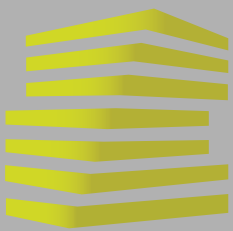


1 8 7 7 7
E. 39TH STREET S.
FORMER SEARS AT INDEPENDENCE CENTER

INDEPENDENCE, MO



LOCATION.
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18777 E. 39TH ST. SOUTH
NEIGHBORHOOD VIBE

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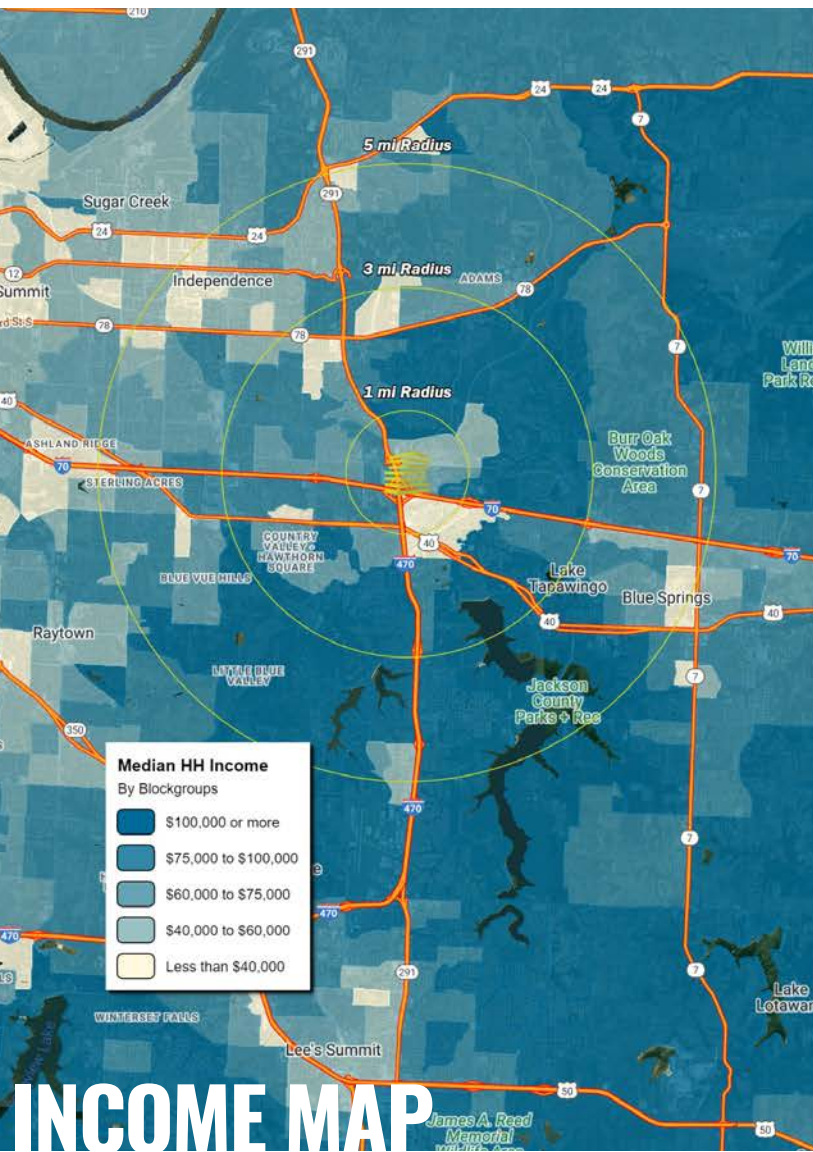
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TRADE AREA OVERVIEW

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).

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	4,881	54,015	139,553
HOUSEHOLDS	2,417	23,144	57,738
EMPLOYEES	7,750	19,017	41,985
MED HH INCOME	\$63,467	\$95,113	\$96,391

AREA RETAIL | RESTAURANTS



Dillard's

CHUCK E. CHEESE'S

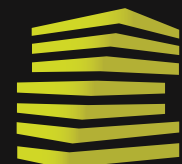
EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

Freddy's
FROZEN CUSTARD
STEAKBURGERS

ROSS
DRESS FOR LESS

PET SMART

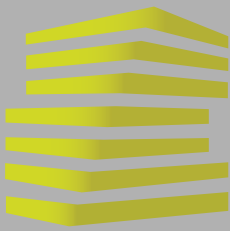
BAKERY & RESTAURANT
PERKINS



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SITE PLAN & DETAILS

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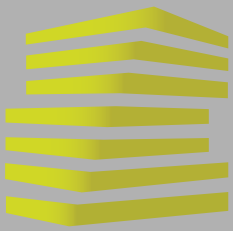
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- **FORMER SEARS BOX AT INDEPENDENCE CENTER IN INDEPENDENCE, MO JUST 30 MINUTES EAST OF KANSAS CITY**
- **APPROXIMATELY 150,816 SF AVAILABLE**
- **LOCATED AT THE JUNCTION OF I-70 & I-470**
- **56,000+ VPD ON I-470 AND 105,000+ ON I-70**
- **MALL TENANTS 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**



18777 E. 39TH ST. SOUTH

MARKET AERIAL

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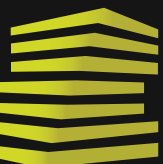
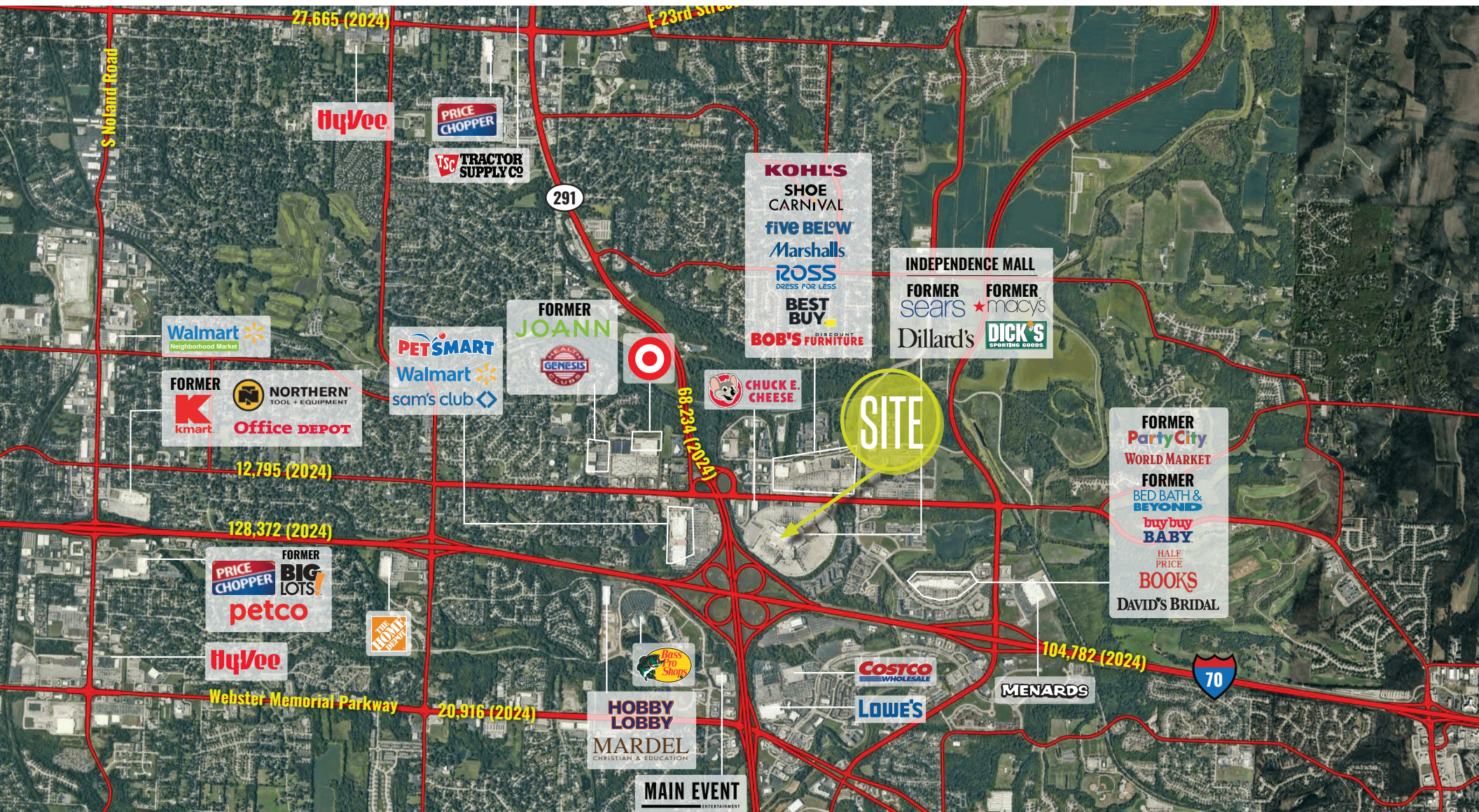
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