

# 3675 S NOLAND RD

INDEPENDENCE, MO 64055



## FOR LEASE

- Recently updated Independence Smart Building with Fiber
- 500 sq ft - 2500 sq ft available
- \$13/SF Full Service Lease: Includes Janitorial
- Management on Site

- Very Clean building with Ample Parking and Elevator
- Easy Access to I-70

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### MATT FALK

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Brokerage Associate

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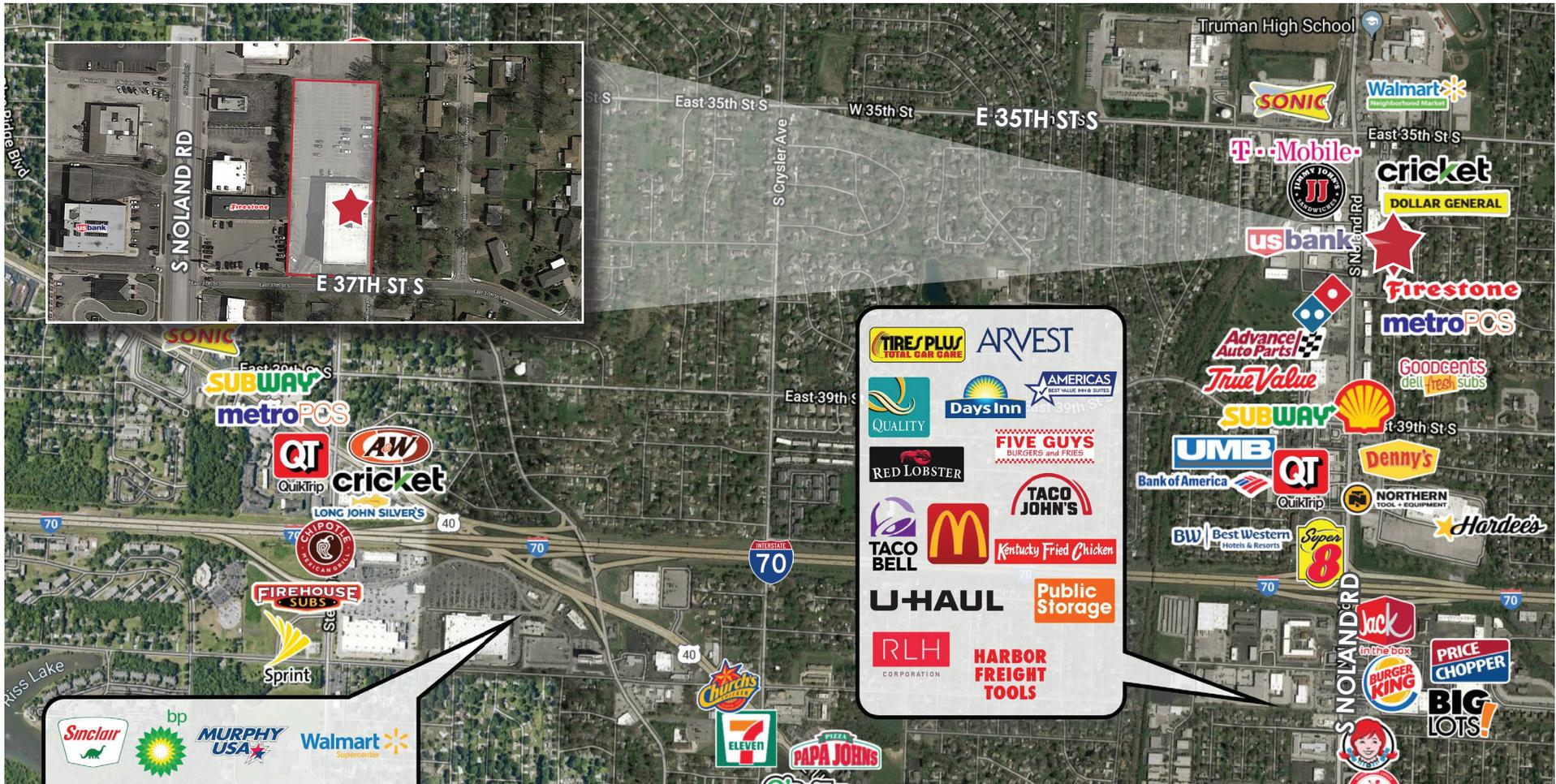
## PHOTOS



The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2019

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AERIALS



**TOTAL POPULATION** |  
 1 Mile: 8,453   3 Miles: 73,759   5 Mile: 150,645



**AVG HOUSEHOLD INCOME** |  
 1 Mile: \$84,118   3 Mile: \$66,316   5 Mile: \$65,082



**DAYTIME POPULATION** |  
 1 Mile: 4,671   3 Mile: 25,151   5 Mile: 54,767

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