

FOR LEASE > RETAIL SPACE

3721 S Noland Road

INDEPENDENCE, MISSOURI



Property Features

- > 8,028 SF available for lease
- > Former FedEx Office
- > Freestanding building
- > Excellent visibility
 - > 29,068 VPD on Noland Road
- > Easy access to I-70

Demographics

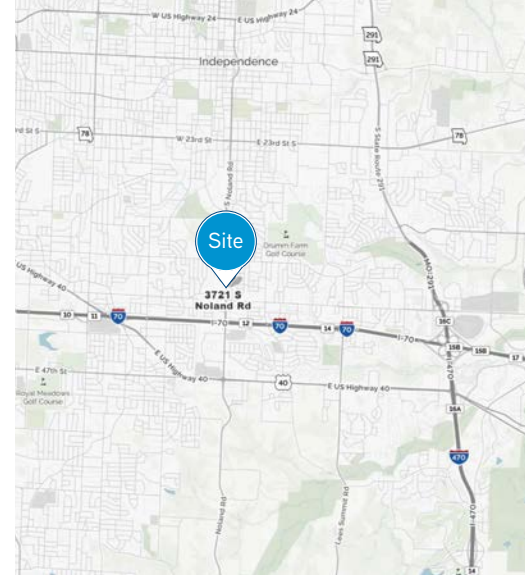
	1-mile	3-mile	5-mile
2016 Total Population	9,675	75,765	157,355
2016 Median HHI	\$57,813	\$45,001	\$43,538
2016 Average HHI	\$68,369	\$57,310	\$57,485
Daytime Population	11,203	68,917	147,784

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Map showing the intersection of S Noland Road and East 37th Street. The map includes labels for several businesses and locations:

- Advance Auto Parts
- NUTS & BOLTS YOUR HOMETOWN HARDWARE STORE
- SUBWAY
- S NOLAND ROAD
- EAST 37TH STREET
- Site (indicated by a blue circle)
- Hertz
- Goodcents
- CVS Pharmacy
- EAST 39TH STREET



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