

3945 Bolger Road  
4000 S Bolger Rd | Independence, MO | US | Jackson County  
Available SF: 6,700 | Sale Price: \$1,300,000



Building Type:	Other
Available SF:	6,700
Total SF:	6,700
Sale Price:	\$1,300,000
Last Updated:	May 5, 2025

Economic Development Contact

Jarvis Sackman, Director of Business Retention & Expansion  
Independence EDC  
210 W. Truman  
Independence, MO 64050  
(816) 463-3512 | jarvis@ichamber.biz

Realtor/Owner Contact

Max Kosoglad  
| mkosoglad@blockandco.com

Property and Area Description

Pad site anchored by Walmart, Sam's Club, and Petsmart High visibility from 291 Highway, Interstate 70, and surrounding national tenants 6,700 SF building (Divisible into 1,800+ SF configurations) Newly renovated interior with abundant parking Directly across the 291 Highway from Independence Center Mall, a regional shopping/dining destination Join McDonald's, Taco Bell, Perkins, and Big O Tires Other area tenants include Bass Pro Shop, Target, Dick's, Costco, Lowe's, Chick-fil-A, Starbucks, AMC and more

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

Property Images



Tom Lesnak | President | Independence EDP  
| Independence, MO 64050 | (816) 463-3510 | Tom@iChamber.biz