



Building Type:	Retail
Available SF:	2,797
Total SF:	2,797
Sale Price:	\$1,000,000
Last Updated:	Dec 13, 2024

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

Connor Olandt

Property and Area Description

Growing Economy Independence has a diverse economy, including healthcare, education, manufacturing, and retail sectors. It is also home to a thriving entrepreneurial community, making it an attractive location for investors. Strategic Location Located in the heart of the Kansas City metropolitan area, Independence offers easy access to major highways, airports, and railroads, making it an ideal location for logistics and distribution businesses. Centerpointe Medical Center Centerpointe Medical Center is a 221-bed hospital that serves patients in eastern Jackson County and the surrounding areas. The hospital has more than 700 employees and over 300 physicians on staff. The hospital has been recognized for its quality care and patient safety by organizations such as The Joint Commission and the Leapfrog Group. The Independence mall Opened in 1974 and is currently anchored by Dillards, JC Penney, and Sears, and features over 100 stores and restaurants. The mall is located just a few miles from the historic Independence Square, which is home to a number of landmarks and museums related to the city's role in American history. The mall has won several awards over the years, including the Best Shopping Center award from the Examiner newspaper in 2018. Strong Demographics There are over 125,000 people within a 5-mile radius from the property. Additionally, Burger King is located right off I-70 which sees over 100,000 vehicles per day. Drive-Thru Equipped and Large Parcel The building is equipped with a drive-thru. Drive-thrus have been proven to increase sales, in certain cases as much as 70% for certain restaurant concepts. The parcel is 1.75 acres.

Population



Source: ESRI®, 2024

Households

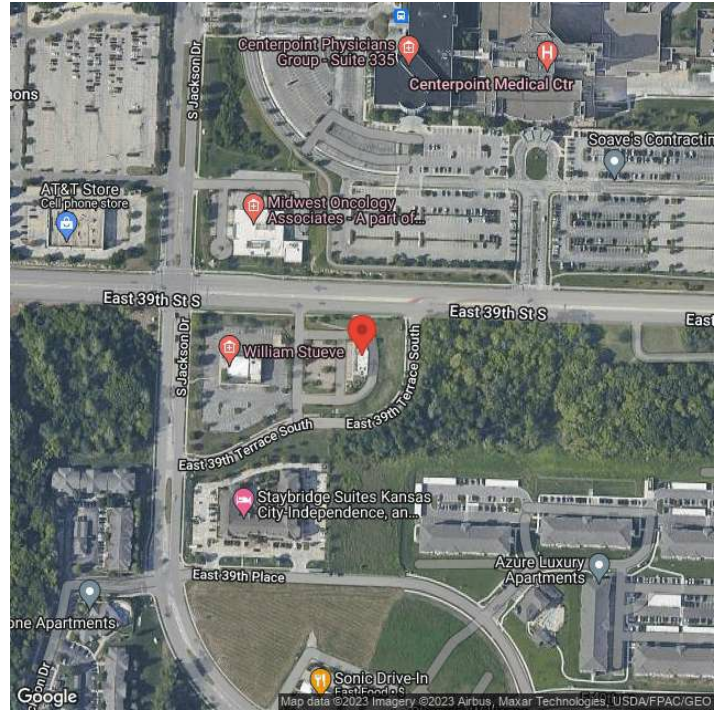


Source: ESRI®, 2024

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