

3945 S Bolger Rd

3945 S Bolger Rd | Independence, MO | US | Jackson County

Available SF: 6,700 | Lease Rate: \$19.4 | Lease Terms: Triple Net



Property and Area Description

Fully-equipped 6,700 SF building available for sale or lease. Join center with Wal-Mart, Sam's Club, Petsmart, McDonald's, Long John Silver's Perkin's and NTB . Just renovated with abundant parking. Directly across the street from the Independence Mall. Excellent visibility to 291 Hwy, and I-70. Upscale restaurant build-out included. Contact listing broker for additional information.

Population



415,967

10 Mile Radius

1,381,291

20 Mile Radius

1,995,266

30 Mile Radius

Source: ESRI®, 2024

Households



165,780

10 Mile Radius

570,293

20 Mile Radius

802,334

30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: 291 Hwy (0.3 mi.)

Nearest Interstate: I-70 (0.9 mi.)

Nearest Commercial Airport: KCI (34 mi.)

Rail Served: Unknown

Rail Served By: Other

Rail Infrastructure in Place: Unknown

Available SF:	6,700
Total SF:	6,700
Number of Stories:	1
Expandable:	Unknown
Zoning:	Commercial
Site Size:	1.09 Acres
Year Built:	1996
Former Use:	Ret
Can Subdivide:	Unknown
Within City Limits:	Unknown
Construction Type:	Masonry
Lease Rate:	\$19.4
Lease Terms:	Triple Net
Last Updated:	Nov 24, 2020

Economic Development Contact

Jodi Krantz, CEcD, EDFP, BREP

Independence EDC

210 W Truman

Independence, MO 64050

(816) 463-3512 | jkrantz@inedc.biz

Realtor/Owner Contact

David Block

Block & Company, Inc., Realtors

(816) 412-7400 | dblock@blockandco.com

Property Images

