

# INDEPENDENCE PLAZA

18675 East 39th St S, Independence, MO 64054



**Michael Meier, Principal**

*Aristocrat Realty*

913-271-7656

[mmeier@aristocrat-realty.com](mailto:mmeier@aristocrat-realty.com)



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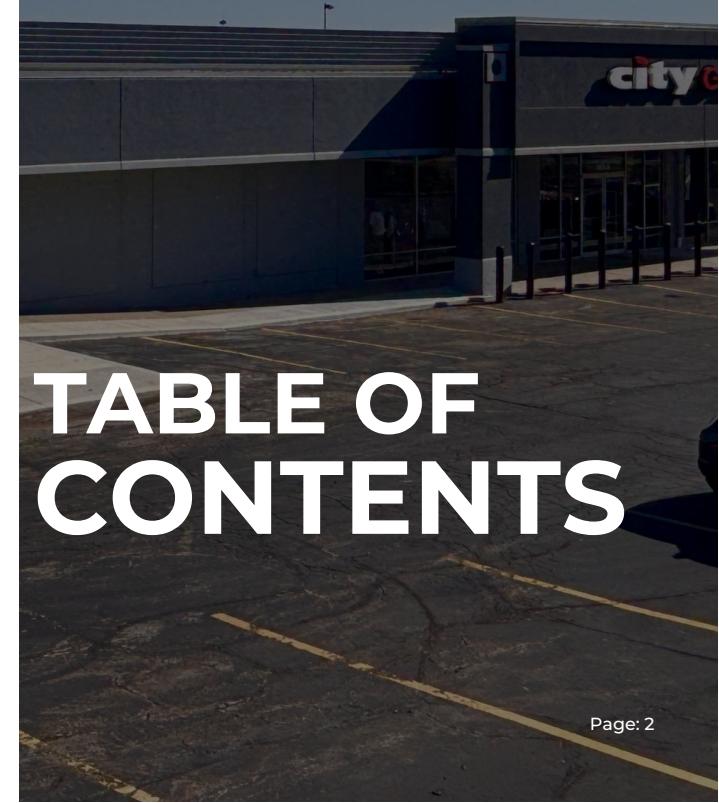
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## PROPERTY INFORMATION

### ANNUAL RENT

\$15.00/ per SQ. FT.

### PROPERTY ADDRESS

18675 East 39th St S, Independence, MO  
64054

### RENTABLE AREA

7,800 Sq. Ft.

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Independence, MO 64054

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



# PROPERTY OVERVIEW

Now available: Independence Plaza!

This shopping center in the heart of Independence Missouri has everything you need to make your business grow including strong anchor tenants, exceptional visibility to 291-Hway and 39th street, and new exterior improvements.

Traffic visibility is the strong suite of this shopping center, being strategically placed on the corner of 291 Highway with over 85,000 daily travelers, and 39th street with over 11,000 daily travelers. This is taken full advantage of with great building signage for tenants, and large monument signage shown in the photos above.

Inside the center you'll find successful tenants such as City Gear, a national tenant with over 190 other locations nationwide.



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# PROPERTY DETAILS

Completed exterior improvements include new concrete side walks, new parking lot striping, and a resurfaced parking lot. Coming exterior improvements (November 2025) include new landscaping, improved monument signage, clearing foliage along 291 to improve visibility, and new drains w/ new soffits.

Available spaces:

\*5,400 sf -suite T- prime corner space, this is the first space seen when entering from the west. This white boxed space includes private bathrooms and an automatic front sliding door.

\*1,200 sf -suite M- a former insurance agency office, this space is built out as office and is perfect for another insurance agency to occupy.

\*1,200 sf -suite D- a former nail salon, this space is currently outfitted for a beauty care use but can be easily converted to accompany any use.

# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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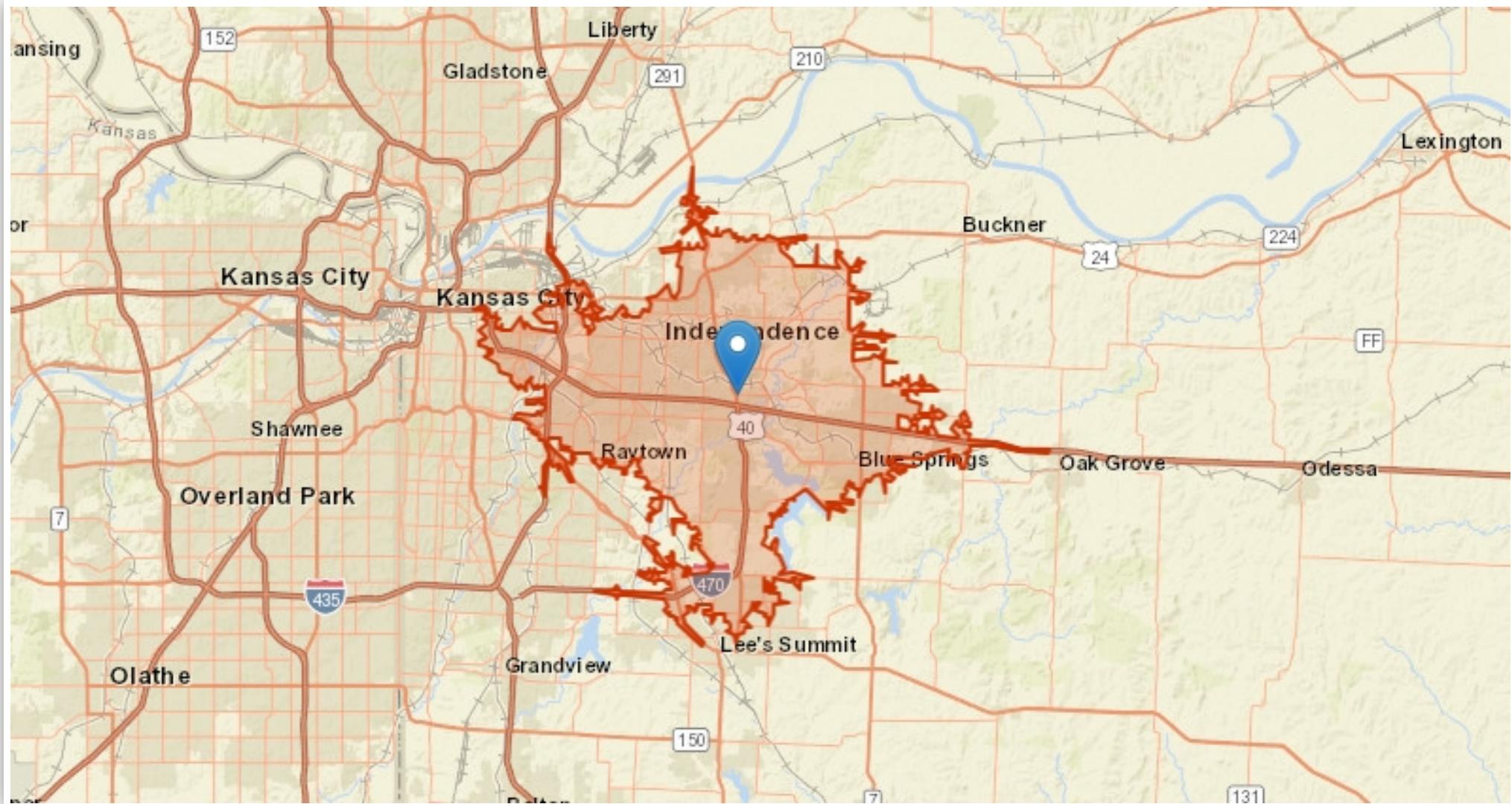
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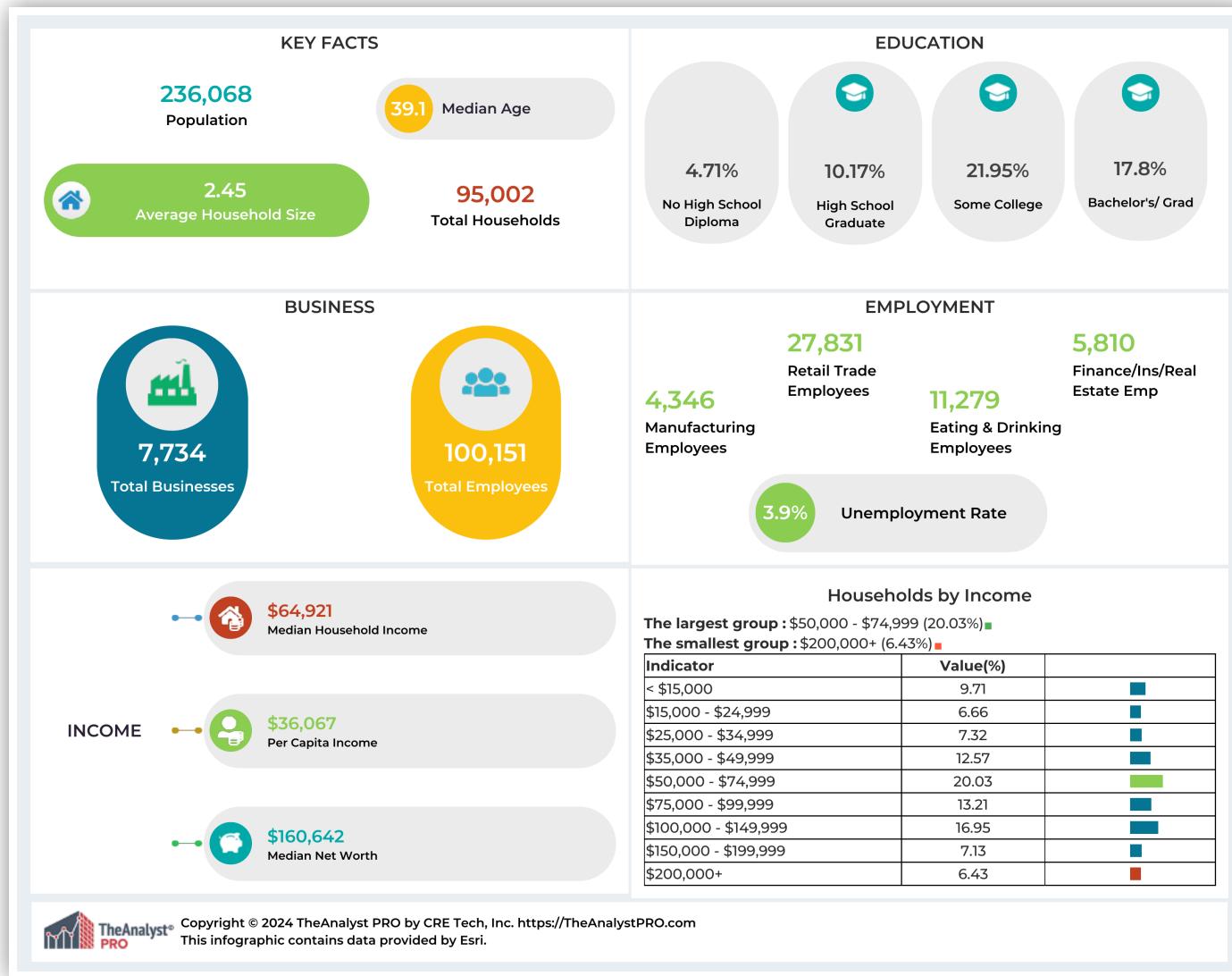
# LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



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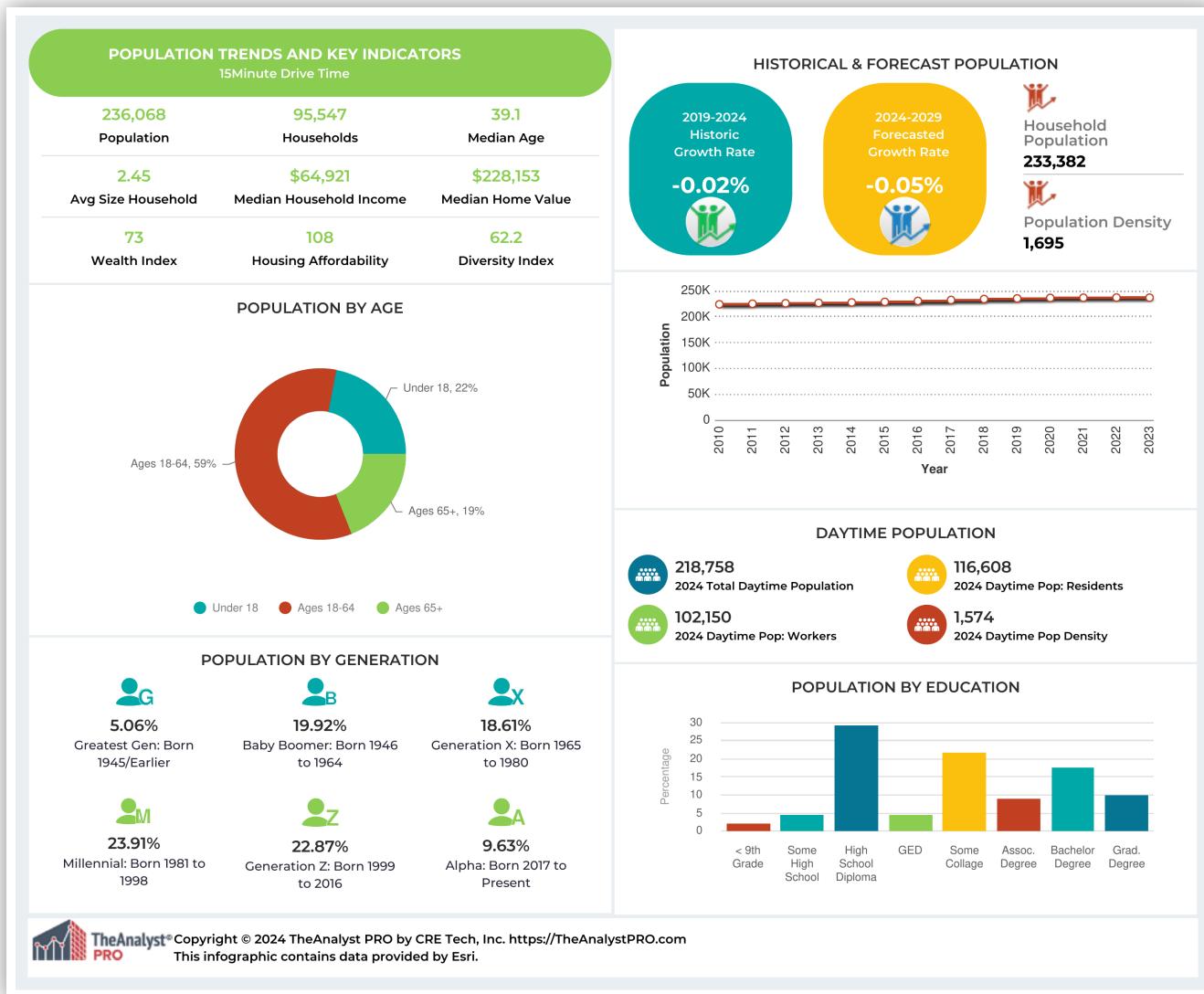
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# INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)



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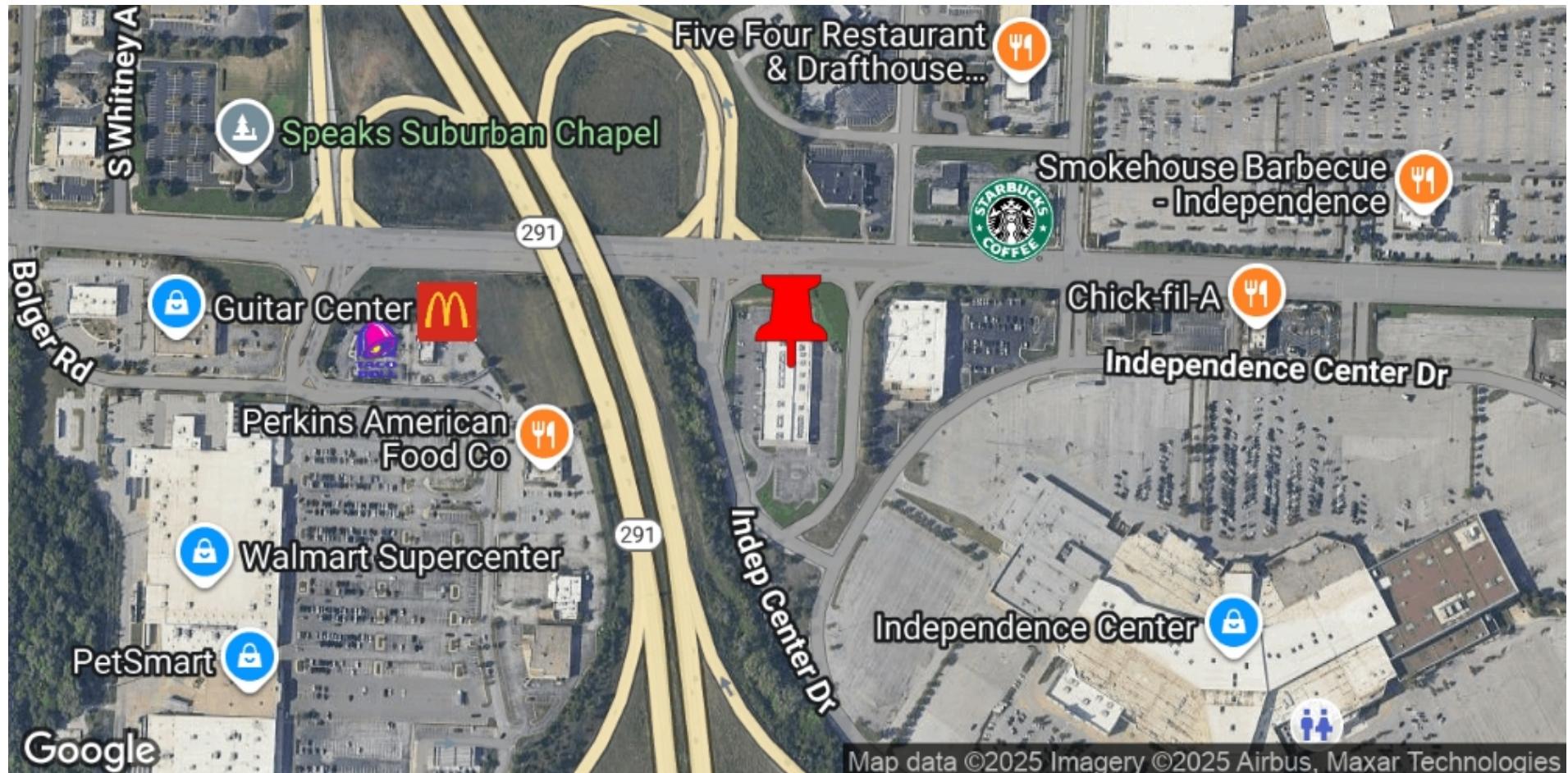
# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)



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# AERIAL ANNOTATION MAP



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# MEET MICHAEL MEIER



**Michael Meier**  
Principal/Realtor®



c: 913.271.7656  
o: 816.200.7234



[mmeier@aristocrat-realty.com](mailto:mmeier@aristocrat-realty.com)



12200 N Ambassador Dr, Ste 103  
Kansas City MO 64163



[www.aristocrat-realty.com](http://www.aristocrat-realty.com)



Michael Meier is the Principal and Co-Founder of Aristocrat Realty & Development. He studied Business Management at Johnson County Community College and Pittsburg State University. With over two decades of entrepreneurial success, Michael transitioned from a local retail owner into real estate, driven by a passion for delivering exceptional customer service.

Under his leadership, Aristocrat Realty has grown to a team of 34 agents. Michael was recognized by the Kansas City Business Journal as the #1 top broker in the Kansas City area for retail sales in both 2023 and 2024. Specializing in off-market transactions and commercial developments, he brings strategic insight and a tireless work ethic to every project.

Outside of work, Michael enjoys tailgating and supporting the Chiefs and Royals, and spending quality time with his daughters, Julia and Wrenley, and his wife, Kailey. He proudly represents the PCR3 school district and serves on the Capital Campaign Committee for the Northland Career Center.

Michael also serves as a Parks Board Commissioner for Kansas City, Missouri, and sits on the Board of Zoning Adjustment (BZA) for KCMO. He is a board member of the Platte County Economic Development Council (PCEDC), the Northland Chamber of Commerce, and Starlight Theatre. Additionally, he serves on the boards of Platte County Senior Services and the Northland Workforce Development Centers 501(c)(3). He is a dedicated supporter of Children's Mercy Hospital, Ronald McDonald House Charities, the Alzheimer's Foundation, and the Multiple Sclerosis Association.



**Ranked #1 in Retail in 2022, 2023 and 2024!**

# MEET SAM BLACKSHER



**Sam Blacksher**  
Realtor®



c: 816.547.6219  
o: 816.200.7234



samb@aristocrat-realty.com



12200 N Ambassador Dr, Ste 103  
Kansas City MO 64163



[www.aristocrat-realty.com](http://www.aristocrat-realty.com)



Sam Blacksher is a commercial real estate advisor with Aristocrat Realty and a lifelong Kansas City resident. He brings a valuable mix of local market knowledge, sharp marketing skills, and an investor's mindset to every deal he takes on.

Sam works with business owners, investors, and developers to buy, sell, and lease commercial properties across the Kansas City metro area. His expertise spans single-tenant NNN investments, multi-unit value-add opportunities, and retail, office, and mixed-use spaces. Whether it's a stabilized asset or a property in transition, Sam understands how to position it for maximum value and long-term success.

To ensure his listings reach the right audience, Sam utilizes platforms like LoopNet, CREXi, and CoStar, supported by targeted digital marketing campaigns. His approach blends traditional market insight with modern strategies, helping his clients achieve results efficiently.

Known for his direct communication style, strategic thinking, and ability to manage transactions from contract to close, Sam earns the trust of clients through clarity, speed, and results. He maintains strong connections with local lenders, contractors, and title professionals, streamlining every phase of the process.

Deeply rooted in the community, Sam offers more than just market stats — he provides a lived-in understanding of Kansas City's neighborhoods, trends, and growth patterns. Whether you're a first-time investor or a seasoned developer, Sam is a reliable, forward-thinking advisor who's committed to helping you make smart, profitable real estate decisions.

# CONTACT



**Michael Meier, Principal**

Phone: 913-271-7656

Email: [mmeier@aristocrat-realty.com](mailto:mmeier@aristocrat-realty.com)



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