1.42 AC PAD SITE
GROUND LEASE OR BTS

INDEPENDENCE CENTER
INDEPENDENCE, MO

LANE4

18801 E 39th Street | Independence, MO

- Rare pad site at the entrance of Independence Center
- Located in regional destination along with HCA Hospital, AMC, Kohl's, Sam's Club, Bass Pro Shop, Walmart, Target, Dillard's, and others
- Full access at signalized intersection; over 22,000 cars per day on 39th Street
- Access to additional parking if necessary

DEMOGRAPHICS

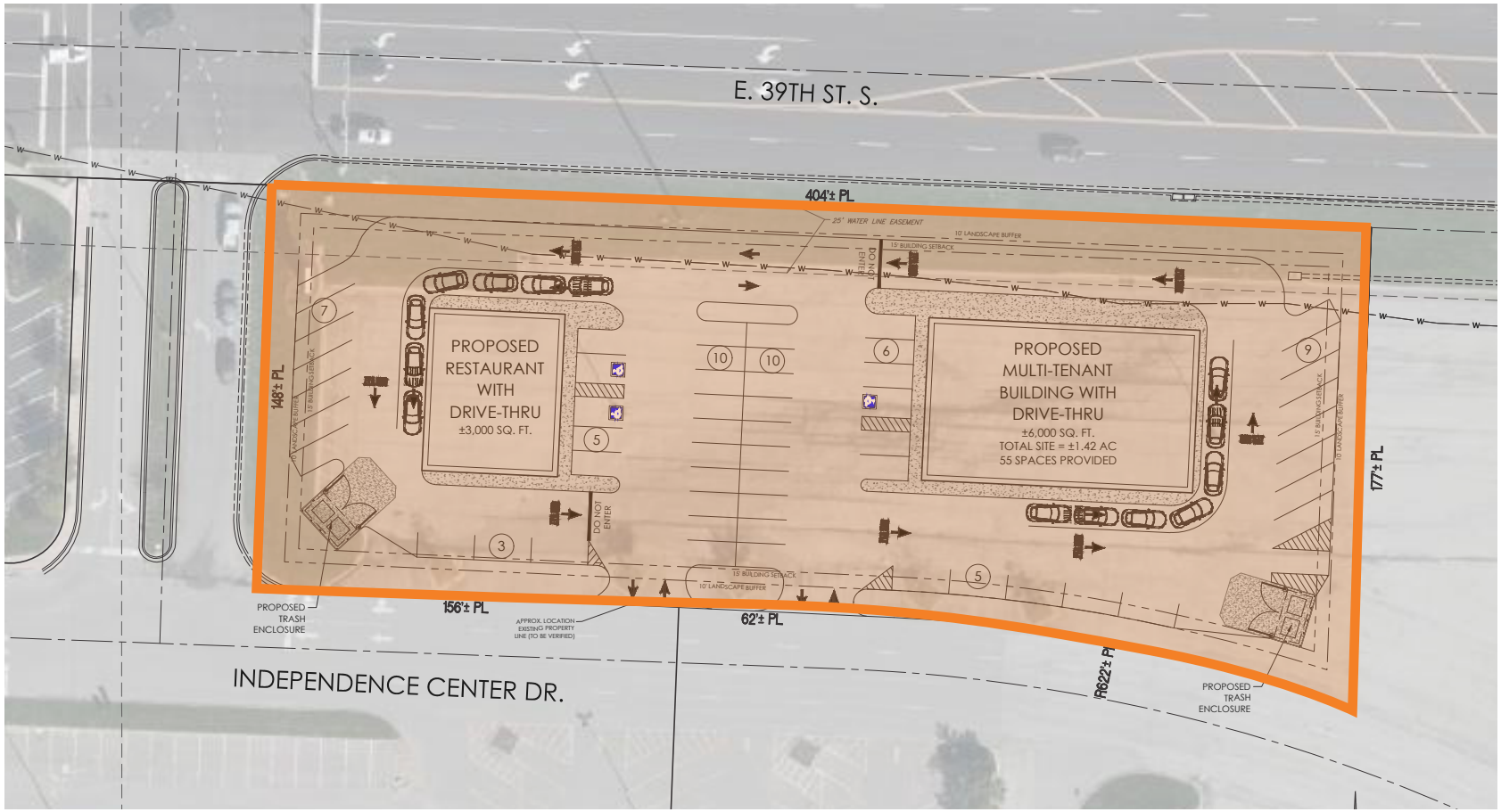
	3 MILE	5 MILE	7 MILE
Population	48,554	126,938	229,387
Avg. HH Income	$85,417	$82,591	$78,556
# of Businesses	1,487	803	6,673
# of Employees	21,740	55,574	86,145

4705 Central Street | Kansas City, MO 64112
816.960.1444 | lane4group.com

For more information, contact:

TOM O'LEARY / 816.268.9101
toleary@lane4group.com

CONCEPTUAL PLAN



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