

4328 S Noland Road, Independence, MO  
4328 S Noland Rd | Independence, MO | US | Jackson County  
Available SF: 9,542 | Sale Price: \$4,700,000



Building Type:	Retail
Available SF:	9,542
Total SF:	9,542
Sale Price:	\$4,700,000
Last Updated:	Jul 12, 2024

Economic Development Contact

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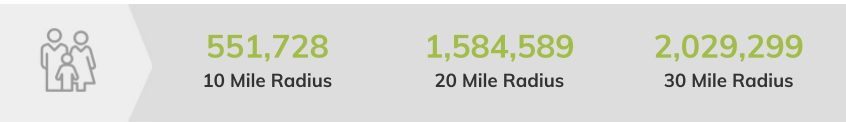
Realtor/Owner Contact

Matt Pepper  
| mpepper@curryre.com

Property and Area Description

SINGLE TENANT NET LEASE INVESTMENT Long term lease with Red Lobster Significant Term Remaining Leased through July 2039 Absolute NNN Lease Corporate guarantee in place Over 15 years remain on the primary lease term 2% annual rental escalations Four 5-year renewal options Construction: Wood with Fiber cement siding Located between Interstate 70 and US Hwy 40 on Noland Road, a main thoroughfare for this area Tenants in the area include: Price Chopper, Hy-Vee, Harbor Freight, Olive Garden, Petco, Baskin Robbins, Wendys, McDonalds, and others Traffic Counts 42,577 (Noland Rd & E 42nd Street)

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

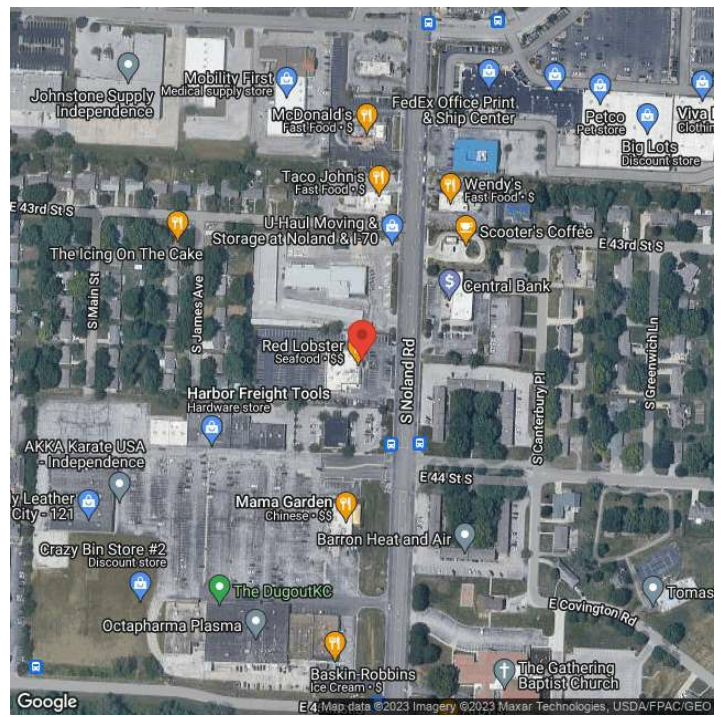
Transportation

Rail Served: No  
Rail Served By: Union Pacific Railroad  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

Property Images



Area Demographics	1 Mile	3 Mile	5 Mile
2023 Total Population	8,865	66,792	158,386
2028 Population	8,947	67,296	160,486
Pop Growth 2023 - 2028	0.2%	0.2%	0.3%
Avg. Age	41.4	40.6	40.1
Households			
2023 Total Households	3,848	28,680	66,588
Household growth 2023 - 2028	0.2%	0.2%	0.3%
Avg. Household Inc.	\$82,384	\$72,046	\$72,691
Avg. Household Size	2.3	2.3	2.3
2023 Avg. HH Vehicles	2	2	2
Housing			
Median Home Value	\$160,381	145,943	143,768
Median Year Built	1966	1967	1967



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