

Office Investment Opportunity

32,964 SF AVAILABLE



4731

SOUTH COCHISE DRIVE

INDEPENDENCE, MO 64055

4731 Cochise Dr is situated in a highly sought-after office park with convenient access to major highways. The property offers excellent signage visibility from I-70/I-470 and 291 interchange. Featuring a sleek glass exterior, the building presents a clean and professional appearance, making it an attractive choice for businesses and their clients.

PROPERTY FEATURES

- Sale Price- \$5,600,000 (\$169.88 PSF)
- 32,964 SF Two-Story Class B Office Building
- The building currently has 10 existing tenants bringing the occupancy to 92.84%
- Excellent Highway Visibility
- Property includes an elevator as well as two internal stairwells.

DEMOGRAPHICS

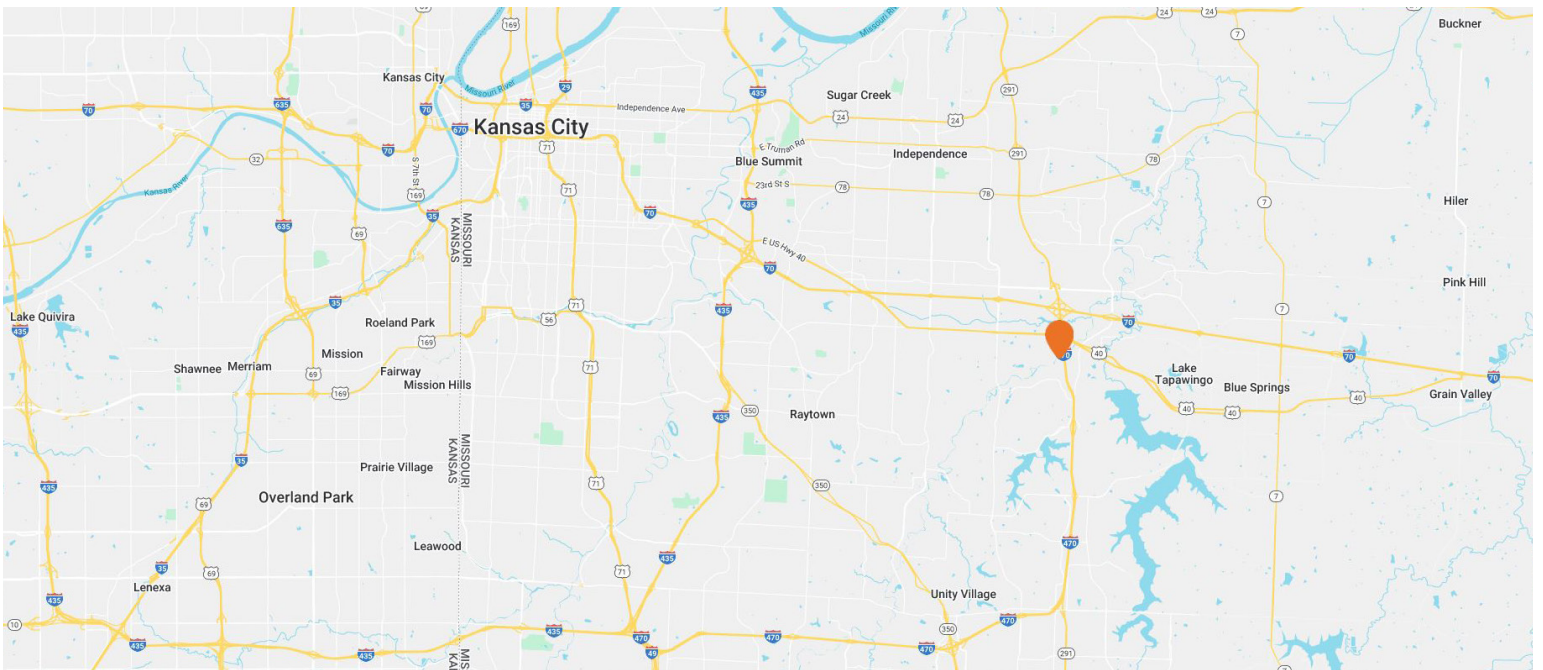
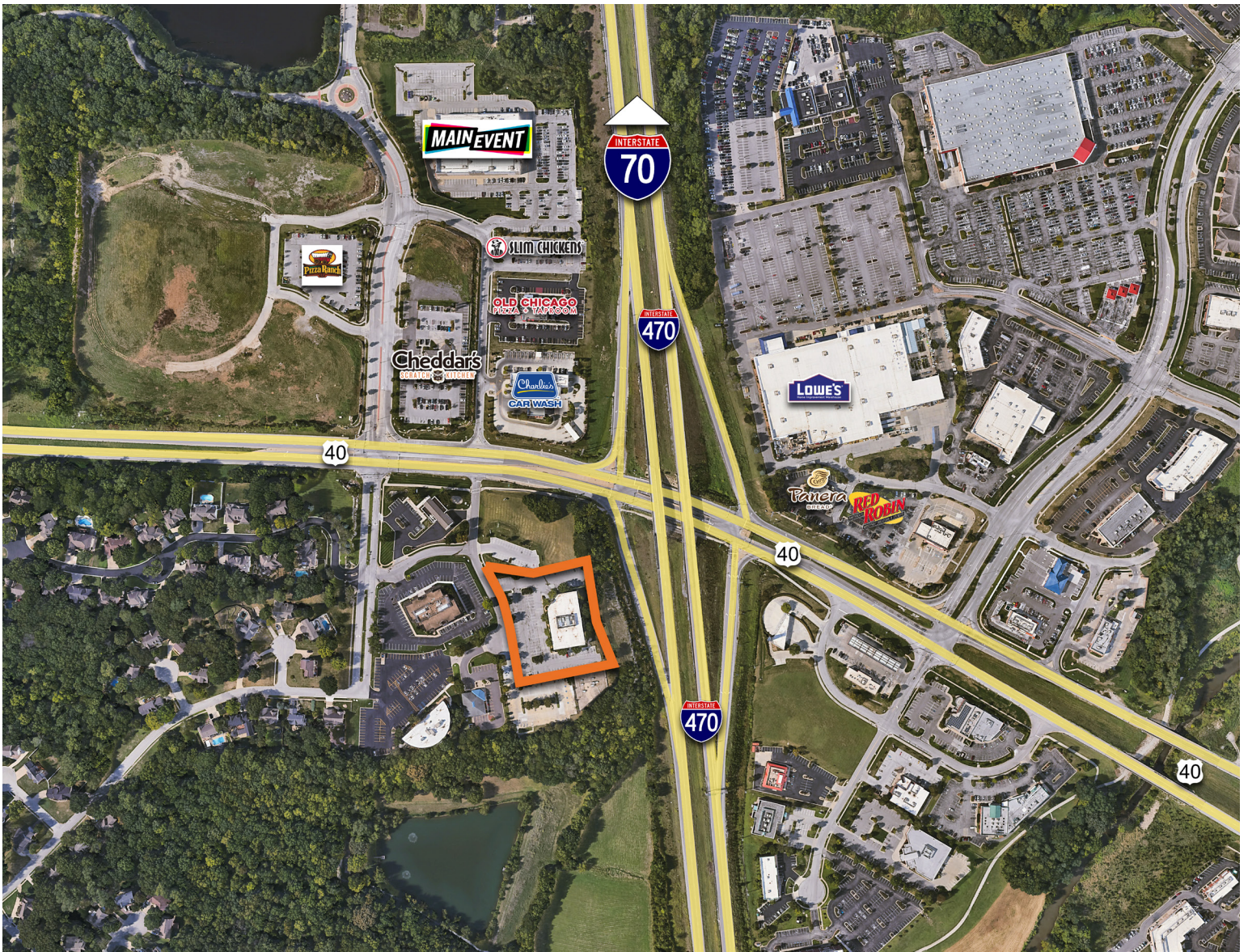
4731 S Cochise Dr Independence, MO 64055	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2024)	5,993		46,602		126,258		416,726	
Projected Population (2029)	5,903		46,015		126,075		418,769	
Census Population (2020)	6,593		49,461		129,071		418,931	
Census Population (2010)	5,434		44,697		120,607		395,482	
Projected Annual Growth (2024-2029)	-90	-0.3%	-586	-0.3%	-183	-	2,044	-
Historical Annual Growth (2020-2024)	-600	-2.3%	-2,860	-1.4%	-2,814	-0.5%	-2,205	-0.1%
Historical Annual Growth (2010-2020)	1,159	2.1%	4,764	1.1%	8,464	0.7%	23,449	0.6%
Estimated Population Density (2024)	1,908 psm		1,649 psm		1,608 psm		1,327 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi		314.0 sq mi	
Households								
Estimated Households (2024)	2,906		20,183		52,906		168,748	
Projected Households (2029)	2,830		19,803		52,569		168,912	
Census Households (2020)	3,011		20,656		52,928		166,166	
Census Households (2010)	2,322		18,554		49,426		156,001	
Projected Annual Growth (2024-2029)	-77	-0.5%	-380	-0.4%	-337	-0.1%	164	-
Historical Annual Change (2010-2024)	584	1.8%	1,629	0.6%	3,480	0.5%	12,746	0.6%
Average Household Income								
Estimated Average Household Income (2024)	\$92,490		\$109,474		\$100,195		\$95,514	
Projected Average Household Income (2029)	\$96,481		\$114,408		\$103,955		\$98,957	
Census Average Household Income (2010)	\$78,215		\$74,162		\$67,325		\$60,615	
Census Average Household Income (2000)	\$56,241		\$63,903		\$58,339		\$52,384	
Projected Annual Change (2024-2029)	\$3,991	0.9%	\$4,934	0.9%	\$3,759	0.8%	\$3,443	0.7%
Historical Annual Change (2000-2024)	\$36,249	2.7%	\$45,571	3.0%	\$41,856	3.0%	\$43,131	3.4%
Median Household Income								
Estimated Median Household Income (2024)	\$76,077		\$88,746		\$80,070		\$74,557	
Projected Median Household Income (2029)	\$77,242		\$90,834		\$81,475		\$75,761	
Census Median Household Income (2010)	\$59,880		\$61,722		\$56,633		\$51,970	
Census Median Household Income (2000)	\$50,679		\$55,965		\$50,600		\$44,858	
Projected Annual Change (2024-2029)	\$1,165	0.3%	\$2,089	0.5%	\$1,405	0.4%	\$1,203	0.3%
Historical Annual Change (2000-2024)	\$25,398	2.1%	\$32,781	2.4%	\$29,470	2.4%	\$29,699	2.8%
Per Capita Income								
Estimated Per Capita Income (2024)	\$45,082		\$47,463		\$42,056		\$38,732	
Projected Per Capita Income (2029)	\$46,482		\$49,287		\$43,416		\$39,969	
Census Per Capita Income (2010)	\$33,353		\$30,772		\$27,589		\$23,910	
Census Per Capita Income (2000)	\$23,292		\$25,723		\$23,497		\$20,632	
Projected Annual Change (2024-2029)	\$1,400	0.6%	\$1,824	0.8%	\$1,360	0.6%	\$1,237	0.6%
Historical Annual Change (2000-2024)	\$21,790	3.9%	\$21,740	3.5%	\$18,558	3.3%	\$18,101	3.7%
Estimated Average Household Net Worth (2024)	\$789,914		\$1.06 M		\$950,703		\$860,232	

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9

PHOTO GALLERY









BLOCKLLC.COM | 816.756.1400
4622 PENNSYLVANIA AVENUE, SUITE 700
KANSAS CITY, MISSOURI 64112

REID KOSIC
816.878.6316
RKOSIC@BLOCKLLC.COM

RILEY RADER
816.412.8482
RRADER@BLOCKLLC.COM