

**1,600 - 6,002 SF
AVAILABLE**



SCOTTSDALE CENTER

RETAIL SPACE FOR LEASE

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

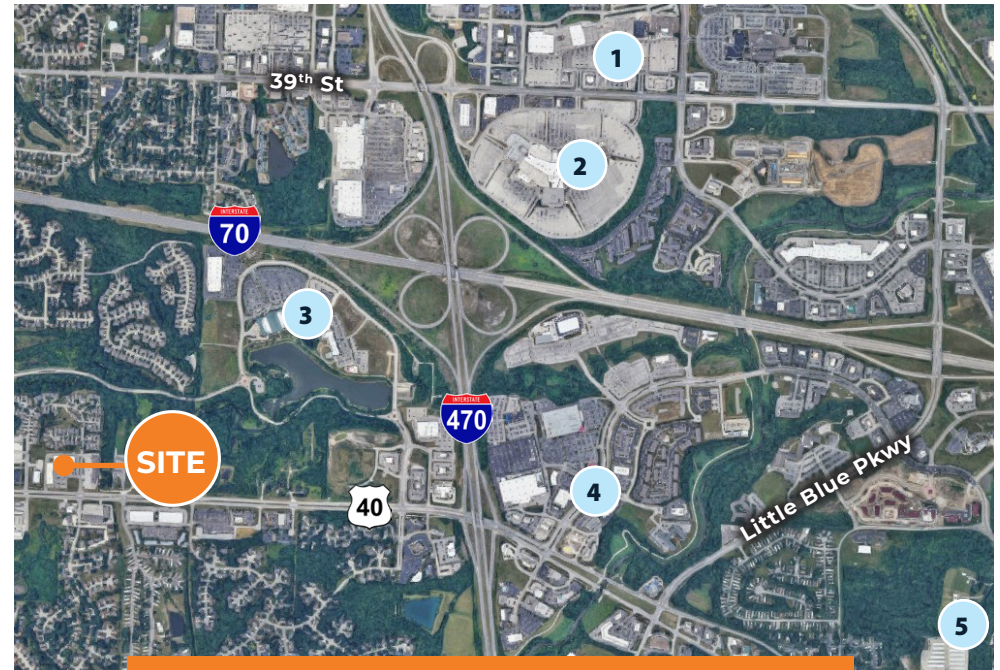
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PROPERTY HIGHLIGHTS

- **1,600 - 6,002 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

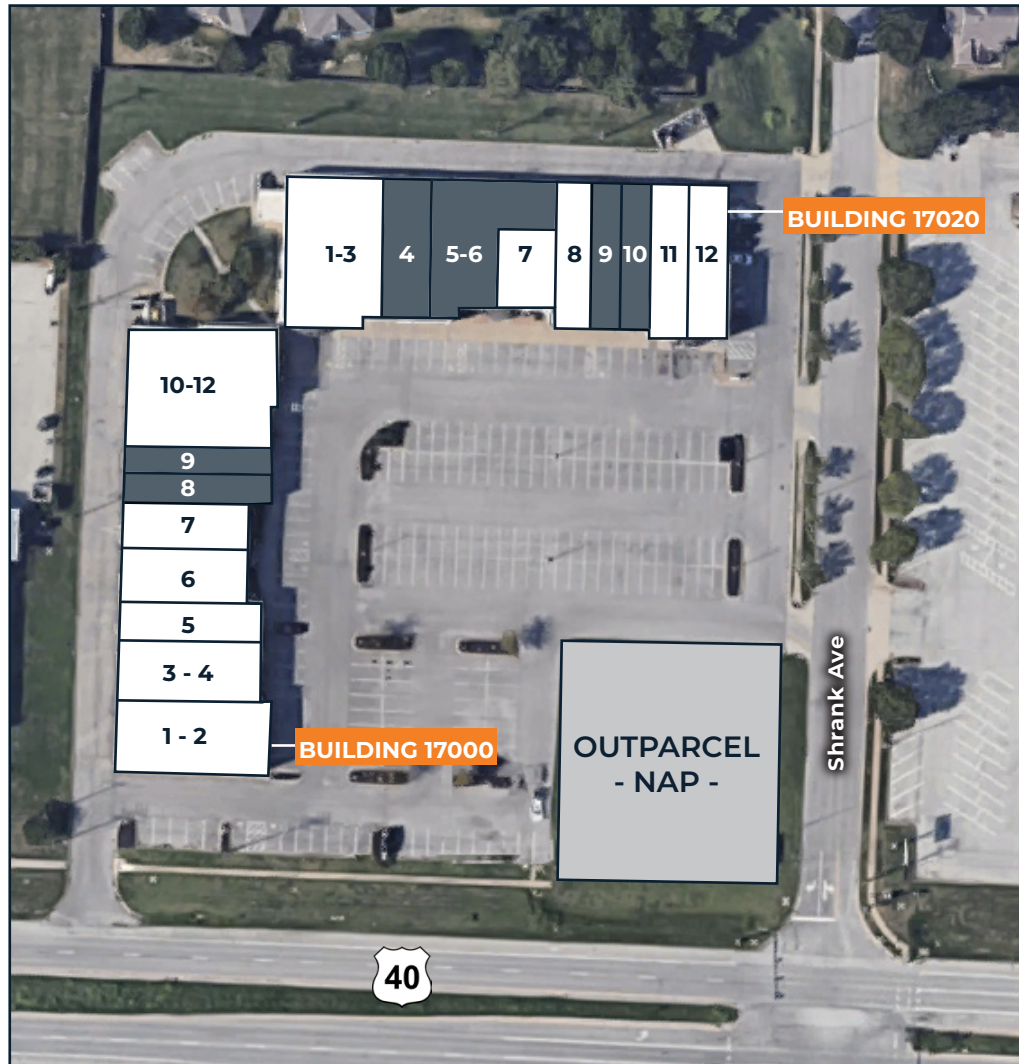
DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	8,358	54,628	141,915
Avg. HH Income	\$81,512	\$95,627	\$87,839
# of Businesses	210	1,815	4,240
# or Employees	2,309	25,447	54,539



**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	Newly Leased	
8*	AVAILABLE	1,600 SF
9*	AVAILABLE VIEW SUITE	1,600 SF
10-12	Independence Surgery Center	

**Suites can be combined to 3,800 SF*

BUILDING 17020

STE	TENANT	SF
1-3	Archway Systems	
4*	AVAILABLE VIEW SUITE	1,600 SF
5-6*	AVAILABLE VIEW SUITE	4,402 SF
7	Davis Dental	
8	Lash Out Beauty Bar	
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 6,002 SF*

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

AERIAL OVERVIEW

