated Total Businesses	2,488	4,513
	2016 Estimated Total Employees	26,894	46,497
	2016 Estimated Employee Population per Business	10.8	10.3
	2016 Estimated Residential Population per Business	25.8	31.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.