

1,600 - 4,800 SF
AVAILABLE



SCOTTSDALE CENTER

RETAIL SPACE FOR LEASE

17000 - 17020 E HWY 40 • RETAIL CENTER • INDEPENDENCE, MO

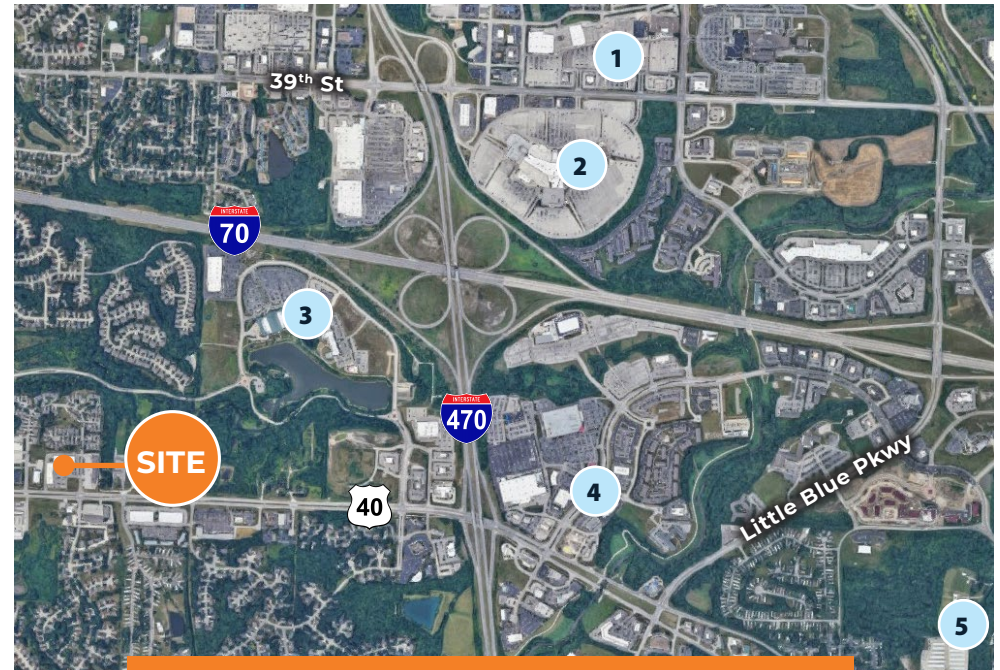
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PROPERTY HIGHLIGHTS

- **1,600 - 4,800 SF for lease**
- Located on Hwy 40 less than 1-mile from Hwy 291/I-470 Interchange
- Ideal for medical, office, or service-oriented users
- Ample Parking: 3.7/1000 SF

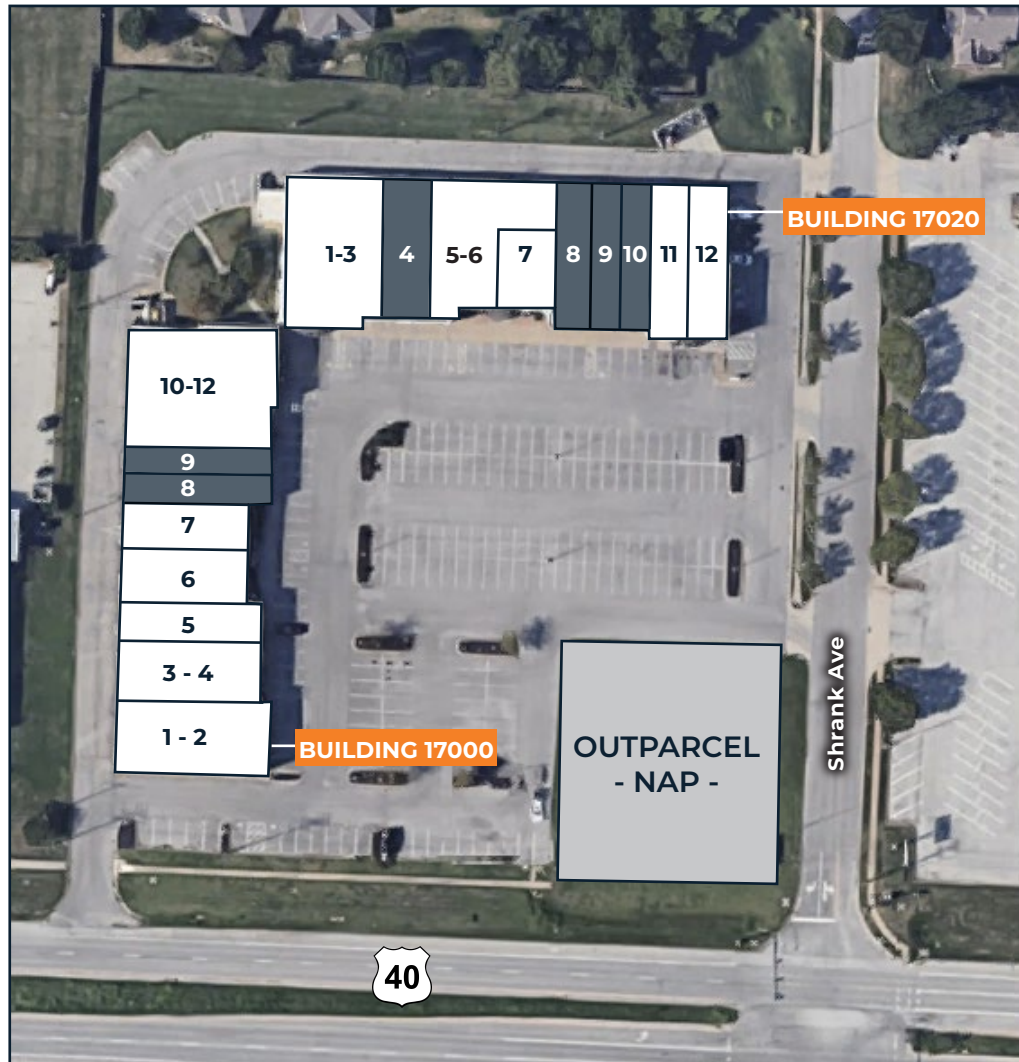
DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	8,358	54,628	141,915
Avg. HH Income	\$81,512	\$95,627	\$87,839
# of Businesses	210	1,815	4,240
# or Employees	2,309	25,447	54,539



**CONVENIENTLY LOCATED IN
INDEPENDENCE'S ENTERTAINMENT + RETAIL CORRIDOR**

1. INDEPENDENCE COMMONS
2. INDEPENDENCE CENTER
3. BASS PRO / STONEY CREEK HOTEL
4. EASTLAND RETAIL CENTER
5. HIDDEN VALLEY SPORTS COMPLEX

SITE PLAN



BUILDING 17000

STE	TENANT	SF
1-2	Re/Max Premier Properties	
3-4	Farmers Insurance	
5	Lux Premiere Event Space	
6	Ferguson Dental	
7	Kansas Salt Mine Chiropractic	
8*	AVAILABLE	1,600 SF
9*	AVAILABLE VIEW SUITE	1,600 SF
10-12	Independence Surgery Center	

**Suites can be combined to 3,200 SF*

BUILDING 17020

STE	TENANT	SF
1-3	Archway Systems	
4	AVAILABLE VIEW SUITE	1,600 SF
5-6	Civia Health	
7	Davis Dental	
8*	AVAILABLE <i>2nd Gen Nail Salon</i>	1,600 SF
9*	AVAILABLE VIEW SUITE	1,600 SF
10*	AVAILABLE VIEW SUITE	1,600 SF
11	Blondies Salon	
12	Sarpinos Pizzeria	

**Suites can be combined to 4,800 SF*

AERIAL OVERVIEW

