



**FOR LEASE
BY
OWNER**

**Hidden Valley Exchange
3010 S. M-291 Highway
Independence, MO. 64057**

A Tutera Development

GREAT EXPOSURE FROM HIGHWAY M-291



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

Phone: (816) 444-0900

For Information Call: Jeff Taylor

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HyVee

PRICE CHOPPER

E 23rd St.

Site Location

Drumm Farm Golf Club

Lee's Summit Rd.

291

TARGET

AMC THEATRES

BARNES & NOBLE

24 FITNESS

JCPENNEY

BEST BUY

KOHL'S

E 39th St.

INTERSTATE 70

THE HOME DEPOT

Walmart

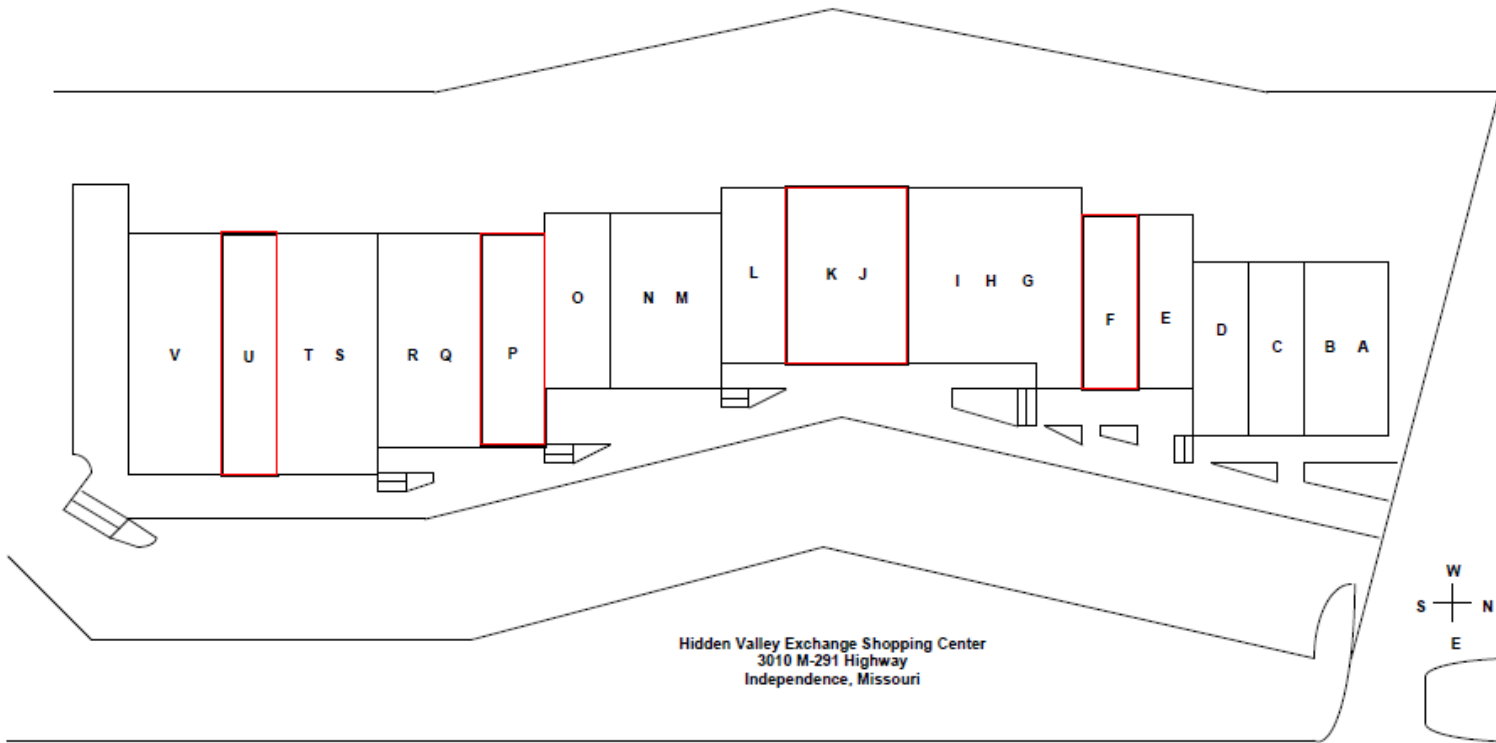
SAM'S CLUB

Independence Center Mall

Independence Event Center

Bass Pro Shops

N



MISSOURI HIGHWAY 291

Suite	Tenant	Square Feet
A	Dieu Do	1,200
B	Core Physical Therapy	1,200
C	Jeffery Gilbert-Royal Massage	1,200
D	Bloom Salon	1,200
E	Roto Rooter	1,041
F	V	1,359
G - H - I	EKR-Erin's Pub	3,600
J - K	V	1,920
L	Rebecca Robert-Travel Store	1,680

Suite	Tenant	Square Feet
M - N	Missouri Sewing Machine	2,400
O	Missouri Sawtinn Machine	1,200
P		1,200
Q - R	Thomas Lovinggood DDS	2,400
S - T	My Village Grill	2,800
U	KC Packers LLC	994
V	Vari-Vari Inc-Goodcents	1,800



Executive Summary

17500 Hidden Valley Rd, Independence, Missouri, 64057 2

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Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 39.06360

Longitude: -94.37350

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$51,473	\$50,642	\$49,114
2020 Median Household Income	\$57,719	\$57,129	\$55,357
2015-2020 Annual Rate	2.32%	2.44%	2.42%
Average Household Income			
2015 Average Household Income	\$62,753	\$62,430	\$62,456
2020 Average Household Income	\$70,404	\$71,152	\$71,078
2015-2020 Annual Rate	2.33%	2.65%	2.62%
Per Capita Income			
2015 Per Capita Income	\$27,418	\$26,726	\$25,830
2020 Per Capita Income	\$30,831	\$30,432	\$29,360
2015-2020 Annual Rate	2.37%	2.63%	2.60%
Households by Income			

Current median household income is \$49,114 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$55,357 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$62,456 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$71,078 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,830 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,360 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	4,081	22,702	56,951
2000 Owner Occupied Housing Units	2,588	15,224	37,748
2000 Renter Occupied Housing Units	1,339	6,446	16,227
2000 Vacant Housing Units	154	1,032	2,976
2010 Total Housing Units	4,490	26,034	63,303
2010 Owner Occupied Housing Units	2,682	15,901	39,232
2010 Renter Occupied Housing Units	1,559	8,133	18,771
2010 Vacant Housing Units	249	2,000	5,300
2015 Total Housing Units	4,529	26,430	63,996
2015 Owner Occupied Housing Units	2,688	15,016	39,197
2015 Renter Occupied Housing Units	1,644	8,430	19,292
2015 Vacant Housing Units	197	1,984	5,507
2020 Total Housing Units	4,586	26,722	64,671
2020 Owner Occupied Housing Units	2,740	16,286	39,815
2020 Renter Occupied Housing Units	1,690	8,538	19,453
2020 Vacant Housing Units	156	1,998	5,403

Currently, 64.2% of the 63,996 housing units in the area are owner occupied; 30.1%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 63,303 housing units in the area - 62.0% owner occupied, 29.7% renter occupied, and 8.4% vacant. The annual rate of change in housing units since 2010 is 0.49%. Median home value in the area is \$147,798, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.76% annually to \$185,484.