

17331-17501 E 40 Highway

Independence, Missouri 64055

For Lease

Flex/Office/Medical



Affordable Space Options

- Approximately 3,000 SF Available
- Endcap with Frontage on US 40 Hwy and Highland Drive
- Ample Parking
- Building Signage Available
- New Roof Installed March of 2023

For more information:

Don Gessen, CCIM
816.932.5574
dgessen@blockllc.com

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Building Specifications

Square Feet Available:	Approximately 3,000 SF
Total Building Square Feet:	72,192
Traffic Count:	22,478 cars per day
Ceiling Height:	14'
Loading:	Common area covered dock.
Zoning:	C-2
Type of Lease:	Net



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Demographics

17331 E US Hwy 40 Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
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
Households				
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%
Race and Ethnicity				
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%
Income				
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
Education (Age 25+)				
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%
Business				
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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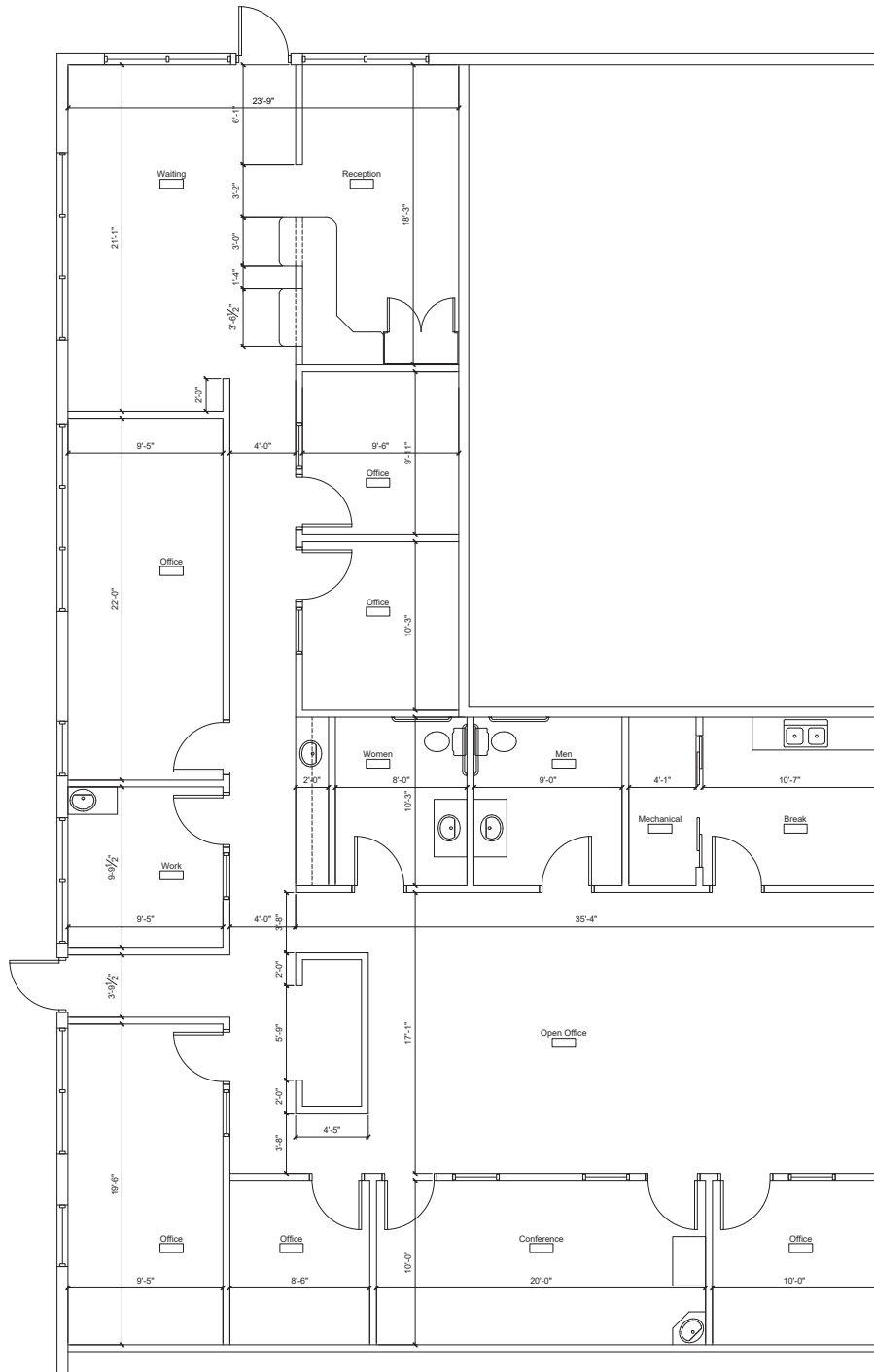
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BLOCK
REAL ESTATE SERVICES, LLC

Floor Plan



Independence, Missouri 64055

South Lee's Summit Road

INTERSTATE 70

Bass Pro Road

East 40 Highway

17331 - 17501 E 40 Hwy

Walmart

Sam's Club

Independence Center

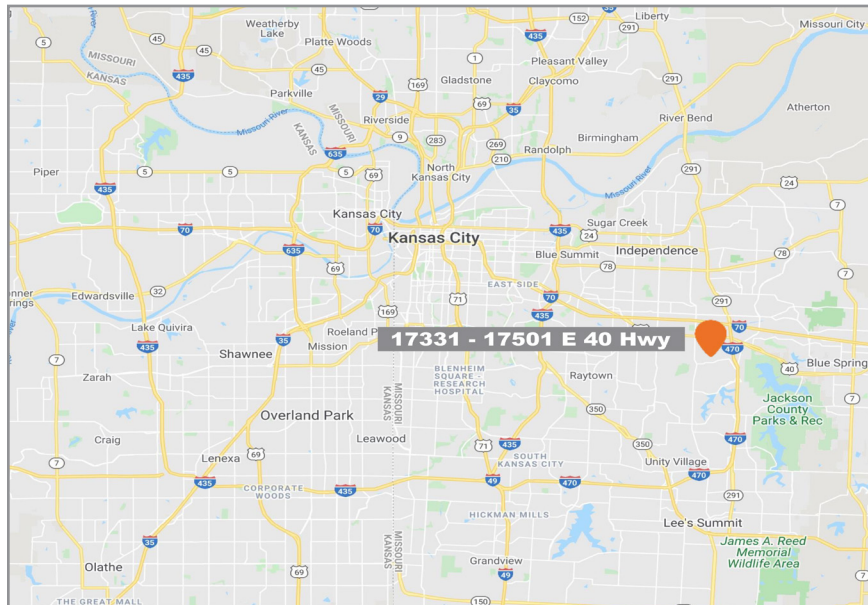
Big 50 Sports

MAIN EVENT

INTERSTATE 470

COSTCO WHOLESALE

LOWE'S



dgessen@blockllc.com



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