

# BIG BOX AVAILABLE FOR SALE OR LEASE

## 3810 S Crackerneck Rd, Independence, MO



### SIZE & AVAILABILITY:

- 46,350 SF
  - Call for Pricing
  - For Sale or Lease

### DESCRIPTION:

- Rare 2nd gen soft goods box next to Target, Genesis Fitness and Dollar Tree
- Other Nearby Retailers include Walmart, Sam's Club, and Kohl's
- Convenient Access to Hwy 291 & I-70
- Monument Signage Available on 39th St carrying over 22,000 VPD
- Dense Trade Area (146,000 people within 5 miles)
- Ample Parking



**Excellent Visibility & Easy Access to Site!**

**Contact us today.**

Jordan Zenger, Vice President | [jzenger@fergprop.com](mailto:jzenger@fergprop.com) | 913.558.5183

Ferguson Properties Inc. | [www.fergprop.com](http://www.fergprop.com) | 816.781.2520 | 300 Wyandotte, Ste 150, Kansas City MO 64105



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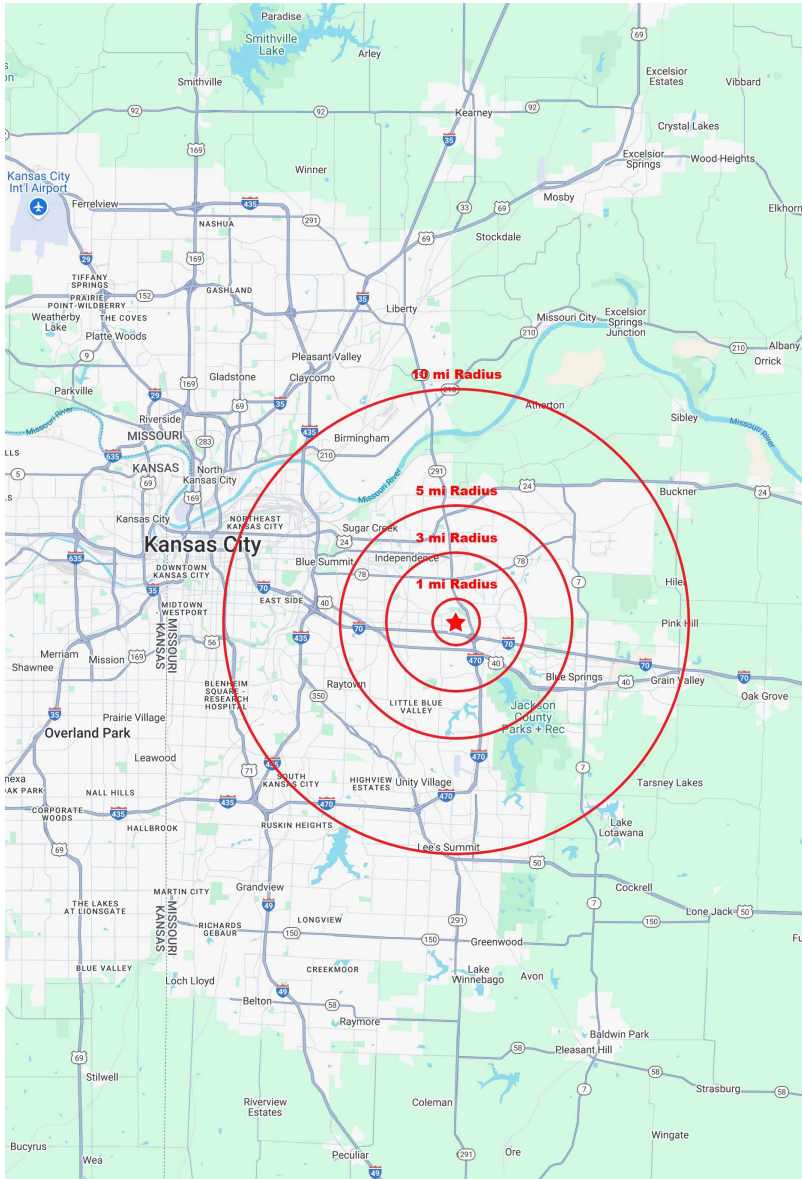
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### DEMOGRAPHICS

	1 mile	3 miles	5 miles	10 miles
2025 Population	7,421	56,069	146,621	431,377
Daytime Population	3,892	38,613	85,043	268,406
Total Households	3,272	24,550	61,044	172,881
Median HH Income	\$79,797	\$73,392	\$73,629	\$70,994

### Nearby Retailers:



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