



**CONTACT  
BROKER**

LIST PRICE



**±4.06 AC**

LAND AREA

- Last Available Outparcel to Independence Center Mall
- Zoned C-2
- Located at the corner of E 39th Street and S Jackson Dr
- AADT: 27,000
- Directly across from Centerpoint Medical Center Hospital

# VACANT LAND OPPORTUNITY

19301 E 39TH ST | INDEPENDENCE, MO 64057

**KAYDEN BIRNEY**  
ASSOCIATE

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License SL3577325 (FL)



JOANN

T Mobile

TARGET

PHILLIPS 66

LONGHORN STEAKHOUSE

AspenDental  
SMOOTHIE KING

McDonald's

Guitar Center

TACO BELL

FAMOUS footwear

KOHL'S

Starbucks

ROSS DRESS FOR LESS

SHOE CARNIVAL

SALLY BEAUTY

BOB'S DISCOUNT FURNITURE

Great Clips

MALISTER'S DELI

MATTRESS FIRM T Mobile

HCA CENTERPOINT MEDICAL CENTER  
285 Beds

Marshalls

FIVE BELOW

AT&T

Dutch Bros

39TH ST ± 27,000 VPD

QT

COVENTRY PARK APARTMENTS

Perkins

Chick-fil-e

FAZOLI'S

SUBJECT PROPERTY

STAYBRIDGE SUITES

AZURE LUXURY APARTMENTS

MENARDS

Walmart

PET SMART

BIG O TIRES

sam's club

HOBBY LOBBY

DULUTH TRADING

± 110,000 VPD

INDEPENDENCE CENTER Shopping Mall

DICK'S SPORTS & OUTDOORS CHARLEY'S CHAMPS  
H.M. claire's Dillard's BR Baskin Robbins  
Bath & Body Works PAC SUN HOT TOPIC  
rue 21 FINISH LINE HIBBETT ZUMIEZ  
Visionworks KIRKLAND'S FOREVER 21  
SHOE DEPT. OLD NAVY Foot Locker noodles

CORNERSTONE APARTMENTS

VILLAGES OF JACKSON CREEK

SONIC

Party City

buy buy BABY

WORLD MARKET

QT

DQ

Bass Pro Shops

MARDEL

stoney creek

CABLE DAWG ARENA

golden corral

Hilton Garden Inn

± 108,000 VPD

CARRABBA'S ITALIAN GRILL

COLD STONE CREAMERY

IHOP

Wendy's

WHISPERING MEADOWS

US HIGHWAY 40 ± 26,000 VPD

SLIM CHICKENS

COSTCO WHOLESALE

EASTLAND TRAILS APARTMENTS

HOOTERS

CANDLEWOOD SUITES

Comfort INN & SUITES

Arby's

DRURY HOTELS

Cheddar's SOFT ICE CREAM

LOWE'S

crumbl cookies

BANK OF AMERICA

McDonald's

LITTLE BLUE PKWY ± 11,000 VPD

Culver's

Panera BREAD

Red Robin

WHATABURGER

Google Earth

E 39TH ST S



4.06 ACRES  
AVAILABLE LAND

INTERSTATE  
470

± 62,000 VPD

MAIN MALL

Dillard's

## AREA OVERVIEW

# INDEPENDENCE, MO

Independence, Missouri, is a historic city with a rich cultural and political heritage. Known as the hometown of President Harry S. Truman, Independence attracts visitors with its Truman-related sites, including the Truman Presidential Library and Museum. The city is characterized by charming neighborhoods, tree-lined streets, and a vibrant downtown area with a mix of shops, restaurants, and entertainment venues. Independence also boasts numerous parks and outdoor recreational areas, providing residents and visitors with opportunities for outdoor activities and community events.

As the fourth-largest city in Missouri, Independence offers a blend of modern amenities and historical significance. With a diverse population and a strong sense of community, the city provides a welcoming environment for residents and visitors alike. Its proximity to Kansas City ensures access to metropolitan amenities while maintaining its distinct identity and historical appeal.

## DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2024 Estimate	8,865	66,792	158,386
2029 Population Projection	8,947	67,296	160,486
2020 Population	8,801	66,914	153,684
Annual Growth 2023-2028	0.2%	0.2%	0.3%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2024 Estimate	3,848	28,680	66,588
2029 Population Projection	3,880	28,903	67,507
2020 Population	3,837	28,738	64,527
Annual Growth 2023-2028	0.2%	0.2%	0.3%
INCOME	1 - MILE	3 - MILE	5 - MILE
Avg HH Income	\$82,384	\$72,046	\$72,691



# KANSAS CITY

## MISSOURI MSA

The Kansas City Metropolitan Statistical Area (MSA) is a sprawling region that encompasses both sides of the Missouri-Kansas state line, creating a dynamic urban landscape. With a rich history dating back to the 19th century, this MSA has evolved into a thriving cultural and economic hub. From its iconic barbecue scene and jazz heritage to its numerous museums, galleries, and sports venues, Kansas City offers a diverse array of attractions that cater to a wide range of interests. The MSA's strategic location at the crossroads of major interstates and its robust economy have made it a center for industries such as healthcare, finance, technology, and manufacturing. This metropolitan area's blend of Midwestern charm and modern progress continues to draw residents and businesses, fostering a sense of community and growth.

# #1

**TOP AIRPORTS  
IN THE U.S.**

Travel Awaits, 2023

# #1

**MID-SIZE CITY  
FOR NEW PROJECTS**

Site Selectors Guild, 2020

# #9

**BEST BUSINESS  
CLIMATE, LARGE CITY**

Business Facilities, 2020

# #1

**BEST CITY FOR  
REMOTE WORKERS**

FinancialBuzz, 2020

# #2

**GREAT AMERICAN  
CITIES FOR CREATIVES**

Thrillist, 2020

# #11

**BEST CITIES  
FOR JOBS**

Glassdoor, 2020

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OFFERING MEMORANDUM



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