

Retail for Lease

Scottsdale Center

17000-17020 E HWY 40 | INDEPENDENCE, MO

1,600-3,400 SF

PRIME ENDCAP SPACE Coming Available 1.1.2027

Visibility to Hwy 40 with 24,882 CPD



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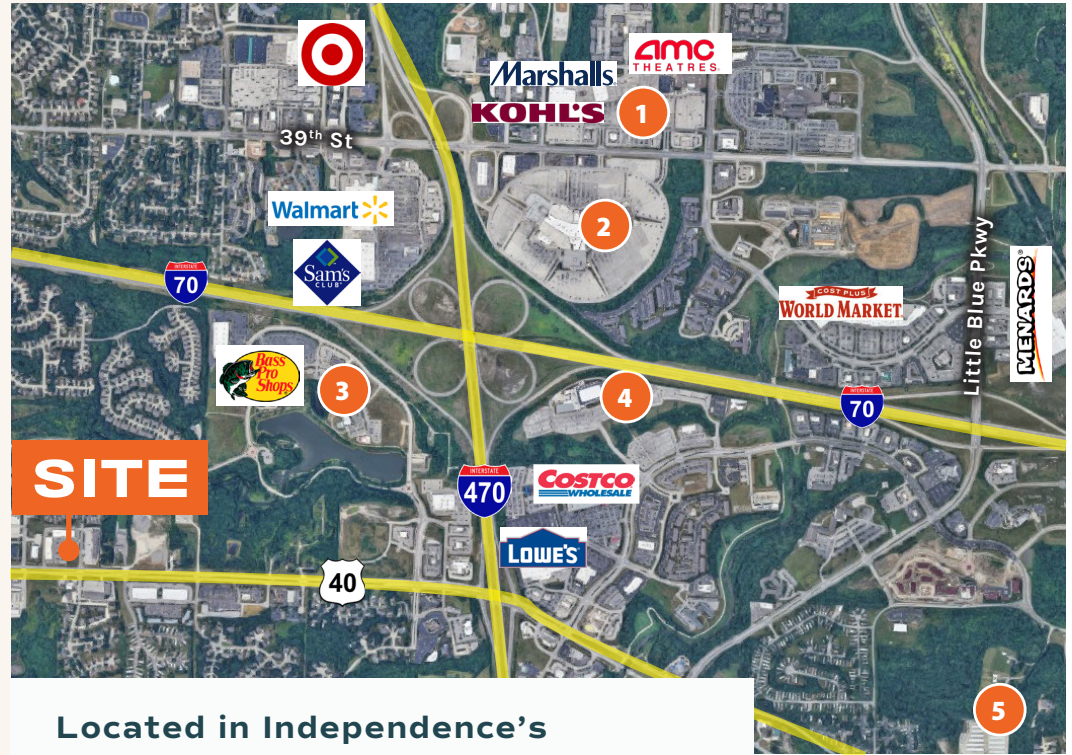
 **BACELINE**
GROUP

LANE4

Property Highlights

- 1,600 - 3,400 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
# of Employees	2,309	25,447	54,539



Located in Independence's PREMIERE RETAIL CORRIDOR

1. Independence Commons
2. Independence Center
3. Bass Pro / Stoney Creek Hotel
4. Cable Dahmer Arena
5. Hidden Calley Sports Complex

Site Plan

Building 17000

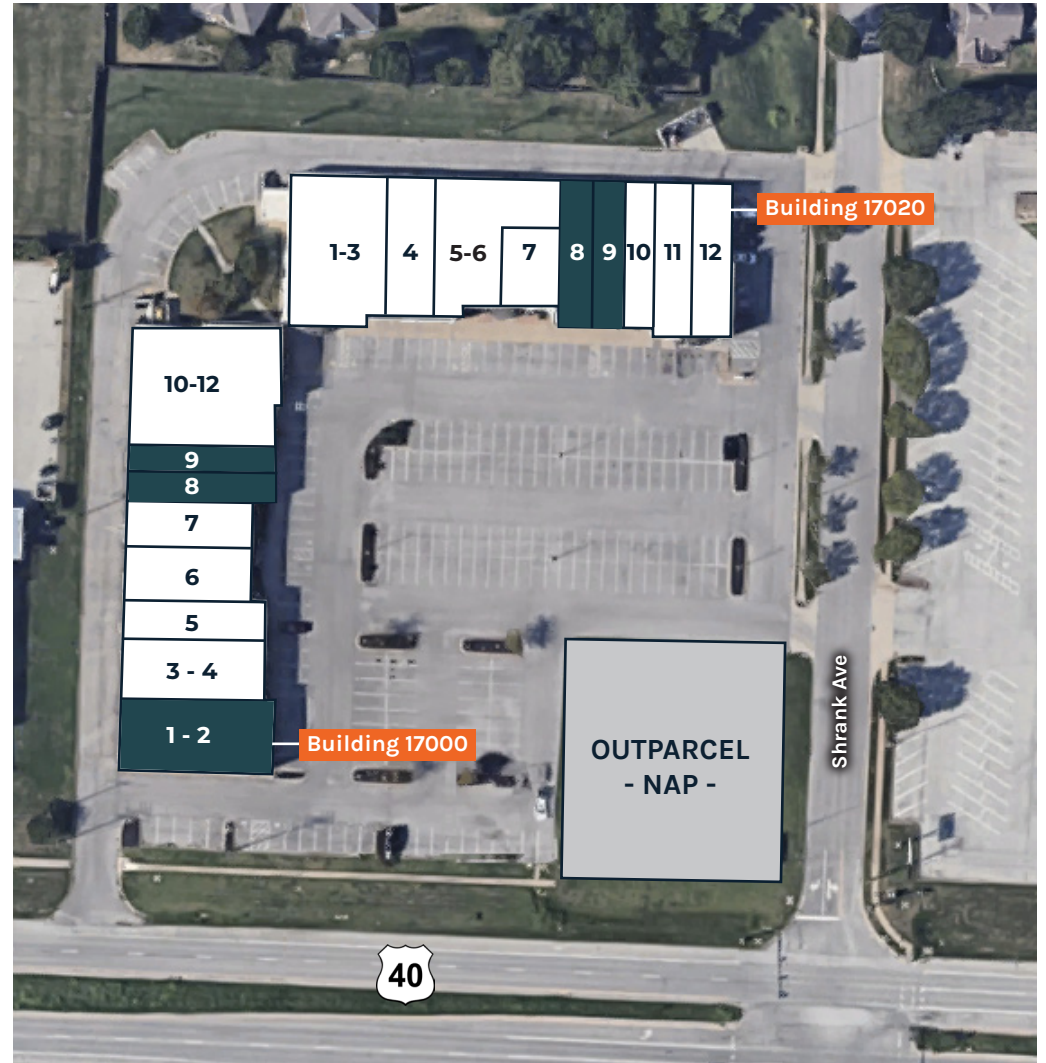
Suite	Tenant	SF
1-2	AVAILABLE (Available 1/1/2027)	3,400 SF
3-4	Farmers Insurance	
5	Lux Premiere Event Space	
6	Ferguson Dental	
7	Kansas Salt Mine Chiropractic	
8*	AVAILABLE	1,600 SF
9*	AVAILABLE VIEW SUITE	1,600 SF
10-12	Independence Surgery Center	

*Suites can be combined to 3,200 SF

Building 17020

Suite	Tenant	SF
1-3	Archway Systems	
4	American Hearing	
5-6	Civia Health	
7	Davis Dental	
8*	AVAILABLE (2nd Gen Nail Salon)	1,600 SF
9*	AVAILABLE VIEW SUITE	1,600 SF
10	Cooper's Seed & Garden Oasis	
11	Blondies Salon	
12	Sharpinos Pizzeria	

*Suites can be combined to 3,200 SF



Market Aerial

