

1 8 7 7 7
E. 39TH STREET S.
FORMER SEARS AT INDEPENDENCE CENTER

INDEPENDENCE, MO



LOCATION.
commercial real estate



18777 E. 39TH ST. SOUTH

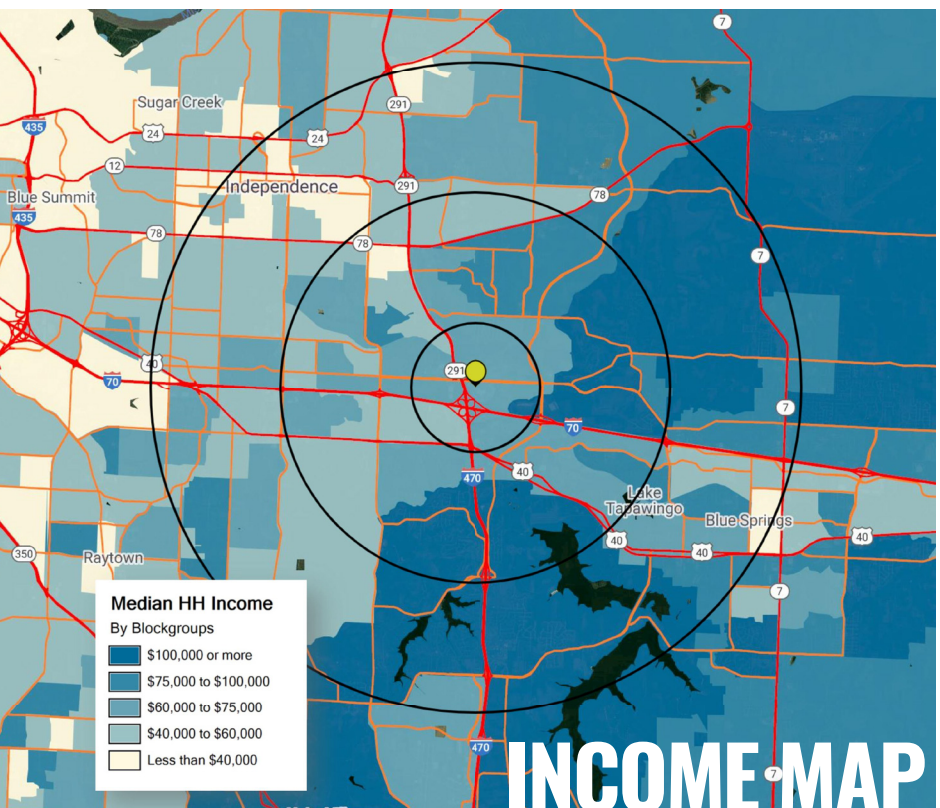
NEIGHBORHOOD VIBE

SCOTT BITNEY

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Located just east of Kansas City, Missouri and positioned strategically at the crossroads of I-70 and I-470 where approximately 150,000 cars pass each day, Independence has become the regional retail, office and medical power center of Eastern Jackson County.

The development of the Little Blue Parkway, a new thoroughfare connecting the eastern portion of the City from I-70 to 24 Highway will open 38 miles of land for development. It is estimated that by the year 2020, the Little Blue Valley will be home to an additional 20,000 people and 5,000 new office, industrial and retail jobs.

In the heart of the City, Historic Independence Square is undergoing a renaissance with substantial increase in private investment and a planned restoration of the Historic Jackson County Courthouse. The traditional town square offers unique shops, restaurants, loft-style apartments and a newly renovated cinema and bowling alley.

Top employers for Independence are Independence School District (2,200), Northrop Grumman Innovation Systems (1,722), Centerpoint Medical Center (1,400), and the City of Independence (1,097).



ANNUAL DEMOGRAPHICS

POPULATION		1 MI 4,873	3 MI 53,728	5 MI 138,903
HOUSEHOLDS		1 MI 2,402	3 MI 22,914	5 MI 57,165
AVG HH INCOME		1 MI \$55,942	3 MI \$82,391	5 MI \$80,286

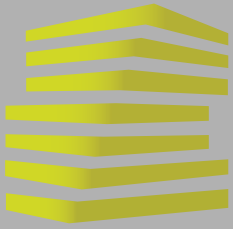
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SITE PLAN & DETAILS

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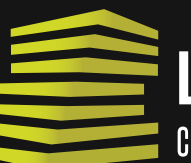
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- **FORMER SEARS BOX AT INDEPENDENCE CENTER IN INDEPENDENCE, MO JUST 30 MINUTES EAST OF KANSAS CITY**
- **APPROXIMATELY 150,816 SF AVAILABLE**
- **LOCATED AT THE JUNCTION OF I-70 & I-470**
- **56,000+ VPD ON I-470 AND 105,000+ ON I-70**
- **MALL TENANTS INCLUDE DILLARDS, DICKS SPORTING GOODS, H&M, AND OLD NAVY AMONG OTHERS**
- **ADDITIONAL AREA RETAIL INCLUDES: TARGET, WALMART, SAMS, COSTCO, PETSMART, BUYBUYBABY, WORLD MARKET, BED BATH BEYOND, BEST BUY, ROSS, KOHLS, MARSHALLS, AND OFFICEMAX**
- **CALL BROKER FOR MORE DETAILS**

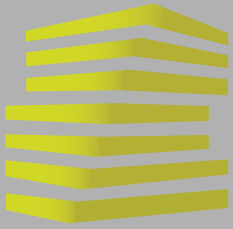


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MARKET AERIAL

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