

## Service/Flex



### Available Suites: 111 & 112

- 6,016 SF Available
- Endcap with Frontage on US 40 Hwy and South Tierney Drive
- Ample Parking
- Building Signage Available
- New Roof Installed March of 2023
- Two Drive-in Doors, One Covered
- US 40 Highway Exposure

### For more information:

Don Gessen, CCIM  
816.932.5574  
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## Building Specifications

Square Feet Available:	6,016 SF - Two Offices
Total Building Square Feet:	72,192
Traffic Count:	22,478 cars per day
Ceiling Height:	14'
Loading:	2 Drive-in Doors, 1 Covered - 10'X12'
Zoning:	C-2
Type of Lease:	Net
Electric::	220 Amp, 3 Phase
Floor Drain:	Yes
Security System:	Yes



17331-17501 E 40 Highway

Independence, Missouri 64055

For Lease

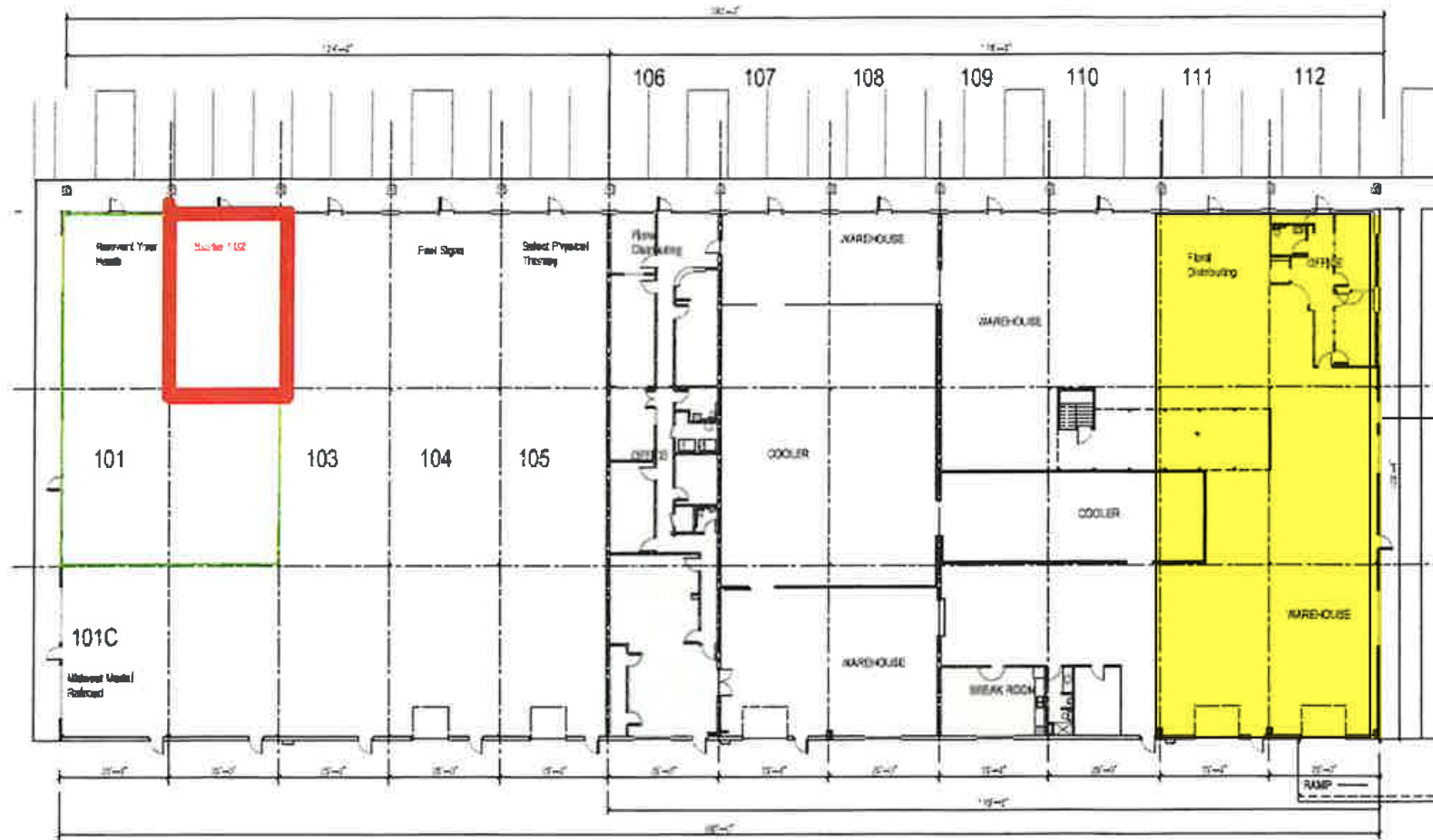
Interior Photos



## Exterior Photos



Floor Plan

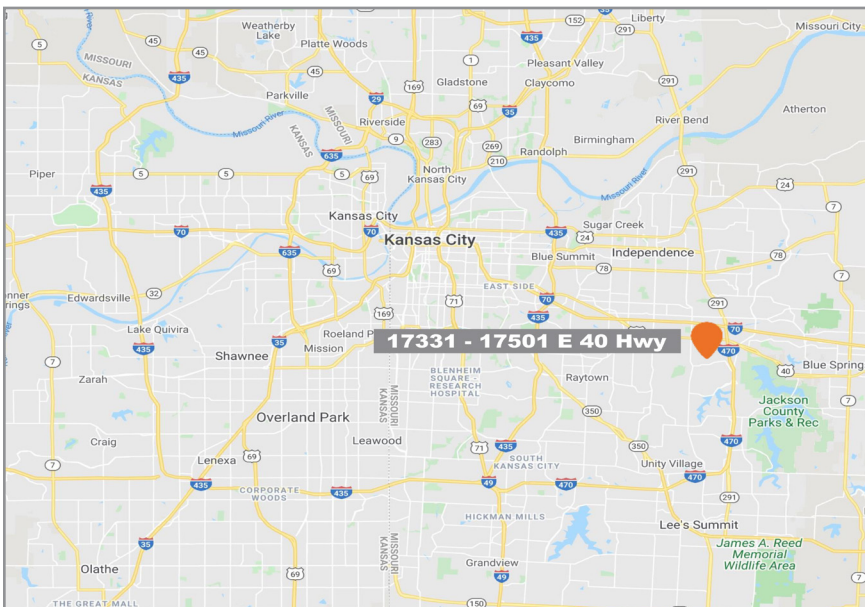


AVAILABLE  
Suites 111 & 112  
6,016 SF

# 17331-17501 E 40 Highway

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# For Lease



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**BLOCK**  
REAL ESTATE SERVICES, LLC

## Demographics

17331 E US Hwy 40 Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2024 Estimated Population	7,092	49,705	133,952	454,305
2029 Projected Population	6,961	48,610	132,366	454,160
2020 Census Population	7,789	52,585	137,304	455,003
2010 Census Population	7,060	48,586	128,750	432,857
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2024	-	0.2%	0.3%	0.4%
2024 Median Age	47.4	43.6	41.2	37.9
<b>Households</b>				
2024 Estimated Households	3,348	21,861	56,630	182,555
2029 Projected Households	3,297	21,408	56,080	183,144
2020 Census Households	3,445	22,532	57,058	179,628
2010 Census Households	3,202	20,682	53,383	169,746
Projected Annual Growth 2024 to 2029	-0.3%	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.4%	0.5%
<b>Race and Ethnicity</b>				
2024 Estimated White	75.8%	75.9%	72.8%	63.1%
2024 Estimated Black or African American	12.7%	11.9%	14.8%	22.4%
2024 Estimated Asian or Pacific Islander	2.3%	2.3%	1.9%	1.9%
2024 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.4%	0.5%
2024 Estimated Other Races	9.0%	9.6%	10.1%	12.1%
2024 Estimated Hispanic	8.9%	9.3%	9.8%	12.1%
<b>Income</b>				
2024 Estimated Average Household Income	\$91,545	\$102,695	\$96,620	\$93,270
2024 Estimated Median Household Income	\$77,337	\$82,906	\$77,011	\$72,977
2024 Estimated Per Capita Income	\$43,221	\$45,220	\$40,923	\$37,537
<b>Education (Age 25+)</b>				
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.1%	2.1%	2.8%
2024 Estimated Some High School (Grade Level 9 to 11)	9.2%	3.7%	4.4%	5.5%
2024 Estimated High School Graduate	29.2%	29.7%	31.6%	31.0%
2024 Estimated Some College	26.9%	22.4%	24.2%	23.5%
2024 Estimated Associates Degree Only	7.1%	9.3%	8.3%	8.8%
2024 Estimated Bachelors Degree Only	16.1%	20.3%	18.2%	18.0%
2024 Estimated Graduate Degree	9.9%	12.4%	11.2%	10.4%
<b>Business</b>				
2024 Estimated Total Businesses	245	1,872	4,687	14,465
2024 Estimated Total Employees	1,903	19,806	42,398	141,781
2024 Estimated Employee Population per Business	7.8	10.6	9.0	9.8
2024 Estimated Residential Population per Business	29.0	26.5	28.6	31.4

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