

**FOR LEASE**

---

---



**4815 Independence Avenue, Ste. A&B**

**== RETAIL SPACE ==**

***Kansas City, MO 64124***

# PROPERTY INFORMATION

## Lease Rate

**\$15.00/SF**

**NNN**

## Space Available

**1,120+/-SF**

**Busy Gas Station  
Parking Available**

---

\*Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind\*

---

OPES COMMERCIAL REAL ESTATE  
6051 N CHESTNUT AVENUE, STE. B  
GLADSTONE, MO 64119  
[WWW.OPESCRE.COM](http://WWW.OPESCRE.COM)

**For More Information Contact**

**Chuck Cuda**

**[cuda@opescre.com](mailto:cuda@opescre.com)**

**816-268-4493 Direct - 816-686-8108 Cell**



# Area Demographics

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	<b>21,631</b>	<b>67,512</b>	<b>165,020</b>
2022 Population:	<b>21,983</b>	<b>68,790</b>	<b>169,264</b>
Pop Growth 2017-2022:	<b>1.63%</b>	<b>1.89%</b>	<b>2.57%</b>
Average Age:	<b>33.50</b>	<b>34.60</b>	<b>36.70</b>
Households			
2017 Total Households:	<b>6,982</b>	<b>24,472</b>	<b>69,781</b>
HH Growth 2017-2022:	<b>1.56%</b>	<b>1.91%</b>	<b>2.69%</b>
Median Household Inc:	<b>\$24,987</b>	<b>\$24,394</b>	<b>\$32,333</b>
Avg Household Size:	<b>3.10</b>	<b>2.70</b>	<b>2.30</b>
2017 Avg HH Vehicles:	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>
Housing			
Median Home Value:	<b>\$55,555</b>	<b>\$61,267</b>	<b>\$75,165</b>
Median Year Built:	<b>1946</b>	<b>1948</b>	<b>1951</b>