

12600 E US 40 Hwy

Independence, Missouri, 64055

For Sale/Lease



Owner-User/Investment Property in Jackson County

- ±9,188 SF Building on a ±0.89-Acre Lot
- Frontage on Highway 40 with Quick Access to I-70
- Signage in a High-Traffic Location
- 56 Striped On-Site Parking Spaces

For more information:

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Building Specifications

Building Size: +/- 9,188 SF

Available Suites: Suite #102: ±822 SF
Suite #201: ±369 SF
Suite #302: ±2,196 SF

Lot Size: +/- 0.89 Acres

Year Built/Renovated: 1987 / 2012

Loading: 1 Drive-In Door

Building Levels: 3

Parking: 56 Spaces (3.81/1,000 SF)

Existing Users: Non-Profit Health Organization, Pediatric Dental Office, and Medical Supply Provider

Neighboring Users: McDonald's, Church's Texas Chicken, Walmart, 7-Eleven, and more!

Zoning: C-2

Real Estate Taxes (2023): \$22,281.05 (\$2.43 PSF)

Parcel ID: 33-410-06-35-00-0-02-001

Legal Description: LOJAN CONDOMINIUMS UN-NUMBERED TRACT (COMMON AREA)

Interior Photos



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Kid's Dental Office Photos



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Exterior Photos



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Demographics

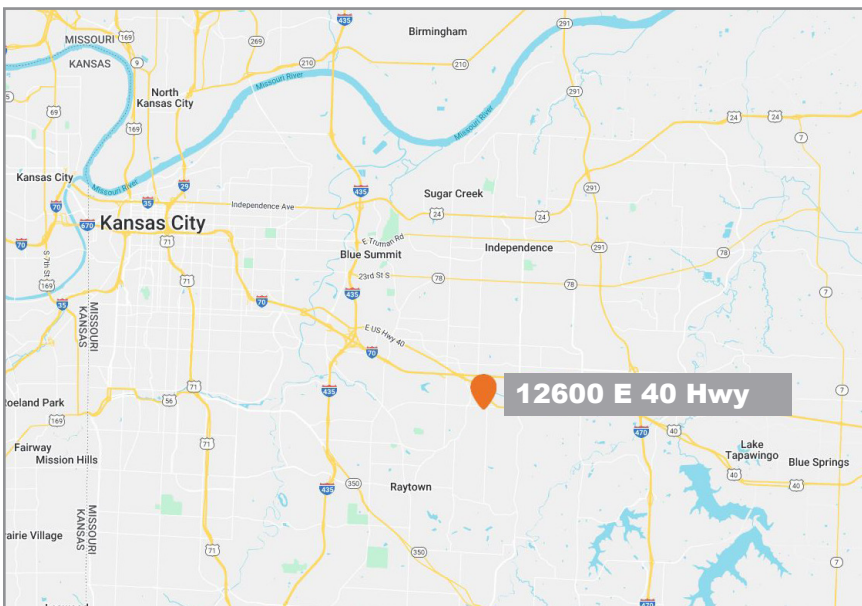
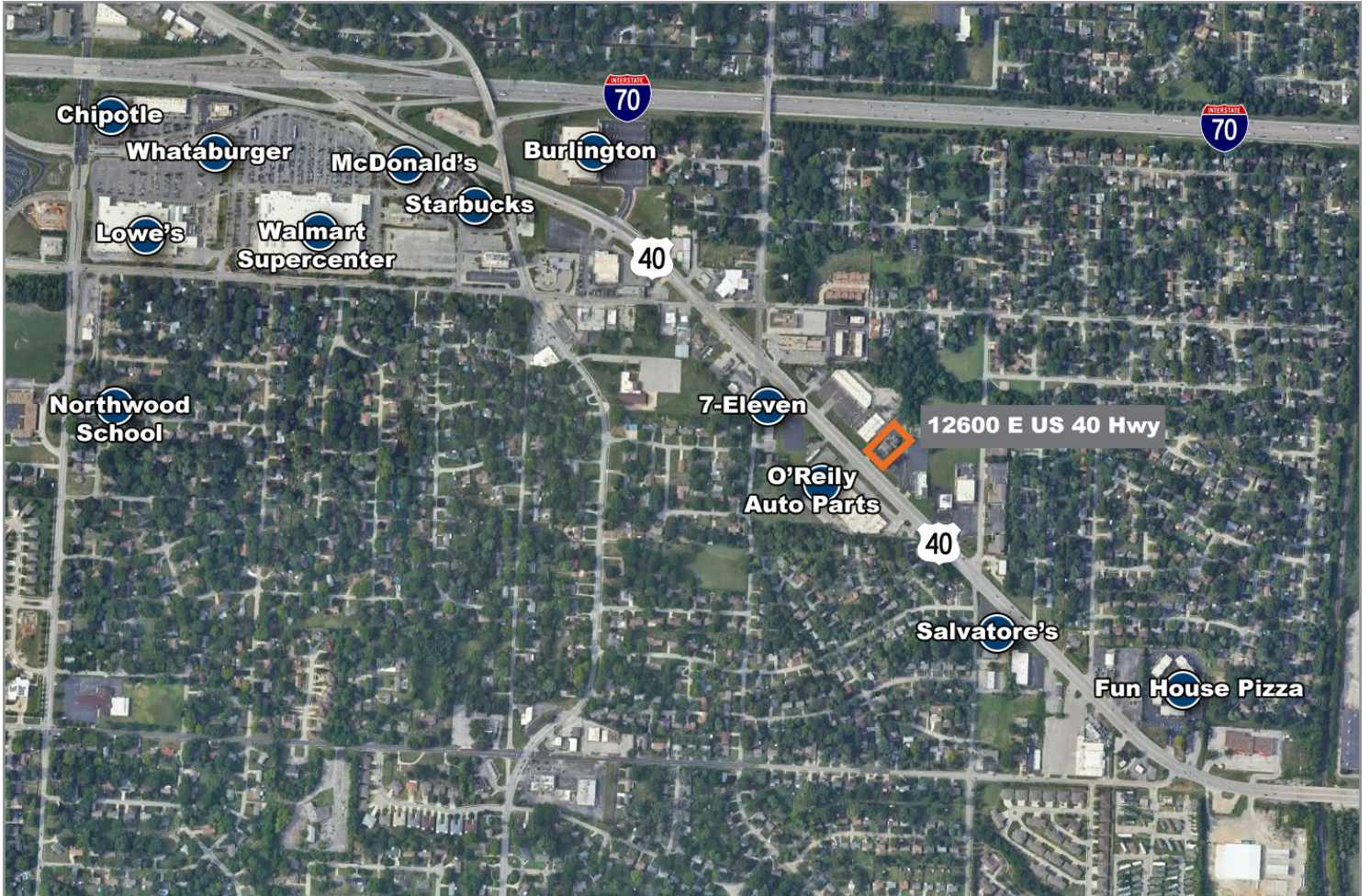
12600 E US Hwy 40 Independence, MO 64055	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2024)								
Total Population	9,060		68,438		157,898		581,876	
Age Under 5 Years	476	5.3%	3,839	5.6%	9,044	5.7%	34,672	6.0%
Age 5 to 9 Years	521	5.7%	3,972	5.8%	9,393	5.9%	36,411	6.3%
Age 10 to 14 Years	533	5.9%	4,223	6.2%	9,809	6.2%	36,599	6.3%
Age 15 to 19 Years	531	5.9%	4,028	5.9%	9,547	6.0%	35,860	6.2%
Age 20 to 24 Years	493	5.4%	3,598	5.3%	8,546	5.4%	37,635	6.5%
Age 25 to 29 Years	641	7.1%	4,324	6.3%	9,973	6.3%	45,808	7.9%
Age 30 to 34 Years	620	6.8%	4,724	6.9%	10,684	6.8%	46,094	7.9%
Age 35 to 39 Years	578	6.4%	4,338	6.3%	10,172	6.4%	40,629	7.0%
Age 40 to 44 Years	555	6.1%	4,209	6.1%	9,814	6.2%	37,455	6.4%
Age 45 to 49 Years	459	5.1%	3,655	5.3%	8,668	5.5%	31,802	5.5%
Age 50 to 54 Years	546	6.0%	4,032	5.9%	9,349	5.9%	33,515	5.8%
Age 55 to 59 Years	627	6.9%	4,340	6.3%	10,108	6.4%	33,888	5.8%
Age 60 to 64 Years	667	7.4%	4,982	7.3%	11,288	7.1%	36,709	6.3%
Age 65 to 69 Years	548	6.0%	4,365	6.4%	9,928	6.3%	31,554	5.4%
Age 70 to 74 Years	425	4.7%	3,496	5.1%	7,859	5.0%	24,551	4.2%
Age 75 to 79 Years	347	3.8%	2,814	4.1%	6,045	3.8%	17,519	3.0%
Age 80 to 84 Years	264	2.9%	1,848	2.7%	3,884	2.5%	10,903	1.9%
Age 85 Years or Over	230	2.5%	1,654	2.4%	3,787	2.4%	10,270	1.8%
Median Age	40.3		41.0		40.6		37.1	
Age 19 Years or Less	2,060	22.7%	16,061	23.5%	37,794	23.9%	143,542	24.7%
Age 20 to 64 Years	5,185	57.2%	38,201	55.8%	88,602	56.1%	343,536	59.0%
Age 65 Years or Over	1,815	20.0%	14,176	20.7%	31,503	20.0%	94,798	16.3%
Female Age Distribution (2024)								
Female Population	4,691	51.8%	35,460	51.8%	80,998	51.3%	294,495	50.6%
Age Under 5 Years	207	4.4%	1,856	5.2%	4,454	5.5%	17,013	5.8%
Age 5 to 9 Years	269	5.7%	1,974	5.6%	4,682	5.8%	17,908	6.1%
Age 10 to 14 Years	262	5.6%	2,084	5.9%	4,867	6.0%	18,100	6.1%
Age 15 to 19 Years	261	5.6%	2,002	5.6%	4,769	5.9%	17,444	5.9%
Age 20 to 24 Years	243	5.2%	1,762	5.0%	4,217	5.2%	18,585	6.3%
Age 25 to 29 Years	320	6.8%	2,197	6.2%	5,065	6.3%	22,903	7.8%
Age 30 to 34 Years	303	6.5%	2,412	6.8%	5,433	6.7%	23,185	7.9%
Age 35 to 39 Years	284	6.1%	2,208	6.2%	5,223	6.4%	20,444	6.9%
Age 40 to 44 Years	280	6.0%	2,177	6.1%	4,939	6.1%	18,898	6.4%
Age 45 to 49 Years	235	5.0%	1,909	5.4%	4,439	5.5%	16,048	5.4%
Age 50 to 54 Years	265	5.6%	2,035	5.7%	4,722	5.8%	16,595	5.6%
Age 55 to 59 Years	354	7.5%	2,249	6.3%	5,100	6.3%	17,065	5.8%
Age 60 to 64 Years	357	7.6%	2,612	7.4%	5,889	7.3%	18,900	6.4%
Age 65 to 69 Years	294	6.3%	2,394	6.8%	5,309	6.6%	16,540	5.6%
Age 70 to 74 Years	247	5.3%	1,975	5.6%	4,326	5.3%	13,268	4.5%
Age 75 to 79 Years	194	4.1%	1,610	4.5%	3,322	4.1%	9,633	3.3%
Age 80 to 84 Years	170	3.6%	1,059	3.0%	2,188	2.7%	6,153	2.1%
Age 85 Years or Over	147	3.1%	945	2.7%	2,054	2.5%	5,814	2.0%
Female Median Age	42.7		42.4		41.6		38.0	
Age 19 Years or Less	999	21.3%	7,916	22.3%	18,772	23.2%	70,465	23.9%
Age 20 to 64 Years	2,640	56.3%	19,561	55.2%	45,027	55.6%	172,622	58.6%
Age 65 Years or Over	1,052	22.4%	7,983	22.5%	17,199	21.2%	51,408	17.5%

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