## Pad & Development Sites Available in Independence, MO

- Located at the intersection of I-70 and Little Blue Parkway
- Convenient access to Independence, Lee's Summit, Blue Springs and Kansas City, MO
- Great visibility to heavy traffic along I-70 (93,000+ VPD)
- Excellent neighboring tenants: Children's Mercy Hospital, Drury Inn, Corner Cafe, Culvers, My Place Extended Stay hotel and more
- Great sites for office, medical, retail, restaurant, hotel, sports, multifamily, and senior living

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*For more information contact:*

WESTON BUCKLEY
816.268.9102
wbuckley@lane4group.com

LANE4 PROPERTY GROUP

# TRINITY WOODS

SEC I-70 & Little Blue Parkway | Independence, MO

## >> Sites can be combined or divided

*For more information contact:*


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LANE4 PROPERTY GROUP

# TRINITY WOODS

SEC I-70 & Little Blue Parkway | Independence, MO

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 5,011 | 46,362 | 127,414 |
| Average HH Income | $80,709 | $89,346 | $85,565 |
| # Businesses | 632 | 1,715 | 4,451 |
| # Employees | **11,410** | **24,476** | **54,939** |

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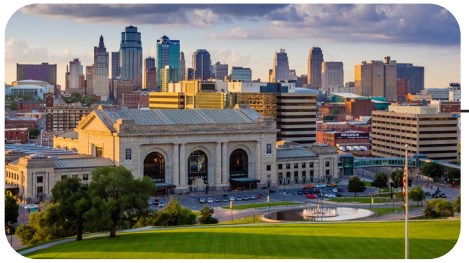
# TRINITY WOODS

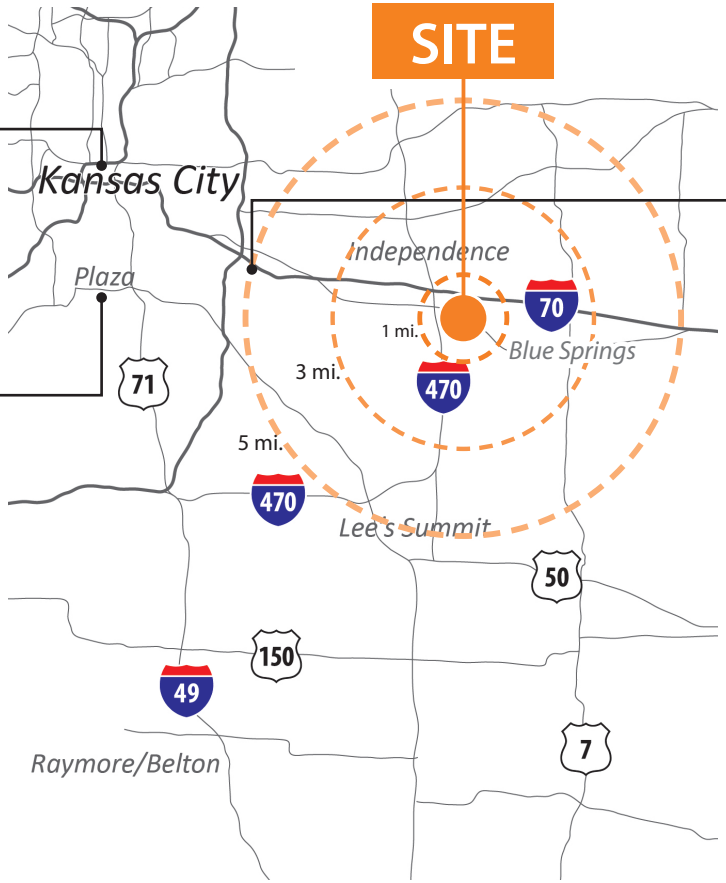
SEC I-70 & Little Blue Parkway | Independence, MO

## >> CONVENIENT LOCATION FOR QUICK ACCESS TO KC LANDMARKS AND THRIVING RESIDENTIAL COMMUNITIES



*Downtown Kansas City*

*Country Club Plaza*



*Truman Sports Complex*

| | |
|---|---|
| Independence, MO - 121,018 Residents | 0 Min |
| Blue Springs, MO - 55,819 Residents | 2 Min |
| Lee's Summit, MO - 97,478 Residents | 5 Min |
| Liberty, MO - 30,116 Residents | 18 Min |
| Jackson County, MO - **712,145 Total Residents** | |
| Truman Sports Complex | 9 Min |
| Downtown KC | 16 Min |
| Country Club Plaza | 23 Min |
| KC International Airport | 33 Min |

*For more information contact:*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