

NOLAND SOUTH SHOPPING CENTER | 4340-4528 S. NOLAND ROAD

INDEPENDENCE, MISSOURI 64055

est. 1879

KH

KESSINGER HUNTER
commercial real estate



1,500-11,277± SF | FOR LEASE



Property Features

- ✓ 1,500-11,277 SF available, from small-shop suites up to 11,277 SF
- ✓ Established co-tenancy: Harbor Freight, Arvest Bank, Baskin-Robbins, Mama Garden, The Dugout
- ✓ High visibility Noland Road frontage with Pylon signage and ample surface parking
- ✓ New ownership actively reinvesting in the center and motivated to make deals on available space
- ✓ New façade renderings coming soon

SPACE FEATURES

BASE RENT	\$12.00-\$14.00 PSF NNN
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For additional information, contact:

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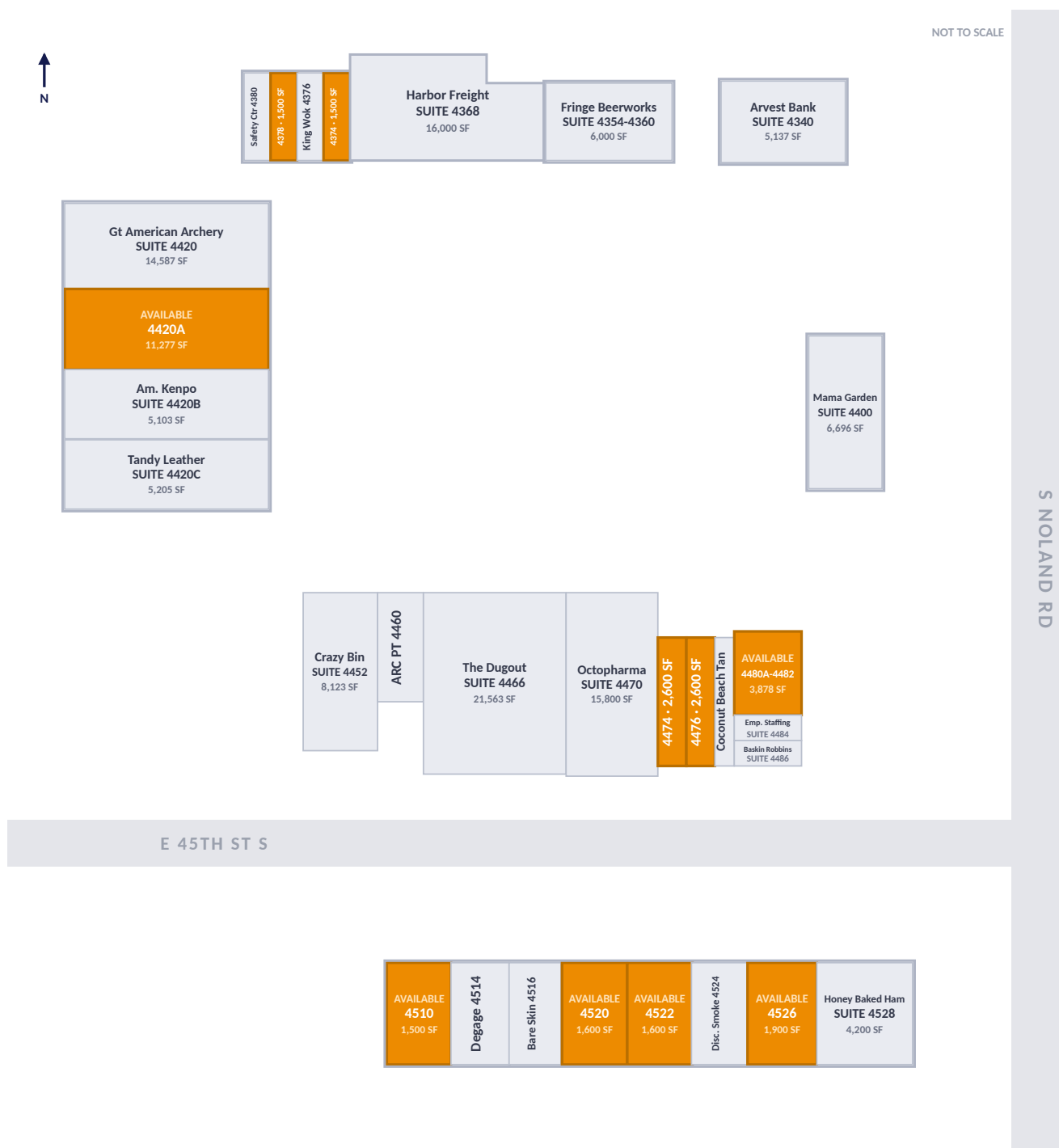
www.kessingerhunter.com

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Site Plan & Tenant Key

10 SUITES AVAILABLE • 29,955 SF • 1,500–11,277 SF RANGE



TENANT KEY

AVAILABLE FOR LEASE

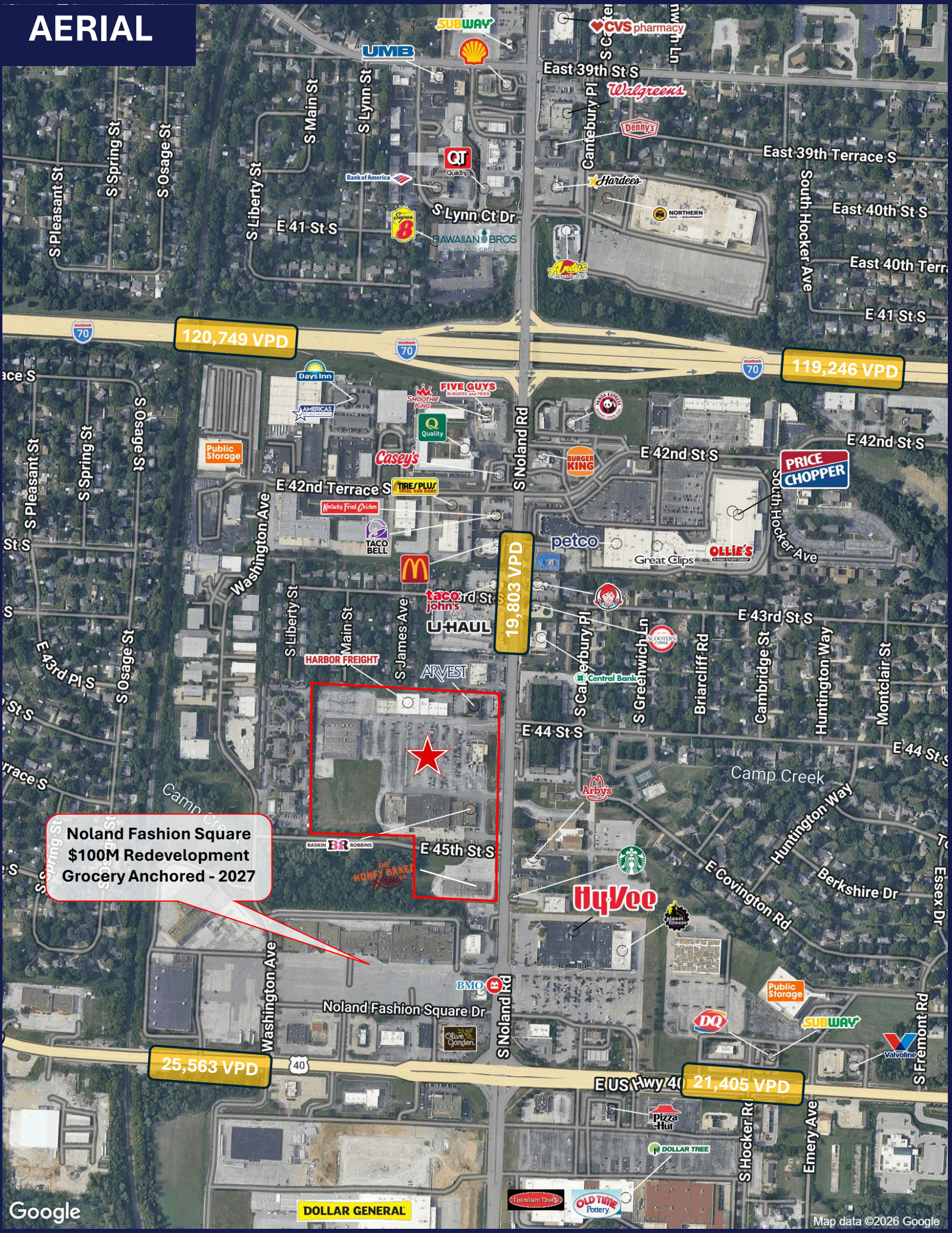
OCCUPIED

4340	Arvest Bank	5,137 SF
4354-60	Fringe Beerworks	6,000 SF
4368	Harbor Freight Tools	16,000 SF
4374	Available	1,500 SF
4376	King Wok	1,500 SF
4378	Available	1,500 SF
4380	Safety Center	1,500 SF
4400	Mama Garden	6,696 SF
4420	Great American Arch...	14,587 SF
4420A	Available	11,277 SF

4420B	American Kenpo Karate	5,103 SF
4420C	Tandy Leather	5,205 SF
4452	Crazy Bin	8,123 SF
4460	ARC Physical Therapy	6,350 SF
4466	The Dugout	21,563 SF
4470	Octopharma Plasma	15,800 SF
4474	Available	2,600 SF
4476	Available	2,600 SF
4478	Coconut Beach Tan	2,680 SF
4480A-4482	Available	3,878 SF

4484	Employee Staffing Gro...	1,500 SF
4486	Baskin-Robbins	1,500 SF
4510	Available	1,500 SF
4514	Degage Dancewear	1,200 SF
4516	Bare Skin Tattoo	800 SF
4520	Available	1,600 SF
4522	Available	1,600 SF
4524	Discount Smoke Shop	1,000 SF
4526	Available	1,900 SF
4528	Honey Baked Ham	4,200 SF

AERIAL



EXTERIOR



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DEMOGRAPHICS

POPULATION



1 MILE	8,571
3 MILE	67,186
5 MILE	156,837

DAYTIME POPULATION

1 MILE	6,263
3 MILE	38,530
5 MILE	102,695

AVERAGE HH INCOME

1 MILE	\$95,982
3 MILE	\$88,603
5 MILE	\$90,499

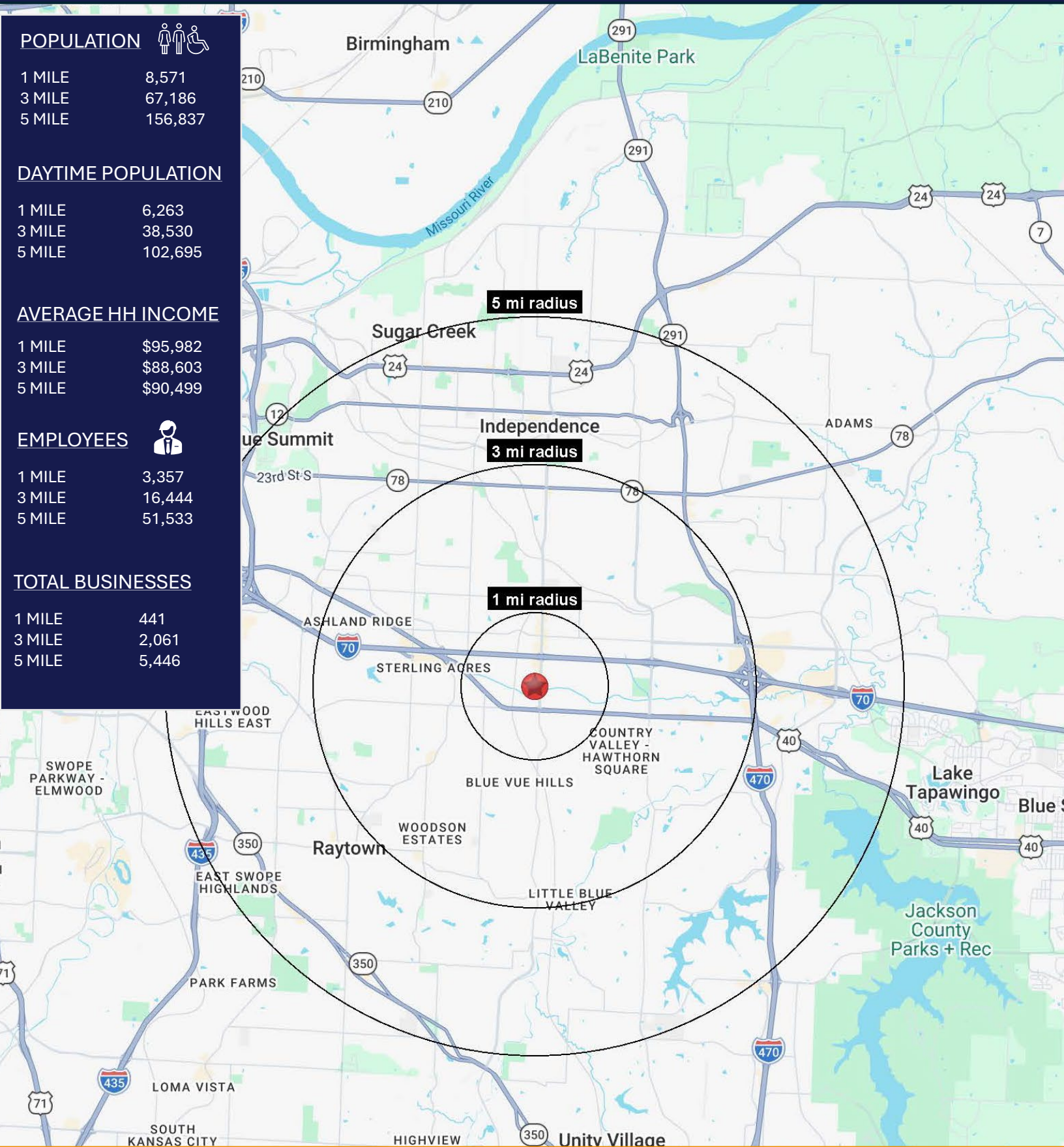
EMPLOYEES



1 MILE	3,357
3 MILE	16,444
5 MILE	51,533

TOTAL BUSINESSES

1 MILE	441
3 MILE	2,061
5 MILE	5,446



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