

Big Box Available for Sale or Lease - 3810 Crackerneck Rd - Independence, MO
3810 S Crackerneck Rd | Independence, MO | US | Jackson County
Available SF: 46,350



Building Type:	Retail
Available SF:	46,350
Total SF:	46,350
Year Built:	1999
Last Updated:	Jun 13, 2025

Economic Development Contact

Jarvis Sackman, Director of Business Retention & Expansion
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Realtor/Owner Contact

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Property and Area Description

Introducing a prime investment opportunity! This impressive 46,350 SF building, built in 1999, is a standout property in the vibrant Independence area. Zoned C-2, it offers immense potential for retail and strip center investors. With its strategic location and robust zoning, this property presents a compelling opportunity to capitalize on the area's commercial potential. The modern, well-maintained structure is designed to accommodate a range of retail enterprises, making it an ideal space for businesses seeking to establish a prominent presence. Don't miss out on the chance to invest in this strategically positioned property, offering versatility and promising returns in the thriving Independence market. Discover the prime location of this property in the thriving city of Independence, MO. Situated in a vibrant commercial hub, the area offers a dynamic mix of amenities and attractions for prospective investors and tenants. Enjoy convenient access to nearby shopping centers, dining establishments, and entertainment venues. Experience the rich history of Independence with attractions such as the Harry S. Truman Library and Museum, as well as the historic Independence Square. With its proximity to major highways and public transportation, this location provides an ideal setting for office and commercial endeavors, making it a compelling choice for businesses seeking a strategic and bustling location.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

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

Property Images



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