



Marketplace Shopping Center

Noland Road is one of the most recognizable commercial corridors in Jackson County. The long-time anchor of commercial activity for Independence and Eastern Jackson County provides multiple opportunities to interested investors. Retail opportunities abound in the form of small commercial centers, big box power centers and everything in between. Noland Road also is well-known for its car dealerships, crowning itself the “Miracle Mile”. These dealerships bring in customers from miles away.

Noland Road also has opportunities to further develop its professional office inventory. With easy access to I-70 and large labor pool, it is well suited to become a major corridor for office and retail.

Development opportunities include existing restaurant space, build-ready sites for office or retail with economic development financing available, and existing retail centers.

Demographic Highlights*

- Approximately 74,374 people live within a five minute drive of 35th Street and Noland Road.
- Number of households in the trade area is 33,120.
- Average household size is 2.22
- Average household income in the trade area is \$52,155.
- Average age of the trade area is 40.7.
- Household income in the area is estimated to total \$1.72 billion.
- Approximately 52% of the residents within the trade area are in the “Household and Family Formation” (25 to 44) and “Peak Earning” (45 to 64) years.
- Most of the dwellings (66.8%) in this area are estimated to be owner-occupied.
- Average value of owner-occupied houses in the trade area is \$102,212.
- Work place population within the trade area is 36,943.
- Total retail demand in the trade area is estimated at \$1.6 billion.

NOLAND ROAD GATEWAY

