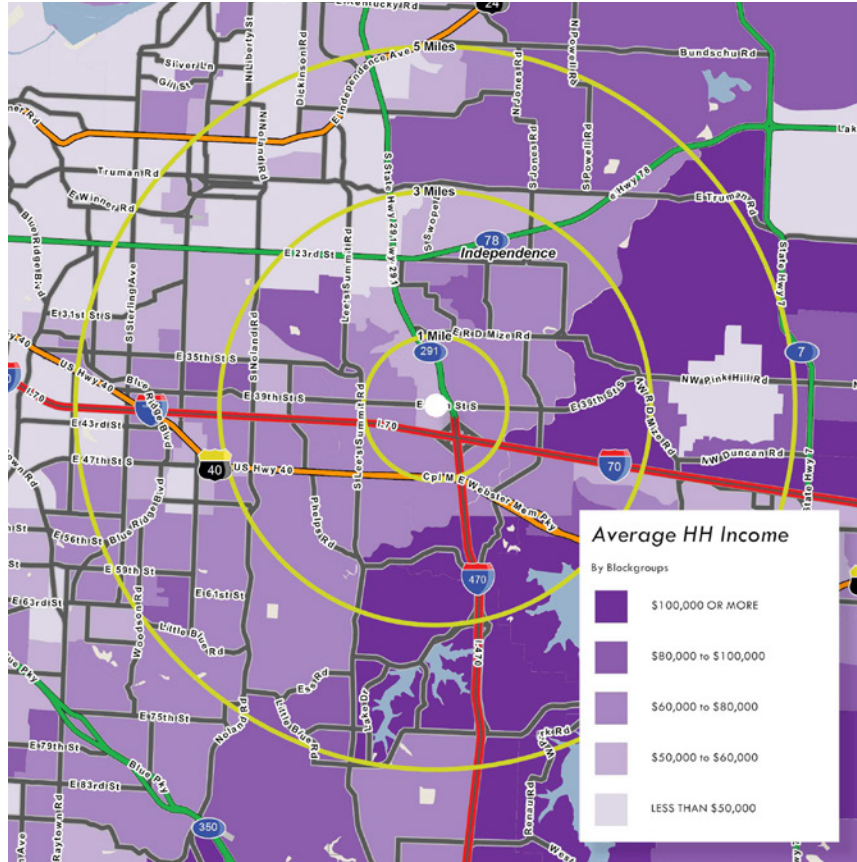







3901 BOLGER ROAD

7,200 SF +/- NEW CONSTRUCTION RETAIL
DEVELOPMENT IN INDEPENDENCE, MO.

MARKET OVERVIEW

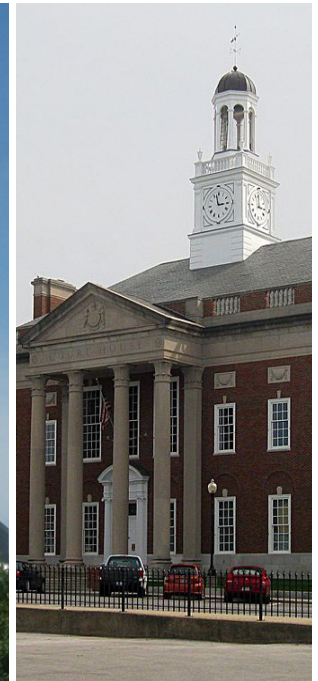


		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		6,881	51,499	140,155
		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
HOUSEHOLDS		3,136	22,498	59,037
		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
AVG HH INCOME		\$69,220	\$73,967	\$68,198

Independence is the fifth-largest city in the state of Missouri and encompasses over 78 square miles. It is the county seat of Jackson County. Independence is a satellite city of Kansas City, Missouri, and is part of the Kansas City metropolitan area. Independence is four hours north of Branson and four hours west of St. Louis. It is easily accessed from I-70 and I-435.

Independence is known as the “Queen City of the Trails” because it was a point of departure for the California, Oregon, and Santa Fe Trails. Independence was also the hometown of U.S. President Harry S. Truman; the Truman Presidential Library and Museum is located in the city, and Truman and First Lady Bess Truman are buried in Independence. The city is also sacred to many Latter Day Saints, with Joseph Smith’s 1831 Temple Lot being located here, as well as the headquarters of several Latter Day Saint factions.

Independence’s top employers include Independence School District (2,200), Orbital ATK (1,722), Centerpoint Medical Center (1,400) and City of Independence (1,097). Independence residents enjoy over 40 parks, excellent schools and outstanding shopping facilities that offer a wide variety of choices ranging from the historic Independence Square to one of the finest malls in the surrounding area.



L³ CORPORATION
COMMERCIAL REAL ESTATE

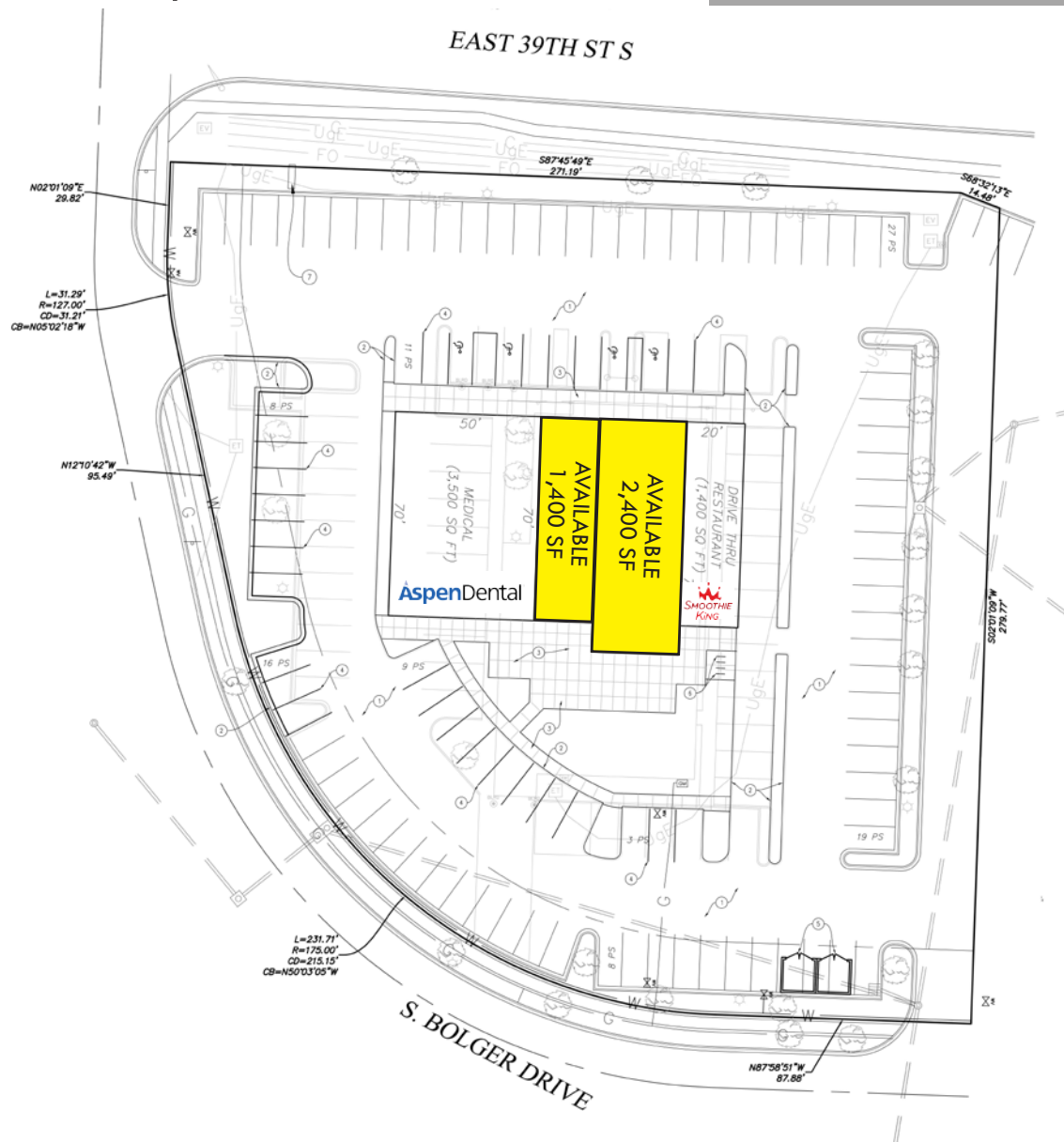
211 N. LINDBERGH BLVD . SUITE 150
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

PLEASE CONTACT: **L³ CORPORATION**

KEVIN SHAPIRO
314.282.9831 (DIRECT)
314.283.4691 (MOBILE)
KEVIN@L3CORP.NET

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SITE PLAN/INFORMATION



- NEW CONSTRUCTION 8,700 SF RETAIL CENTER COMING 3RD QUARTER 2018
- JOIN ASPEN DENTAL AND SMOOTHIE KING
- 1,400 - 3,800 SF REMAINING
- LOCATED AT SIGNALIZED INTERSECTION SHARED WITH WALMART, SAM'S CLUB, AND TARGET
- 24,000 VPD ON 39TH STREET; 60,000 VPD ON MO HIGHWAY 291
- 99 PARKING SPACES (11.38 PER 1,000 SF PARKING)
- PLEASE CONTACT BROKER FOR PRICING AND ADDITIONAL INFORMATION



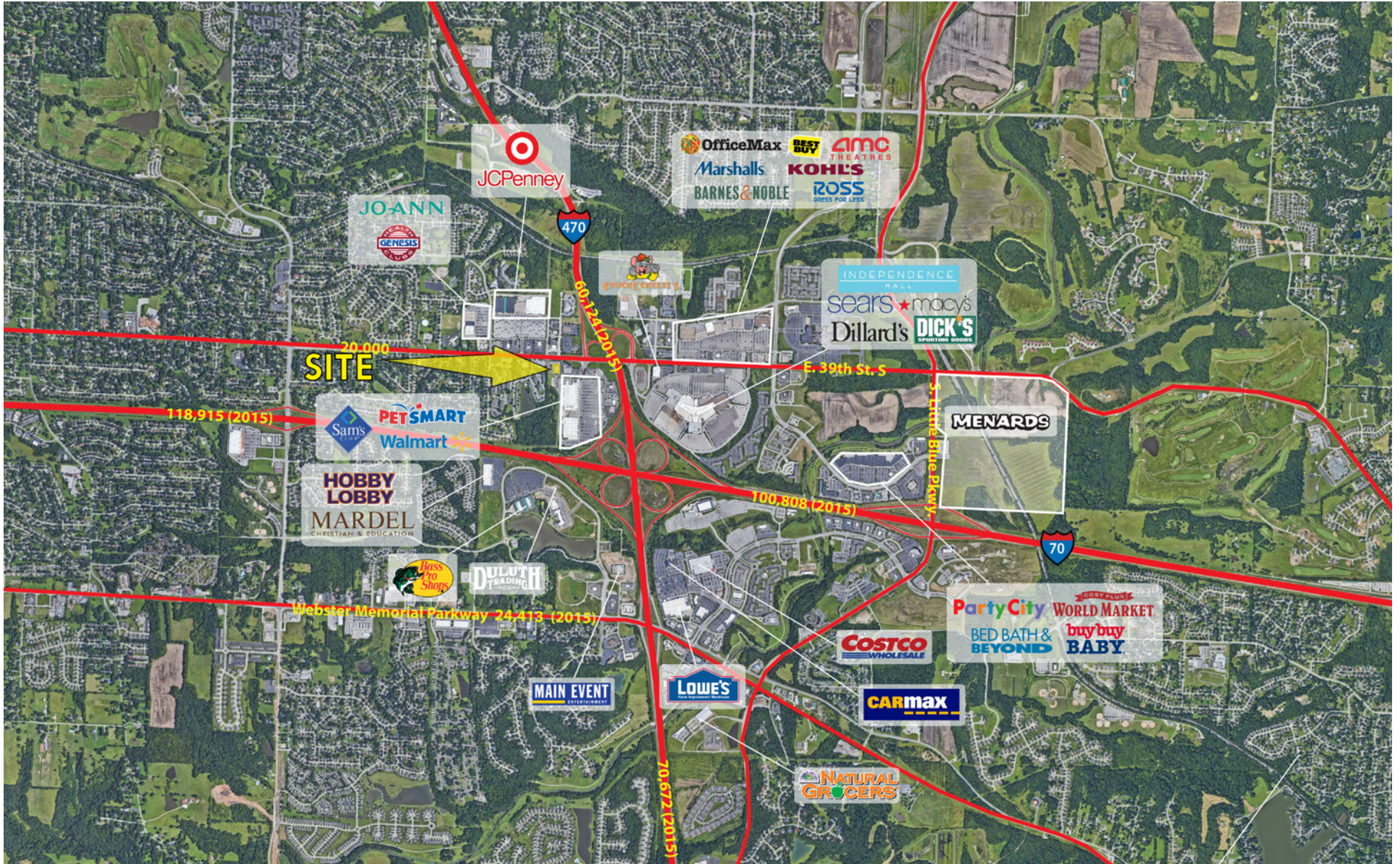
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A E R R I A L



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