



For Information:

Trip Ross
816.268.9113
tross@lane4group.com

Tom O'Leary
816.268.9101
toleary@lane4group.com

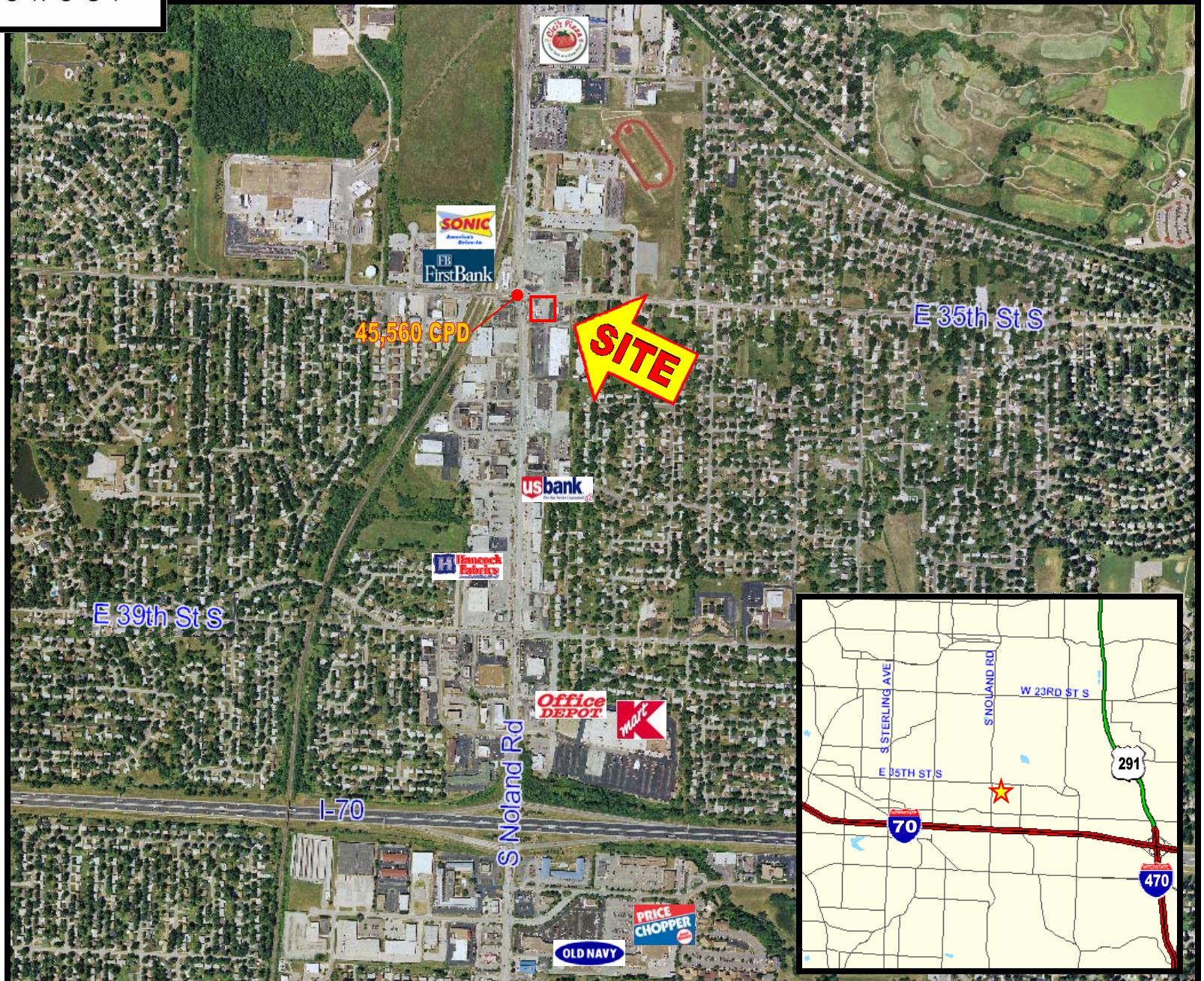
LANE4 Property Group
4705 Central Street
Kansas City, MO 64112
P: 816.960.1444
F: 816.960.1441
www.lane4group.com

- Under Construction
- 1,250 SF of Divisible Out Parcel Space Available
- Noland Road Signage
- Hard Corner with 45,000 VPD

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population	8,010	78,378	149,508
Avg HH Income	\$60,227	\$56,427	\$59,873
Households	3,511	35,133	64,601
Daytime Employment	5,805	38,357	71,794

<u>TRAFFIC COUNTS</u>
• 45,560 CPD at the Noland / 35 th Intersection
• 31,315 CPD at S. Noland Rd
• 14,245 CPD at E. 35 th St

FOR LEASE: FREE STANDING BUILDING
SEC 35th Street & Noland Road, Independence, MO



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