



**FOR LEASE  
BY  
OWNER**

**Country Meadows  
17201 E. US Highway 40  
Independence, MO. 64055**

**A Tutera Development**

**GREAT EXPOSURE FROM HIGHWAY 40**



**7611 State Line Road, Suite 315  
Kansas City, MO 64114**

**Phone: (816) 444-0900**

**For Information Call: Jeff Taylor**

Country Meadows  
17201 E. Highway 40,  
Independence, MO. 64055



7611 State Line Road, Suite 315  
Kansas City, MO 64114  
Phone: (816) 444-0900

Country Meadows  
17201 E. Highway 40,  
Independence, MO. 64055



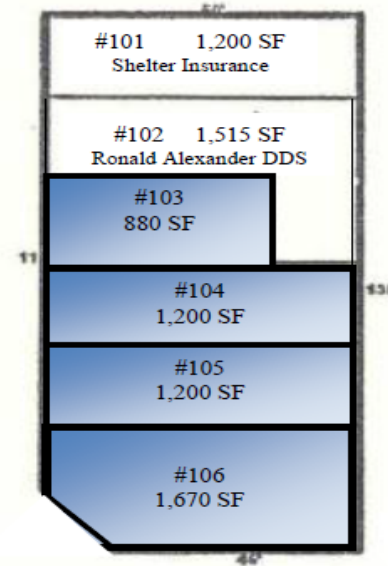
7611 State Line Road, Suite 315  
Kansas City, MO 64114  
**Phone: (816) 444-0900**

# Country Meadows Shopping Center

17201 E. US Highway 40  
Independence, MO 64055

- Assertive Rental Rates
- Flexible Term lengths
- Possible Free Rent available for qualifying Lease terms

Call Jeff Taylor for Information  
816 444 0900 Office  
816 206 4496 Cell



7611 State Line Road, Suite 315  
Kansas City, MO 64114

Phone: (816) 444-0900



## Executive Summary

17201 E US 40, Independence, Missouri, 64055  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.03400  
Longitude: -94.37800

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$53,123	\$56,584	\$53,101
2020 Median Household Income	\$59,348	\$65,351	\$60,327
2015-2020 Annual Rate	2.21%	2.92%	2.58%
<b>Average Household Income</b>			
2015 Average Household Income	\$66,327	\$73,877	\$68,161
2020 Average Household Income	\$74,920	\$83,919	\$77,365
2015-2020 Annual Rate	2.47%	2.56%	2.57%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$30,446	\$31,553	\$28,433
2020 Per Capita Income	\$34,356	\$35,808	\$32,228
2015-2020 Annual Rate	2.45%	2.56%	2.54%

### Households by Income

Current median household income is \$53,101 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$60,327 in five years, compared to \$60,693 for all U.S. households.

Current average household income is \$68,161 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$77,365 in five years, compared to \$84,919 for all U.S. households.

Current per capita income is \$28,433 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$32,228 in five years, compared to \$32,501 for all U.S. households.

<b>Housing</b>			
2000 Total Housing Units	2,971	18,486	52,046
2000 Owner Occupied Housing Units	2,116	13,853	35,809
2000 Renter Occupied Housing Units	743	4,115	13,646
2000 Vacant Housing Units	112	718	2,591
2010 Total Housing Units	3,656	22,133	58,951
2010 Owner Occupied Housing Units	2,408	15,237	37,787
2010 Renter Occupied Housing Units	1,040	5,747	16,482
2010 Vacant Housing Units	208	1,349	4,682
2015 Total Housing Units	3,716	22,688	59,790
2015 Owner Occupied Housing Units	2,469	15,187	38,049
2015 Renter Occupied Housing Units	1,097	5,940	17,098
2015 Vacant Housing Units	150	1,361	4,643
2020 Total Housing Units	3,803	22,964	60,508
2020 Owner Occupied Housing Units	2,542	15,654	38,734
2020 Renter Occupied Housing Units	1,130	5,965	17,373
2020 Vacant Housing Units	131	1,335	4,401

Currently, 63.6% of the 59,790 housing units in the area are owner occupied; 28.6%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.6% are renter occupied; and 11.6% are vacant. In 2010, there were 58,951 housing units in the area - 64.1% owner occupied, 28.8% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 0.63%. Median home value in the area is \$162,823, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.18% annually to \$199,781.



## Executive Summary

17201 E US 40, Independence, Missouri, 64055  
Rings: 1, 3, 5 mile radii

Prepared by Earl  
Latitude: 39.02405  
Longitude: -94.37000

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$53,123	\$56,584	\$53,101
2020 Median Household Income	\$59,348	\$65,351	\$60,327
2015-2020 Annual Rate	2.21%	2.92%	2.58%
<b>Average Household Income</b>			
2015 Average Household Income	\$68,327	\$73,877	\$68,161
2020 Average Household Income	\$74,920	\$80,919	\$77,365
2015-2020 Annual Rate	2.47%	2.99%	2.57%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$30,446	\$31,553	\$28,433
2020 Per Capita Income	\$34,356	\$35,808	\$32,228
2015-2020 Annual Rate	2.45%	2.56%	2.54%

### Households by Income

Current median household income is \$53,101 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$60,327 in five years, compared to \$60,683 for all U.S. households.

Current average household income is \$68,161 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$77,365 in five years, compared to \$84,919 for all U.S. households.

Current per capita income is \$28,433 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$32,228 in five years, compared to \$32,501 for all U.S. households.

<b>Housing</b>			
2000 Total Housing Units	2,071	18,486	52,046
2000 Owner Occupied Housing Units	2,116	13,853	35,809
2000 Renter Occupied Housing Units	743	4,115	13,646
2000 Vacant Housing Units	112	718	2,591
2010 Total Housing Units	3,656	22,333	58,931
2010 Owner Occupied Housing Units	2,406	15,257	37,787
2010 Renter Occupied Housing Units	1,040	5,747	16,482
2010 Vacant Housing Units	208	1,349	4,662
2015 Total Housing Units	3,716	22,688	59,790
2015 Owner Occupied Housing Units	2,469	15,187	38,049
2015 Renter Occupied Housing Units	1,097	5,940	17,098
2015 Vacant Housing Units	150	1,361	4,643
2020 Total Housing Units	3,803	22,984	60,508
2020 Owner Occupied Housing Units	2,543	15,654	38,734
2020 Renter Occupied Housing Units	1,130	5,995	17,373
2020 Vacant Housing Units	131	1,335	4,401

Currently, 63.6% of the 59,790 housing units in the area are owner occupied; 28.6% renter occupied; and 7.8% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.6% are renter occupied; and 11.6% are vacant. In 2010, there were 58,931 housing units in the area - 64.1% owner occupied, 28.0% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 0.62%. Median home value in the area is \$162,823, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.18% annually to \$199,761.