



1000 E  
BROADWAY

1000 E BROADWAY, COLUMBIA, MO  
65201

MEL ZELENAK

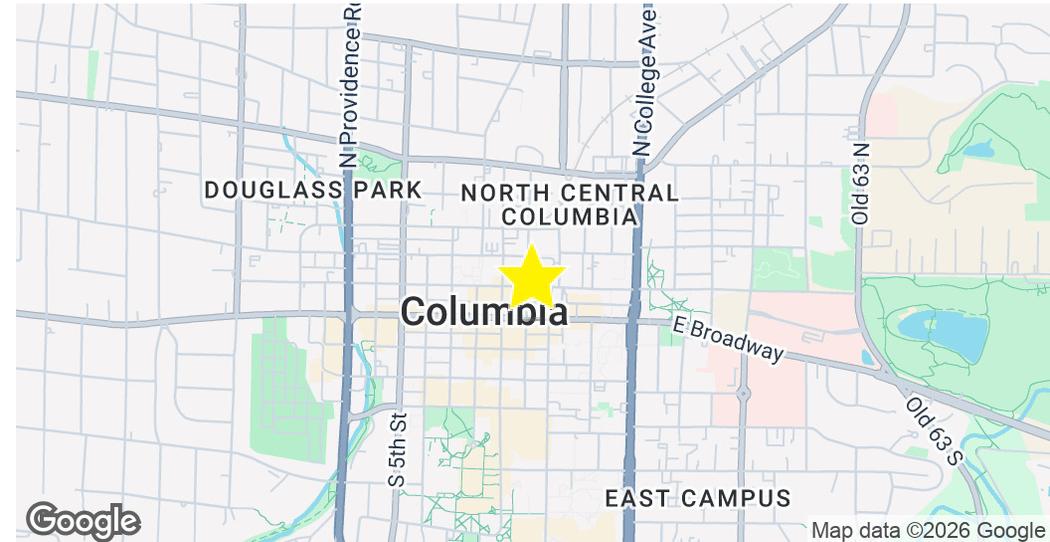
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### OFFERING SUMMARY

Lease Rate:	\$32.00 SF/month (NNN)
Available SF:	2,000-5,341 SF
Year Built:	2024
Zoning:	M-DT

### PROPERTY OVERVIEW

Retail space in downtown Columbia

### PROPERTY HIGHLIGHTS

- +/- 5,341 square foot main floor retail space at the corner of 10th & Broadway in downtown Columbia, MO
- Space is \$32 psf NNN but includes \$100 psf in Tenant Improvement Allowance.
- Site is new construction and is ideal for restaurants or general retail
- Ownership will entertain demising the space for the right tenant/term
- There are up to 6 standard and 1 ADA parking space within the buildings garage that can also be negotiated into a lease agreement
- Substantial additional off-site parking potentially available as well

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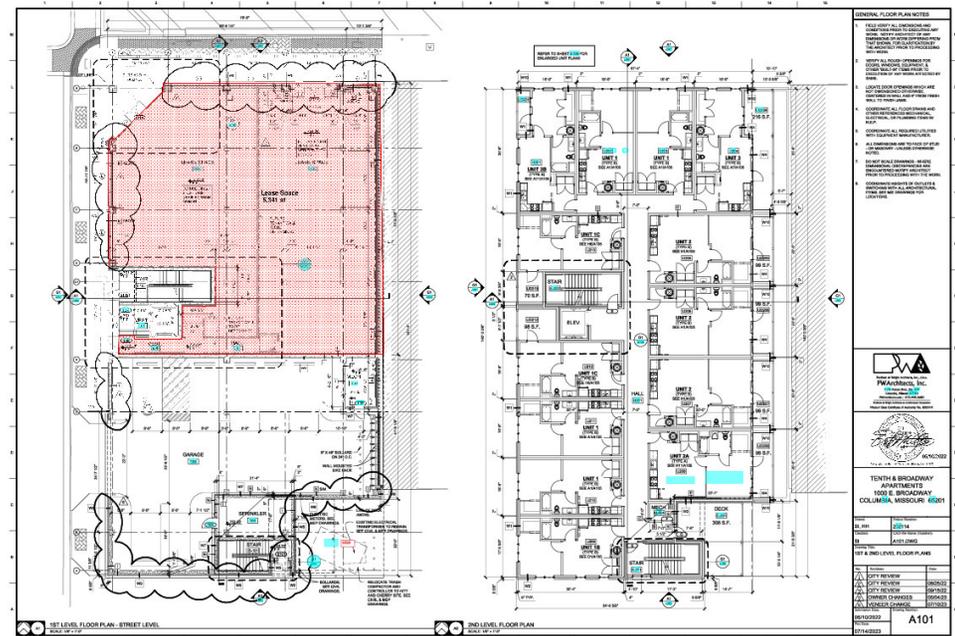
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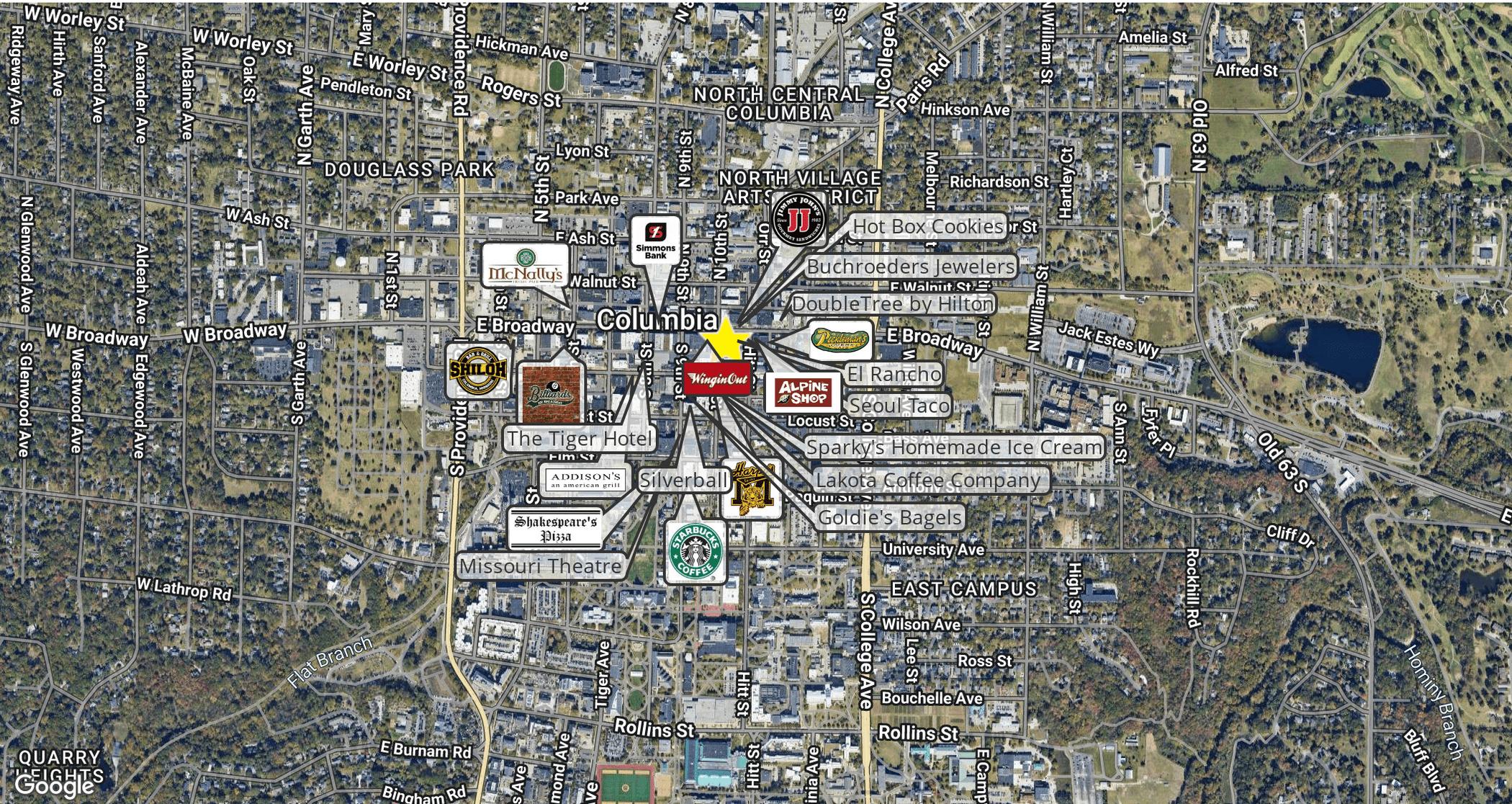
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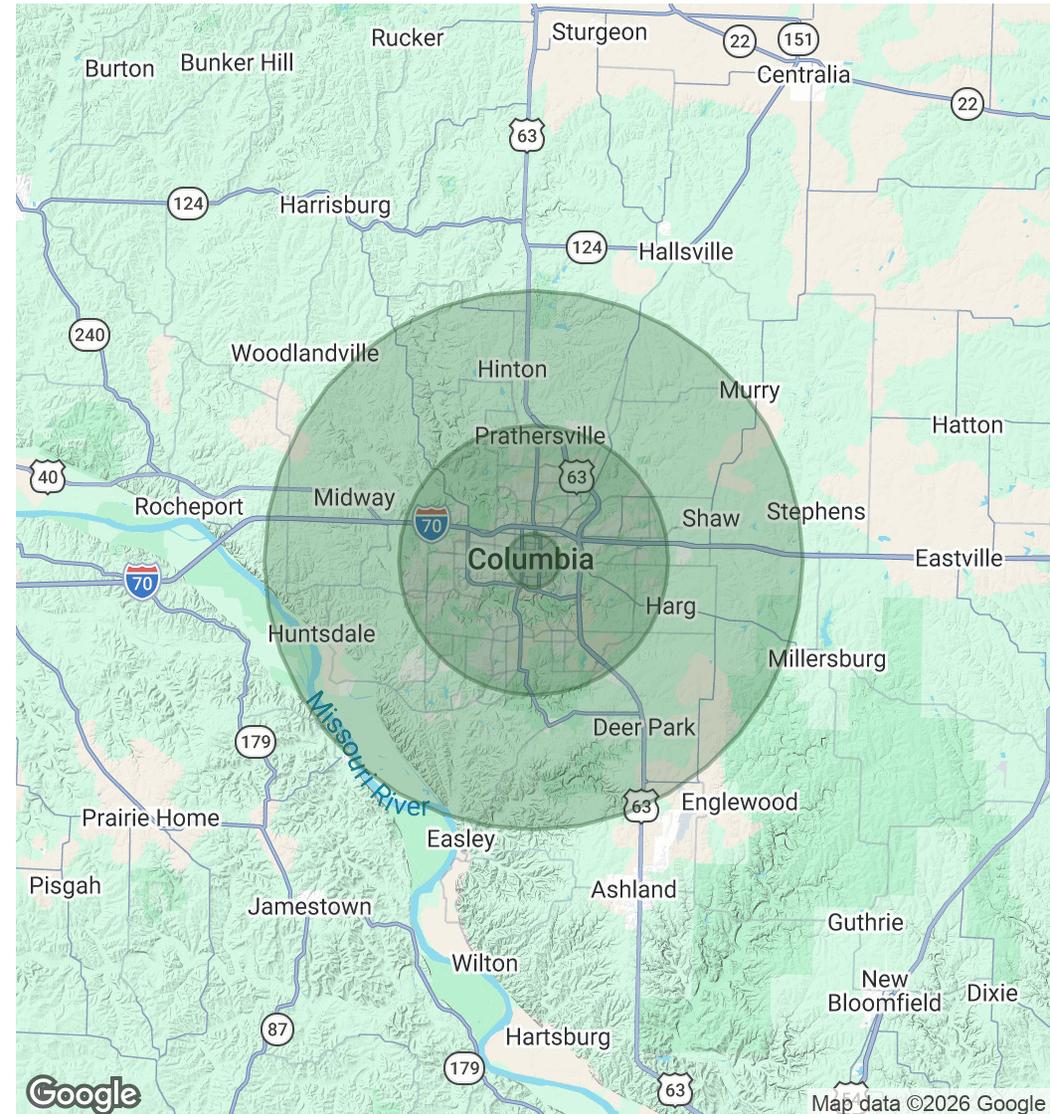
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18,902	123,165	152,512
Average Age	23.8	32.7	33.8
Average Age (Male)	23.9	31.7	32.8
Average Age (Female)	24.5	33.4	34.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,967	54,746	66,952
# of Persons per HH	2.7	2.2	2.3
Average HH Income	\$34,055	\$66,875	\$71,716
Average House Value	\$69,955	\$158,448	\$176,898

2020 American Community Survey (ACS)



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