

100% LEASED | NNN LEASES

6.75% CAP

**SALE PRICE
\$4,240,000**



INVESTMENT OPPORTUNITY

18921 E Valley View Pkwy, Independence, MO

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LANE4

Investment Overview

Eastland Retail Center is a 12,080-square-foot multi-tenant retail asset located within Independence's premier retail corridor at the southeast corner of I-70 and I-470 in Independence, Missouri.

Situated in the core of the Eastland retail node, the property is surrounded by destination anchors such as Costco, Bass Pro Shops, Lowe's, and Cable Dahmer Arena.

The center is currently 100% occupied by a diverse mix of tenants including Subway, Sport Clips, Chick-In-Waffle, Jerusalem Cafe, Crumbl, and Any Lab Test Now.



1.6 M

unique annual visitors to the I-70 & I-470 retail corridor

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 Valley Sports Complex



Property Overview



Address: 18921 E Valley View Pkwy
Independence, MO

Type: Multi-tenant Retail

Occupancy: 100%

Parking: 106 stalls; 8.77/1000

Parcel: 2.05 AC

Size: 12,080 SF

Built: 2004

Price: \$4,240,000

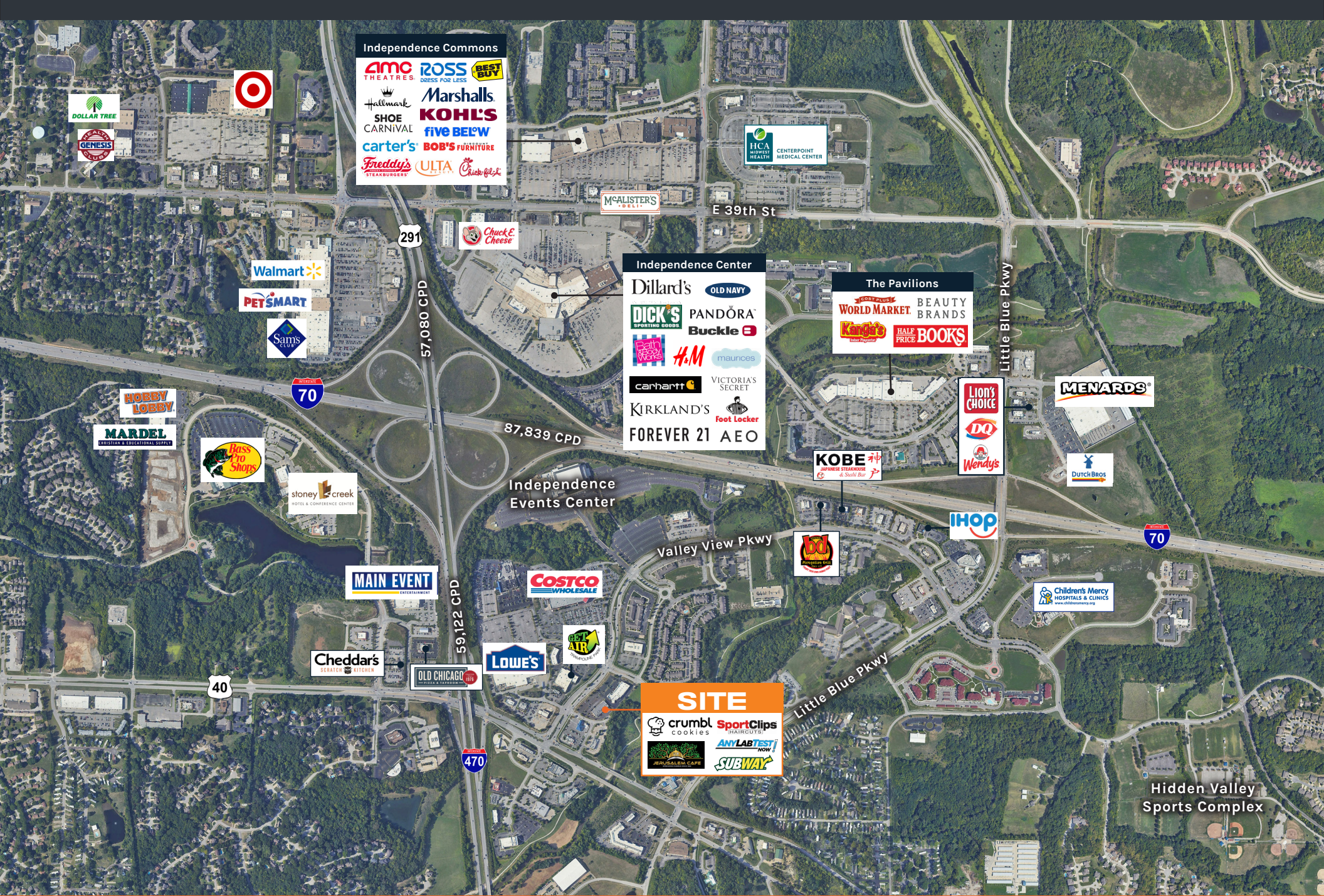
PSF: \$350.99

Cap Rate: 6.75%



3/8 2.5M Annual Visitors
Missouri locations
based on visits





Independence Commons

AMC THEATRES | ROSS DRESS FOR LESS | BEST BUY

Hallmark | Marshalls | KOHL'S

SHOE CARNIVAL | five BELOW

carter's | BOB'S FURNITURE

Freddy's STEAKBURGERS | ULTA | Chick-fil-A

Independence Center

Dillard's | OLD NAVY

DICK'S SPORTING GOODS | PANDORA | Buckle

Hot Topic | H&M | maurices

carhartt | VICTORIA'S SECRET

KIRKLAND'S | Foot Locker

FOREVER 21 | AEO

The Pavilions

WORLD MARKET | BEAUTY BRANDS

Kangaroo | HALF PRICE BOOKS

SITE

crumbl cookies | SportClips

ANY LAB TEST NOW | SUBWAY



Location and Demographic



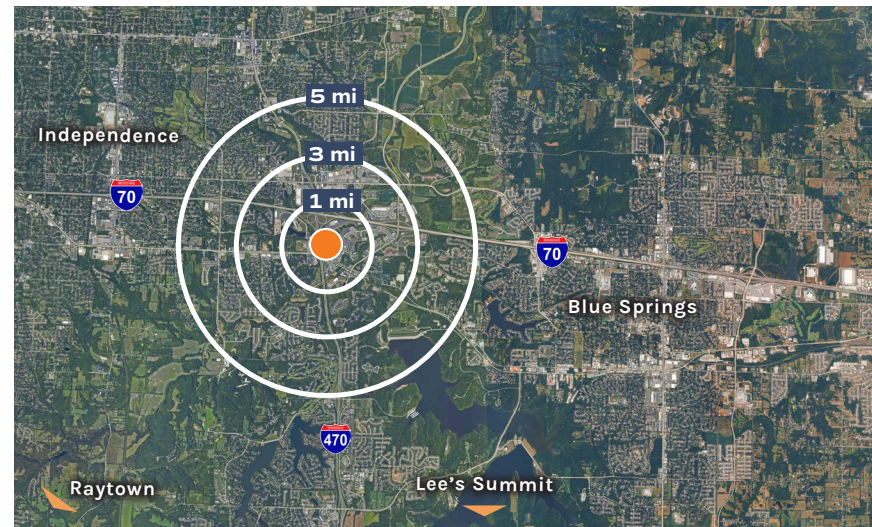
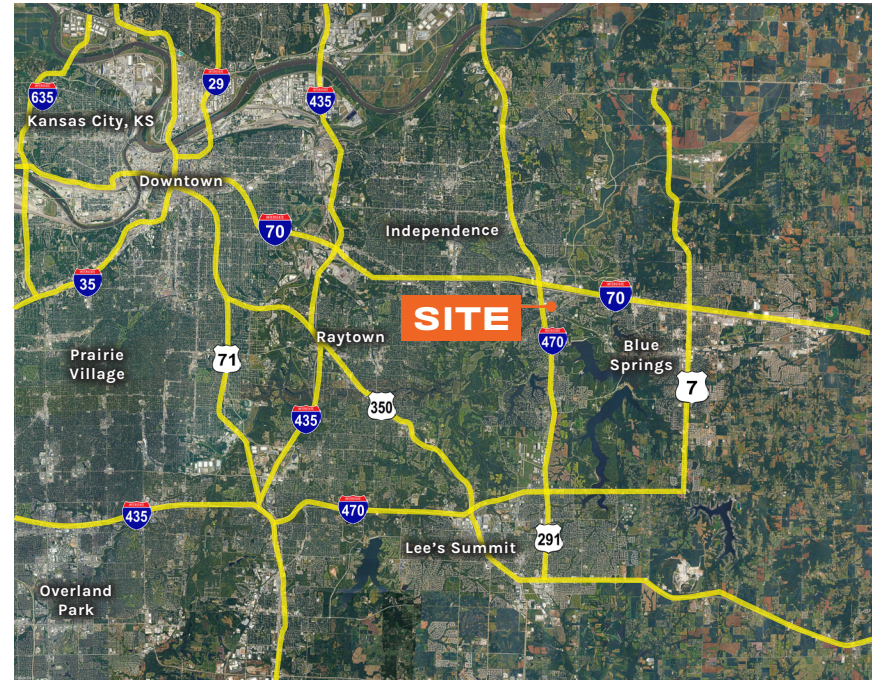
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	5,543	49,472	127,628
2030 Est. Population	5,760	49,805	127,726
2025-2030 Pop. Growth	0.77%	0.13%	0.02%
2025-2030 Average Growth Rate - State of MO:			0.19%



Households	2,773	21,121	52,345
Average HH Income	\$76,943	\$102,725	\$100,297
Median HH Income	\$60,453	\$79,724	\$77,845



# Businesses	472	1,377	4,232
# Employees	6,255	18,449	50,792



Tenant Profiles



Crumbl is a fast-growing dessert concept known for its fresh-baked cookies, weekly rotating menu, and strong digital ordering platform. There are 8 stores in the Kansas City metro, and 16 in Missouri.



With more than 240 locations nationwide, Any Lab Test Now is a leading retail lab testing concept that offers consumers direct access to a wide range of health testing services.



Backed by the same family behind Jerusalem Cafe, Chick'n Waffle is a growing local restaurant concept where chicken meets golden waffles, alongside loaded fries and stacked sandwiches. There are 5 locations in the Kansas City metro.



Jerusalem Cafe is a longstanding Kansas City restaurant known for authentic Middle Eastern and Mediterranean cuisine with a loyal local following. Since 1989, the family-owned concept continues to expand its footprint across the metro.



Sport Clips is a nationally recognized haircut brand focused on men's and boys' grooming, offering a convenient walk-in model and its signature sports-themed in-store experience.



Subway is one of the world's largest restaurant brands, serving freshly made, customizable sandwiches, wraps, and salads through a broad franchise network. There are over 83 locations in the Kansas City metro.

(Placer. Ai 2026)



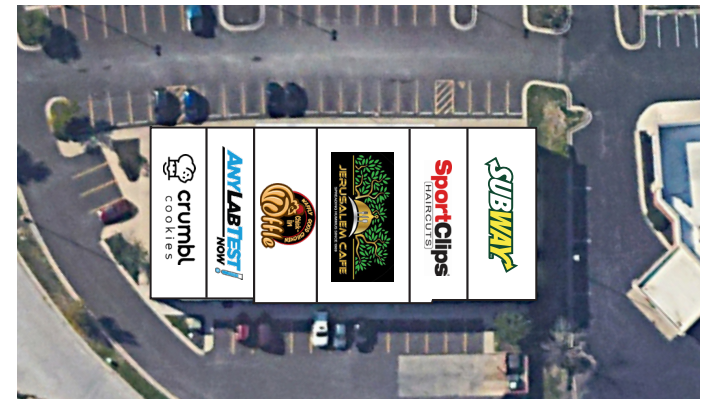
7/53 88% Percentile
Missouri locations based on visits






3/16 87% Percentile
Missouri locations based on visits



18/83 79% Percentile
KC locations based on visits



Comps

	Center & Address	Sold	Size	Sale Price	PSF	CAP	Occupancy
	Belton Center 8312 E 171st St Belton, MO	January 2026	9,500	\$2,750,000	\$289.47	6.75%	100%
	Village of Overland Pointe 8661 W 135th St Overland Park, KS	May 2025	7,309 SF	\$1,780,000	\$243.54	7.30%	100%
	Glenwood Commons 9101 Metcalf Ave Overland Park, KS	February 2025	16,205 SF	\$5,785,000	\$356	6.50%	100%



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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation to determine to your satisfaction the suitability of the property for your needs.

FOR MORE INFORMATION:

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