

# FOR LEASE

3901 S Bolger Road  
Independence, Missouri



## SITE SUMMARY

- 2,100 SF Available
- In the Heart of 39th Street Corridor
- Excellent Visibility/High Facade
- Anchored by Walmart and Sam's Club
- Great Visibility & Access to 39th Street



Brokerage • Development • Management



**Bryan Jantsch**  
bjantsch@rhjohnson.com | 816.268.2455

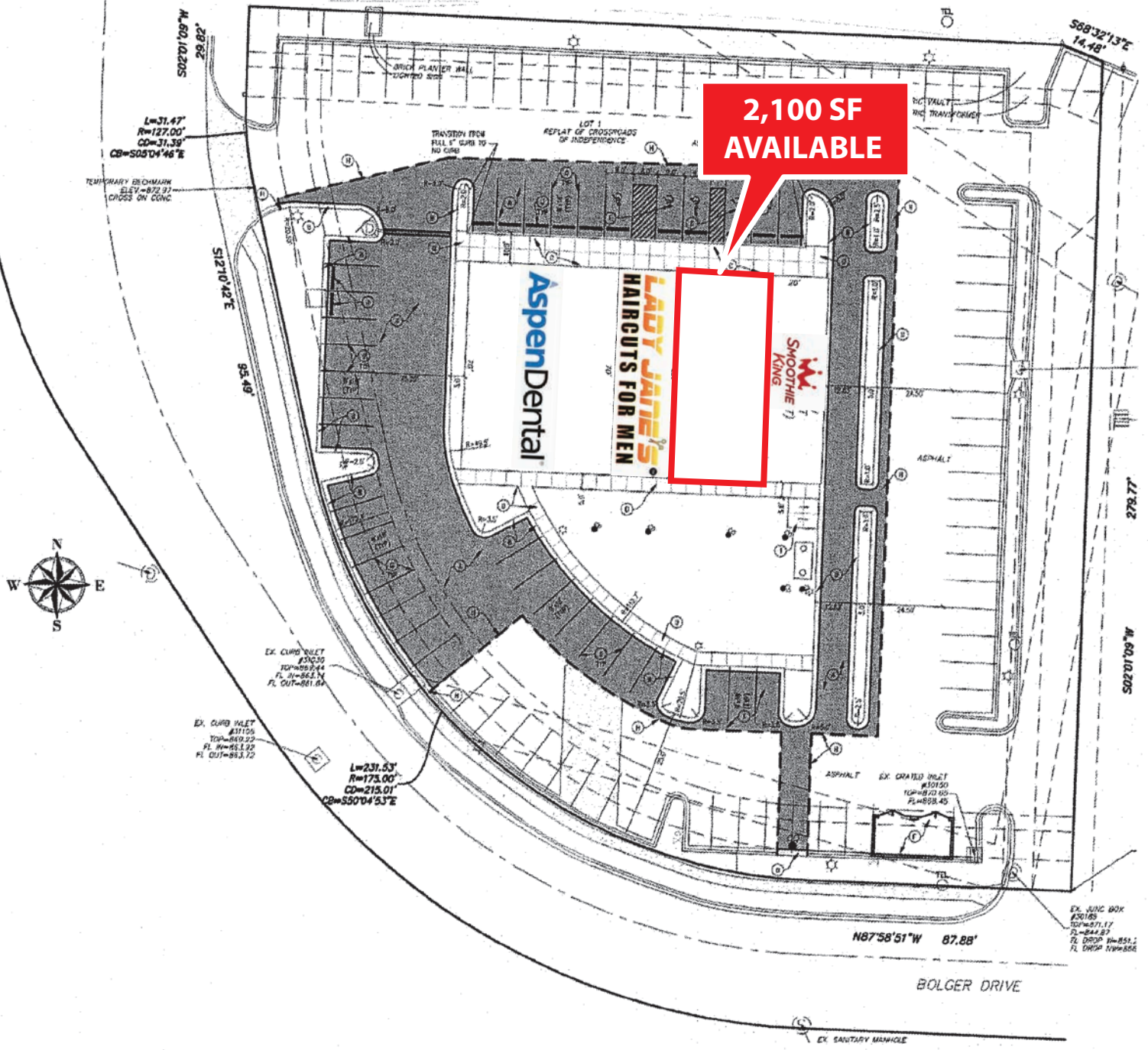
4520 Madison Avenue, Suite 300 • Kansas City, MO 64111 • 816.561.5111 • rhjohnson.com

While this information is deemed correct, no representation is made as to the accuracy thereof.  
This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

# SITE PLAN

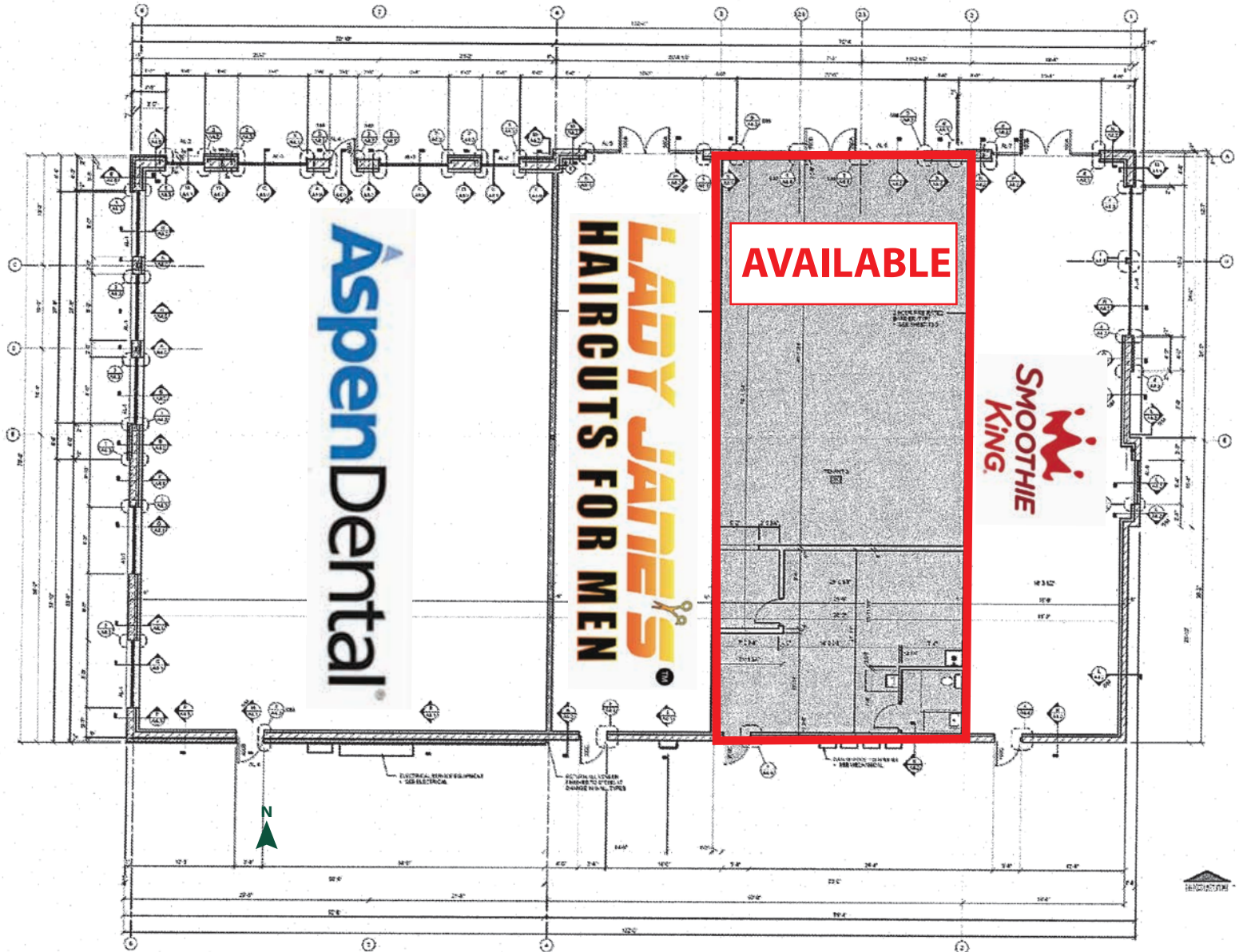
E. 39th STREET

2,100 SF AVAILABLE



3901 S BOLGER ROAD | INDEPENDENCE, MISSOURI

# FLOOR PLAN



Brokerage • Development • Management





**SITE**

**Foot Locker** **H&M** **CHARLEYS** **Buckle**  
**rue21** **PANDORA** **FINISH LINE** **BAKIN'** **BR**  
**VICTORIA'S SECRET** **zumiez** **noodles** **KAY**  
**AÉROPOSTALE** **JARED** **HOT TOPIC** **claire's**  
**CHAMPS** **PAC SUN** **AMERICAN EAGLE**

## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0478/-94.3681

<b>3901 S Bolger Rd</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Independence, MO 64055</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2025 Estimated Population	6,547	52,222	143,793
2030 Projected Population	6,456	51,493	142,951
2020 Census Population	6,887	55,048	146,585
2010 Census Population	6,238	51,048	137,467
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2025	0.3%	0.2%	0.3%
2025 Median Age	41.4	43.4	40.5
<b>Households</b>			
2025 Estimated Households	3,108	22,877	59,749
2030 Projected Households	3,094	22,703	59,793
2020 Census Households	3,143	23,549	60,278
2010 Census Households	2,753	21,697	56,510
Projected Annual Growth 2025 to 2030	-	-0.2%	-
Historical Annual Growth 2010 to 2025	0.9%	0.4%	0.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	71.5%	76.3%	73.7%
2025 Estimated Black or African American	13.4%	11.1%	13.6%
2025 Estimated Asian or Pacific Islander	2.7%	2.2%	1.8%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2025 Estimated Other Races	12.0%	10.0%	10.4%
2025 Estimated Hispanic	12.1%	9.7%	10.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$86,762	\$94,879	\$94,996
2025 Estimated Median Household Income	\$73,006	\$75,612	\$74,801
2025 Estimated Per Capita Income	\$41,390	\$41,654	\$39,582
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.6%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.9%	3.8%	4.7%
2025 Estimated High School Graduate	34.1%	31.8%	32.0%
2025 Estimated Some College	23.7%	23.3%	23.9%
2025 Estimated Associates Degree Only	8.0%	9.8%	9.0%
2025 Estimated Bachelors Degree Only	19.0%	18.5%	17.8%
2025 Estimated Graduate Degree	11.3%	11.2%	10.4%
<b>Business</b>			
2025 Estimated Total Businesses	303	1,951	4,658
2025 Estimated Total Employees	4,055	20,005	39,849
2025 Estimated Employee Population per Business	13.4	10.3	8.6
2025 Estimated Residential Population per Business	21.6	26.8	30.9

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

