

1,600 - 5,372 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 - 5,372 SF available for lease
- Under new ownership
- Located on Hwy 40 less than 1-mile from Hwy 291/I-470 Interchange
- Ideal for medical, special use, or retail users
- Ample Parking: 3.7/1000 SF



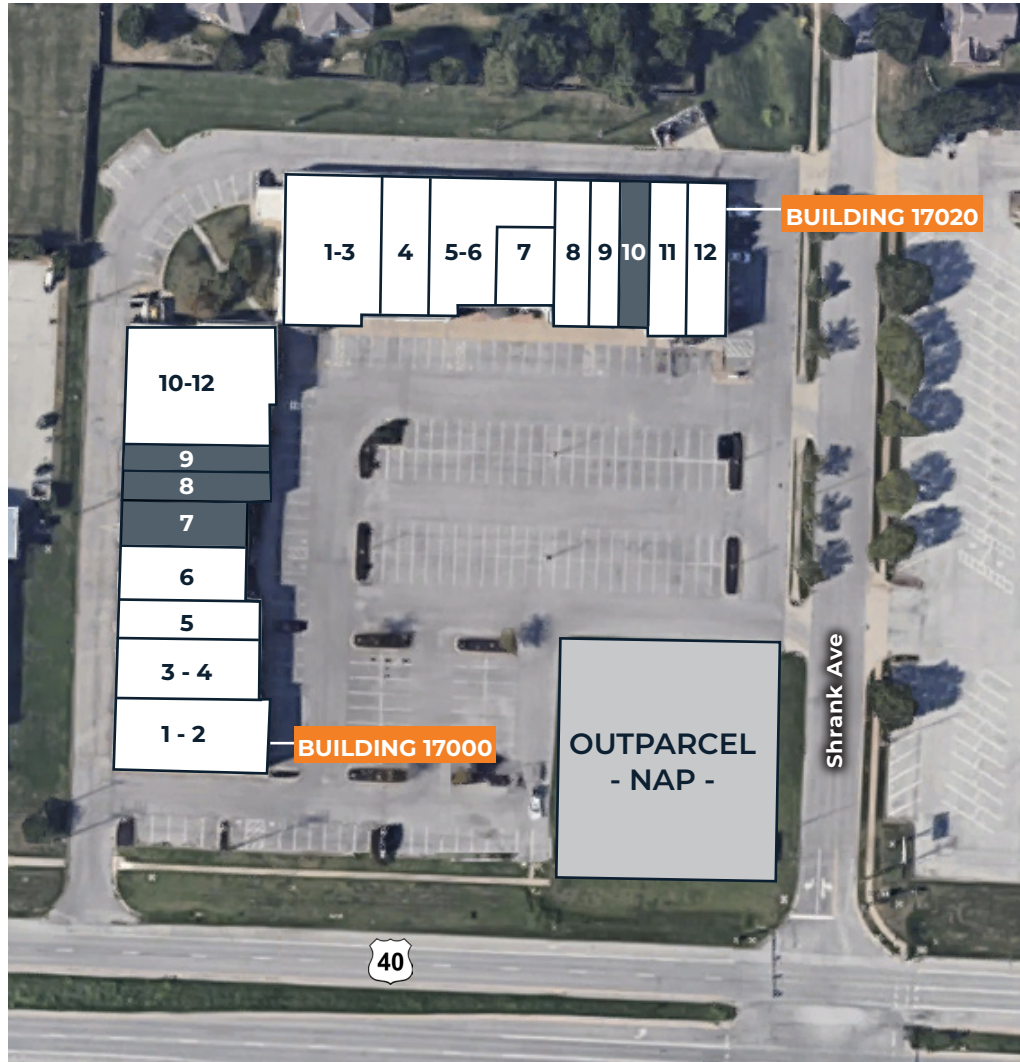
CONVENIENTLY LOCATED IN
INDEPENDENCE'S ENTERTAINMENT + RETAIL CORRIDOR

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

DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	8,358	54,628	141,915
AVG. HH INCOME	\$81,512	\$95,627	\$87,839
# OF BUSINESSES	210	1,815	4,240
# OF EMPLOYEES	2,309	25,447	54,539

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*	AVAILABLE	2,172 SF
8*	AVAILABLE	1,600 SF
9*	AVAILABLE	1,600 SF
10-12	Independence Surgery Center	

**Suites can be combined to 5,372 SF*

BUILDING 17020

STE	TENANT	SF
1-3	Archway Systems	
4	1st Advanced Care	
5-6	Caduceus Occupational Medicine	
7	Davis Dental	
8	Lash Out Beauty Bar	
9	Charles Hare Audiology	
10	AVAILABLE	1,600 SF
11	Blondies Salon	
12	Sarpinos Pizzeria	

INDEPENDENCE SUBMARKET



BUILDING 17000 | SUITE 8

