



5175 N
HIGHWAY 763

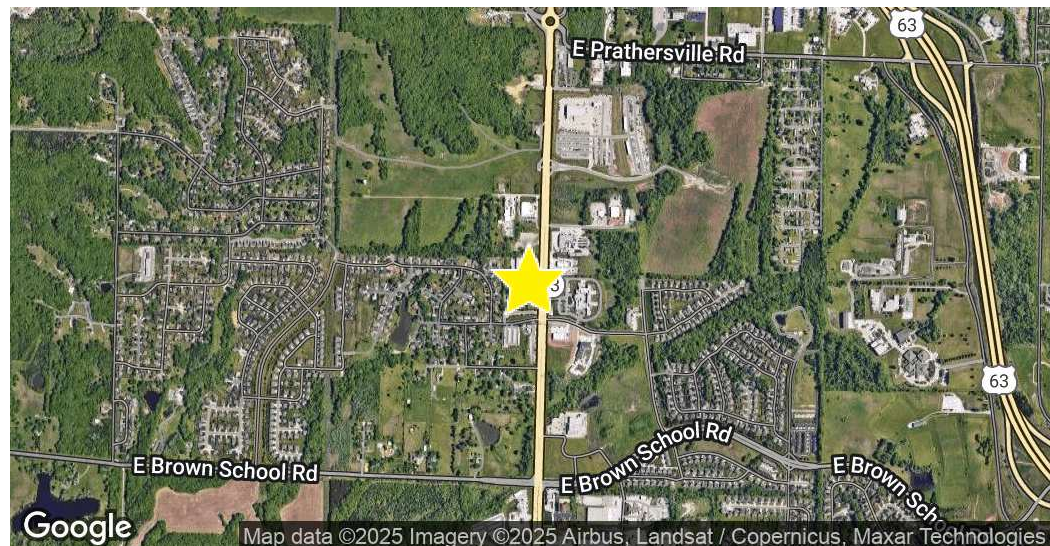
5175 N HIGHWAY 763, COLUMBIA, MO
65202

GINA RENDE

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OFFERING SUMMARY

Lease Rate:	\$12.00 NNN SF
Available SF:	(+/- 3,784 SF)
Zoning:	C-G

PROPERTY OVERVIEW

Office/ Warehouse available for lease. Ideal location for a construction or property management office, garden center, etc. with a large lay down area. Across the street from Dollar General and Center Pointe Hospital.

PROPERTY HIGHLIGHTS

- Rent on a NNN basis
- Landlord is willing to add SF on to the South side of existing building (additional warehouse space, drive-through, etc.)
- Existing building has large reception area, 7 offices, 1 conference room, 2 mail/copy rooms, 2 restrooms, kitchenette, and 2 unfinished warehouse /storage areas.
- 3,784 SF = 1,542 SF of office space and 2,542 SF of warehouse space
- Formerly, Enrich Construction, available now
- MO- Hwy 763 ADDT: 10,538

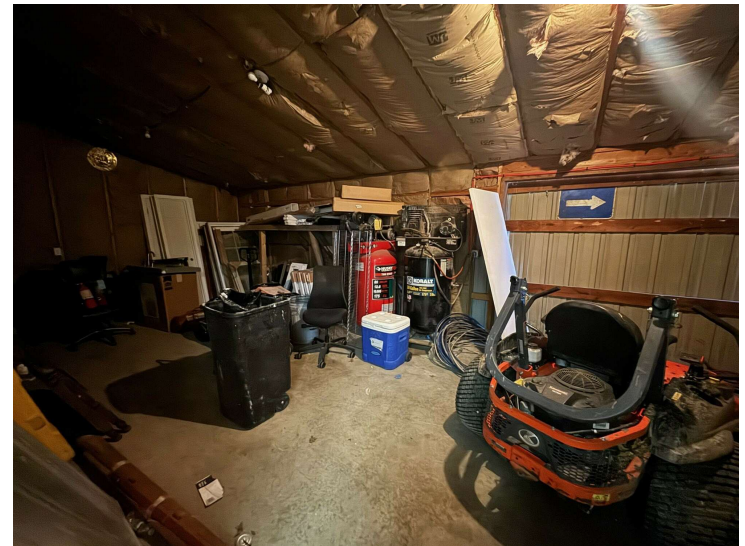
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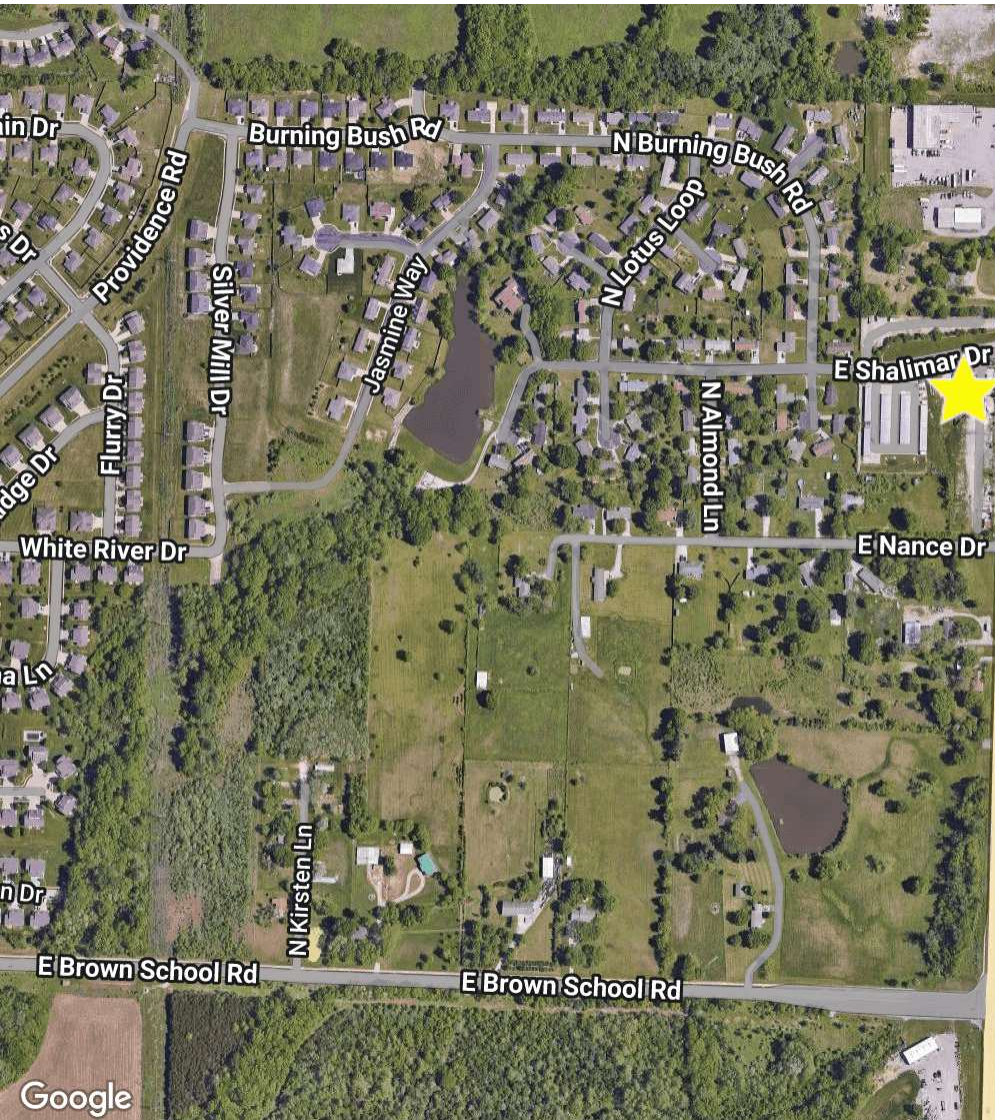
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OFFICE/WAREHOUSE BUILDING FOR LEASE



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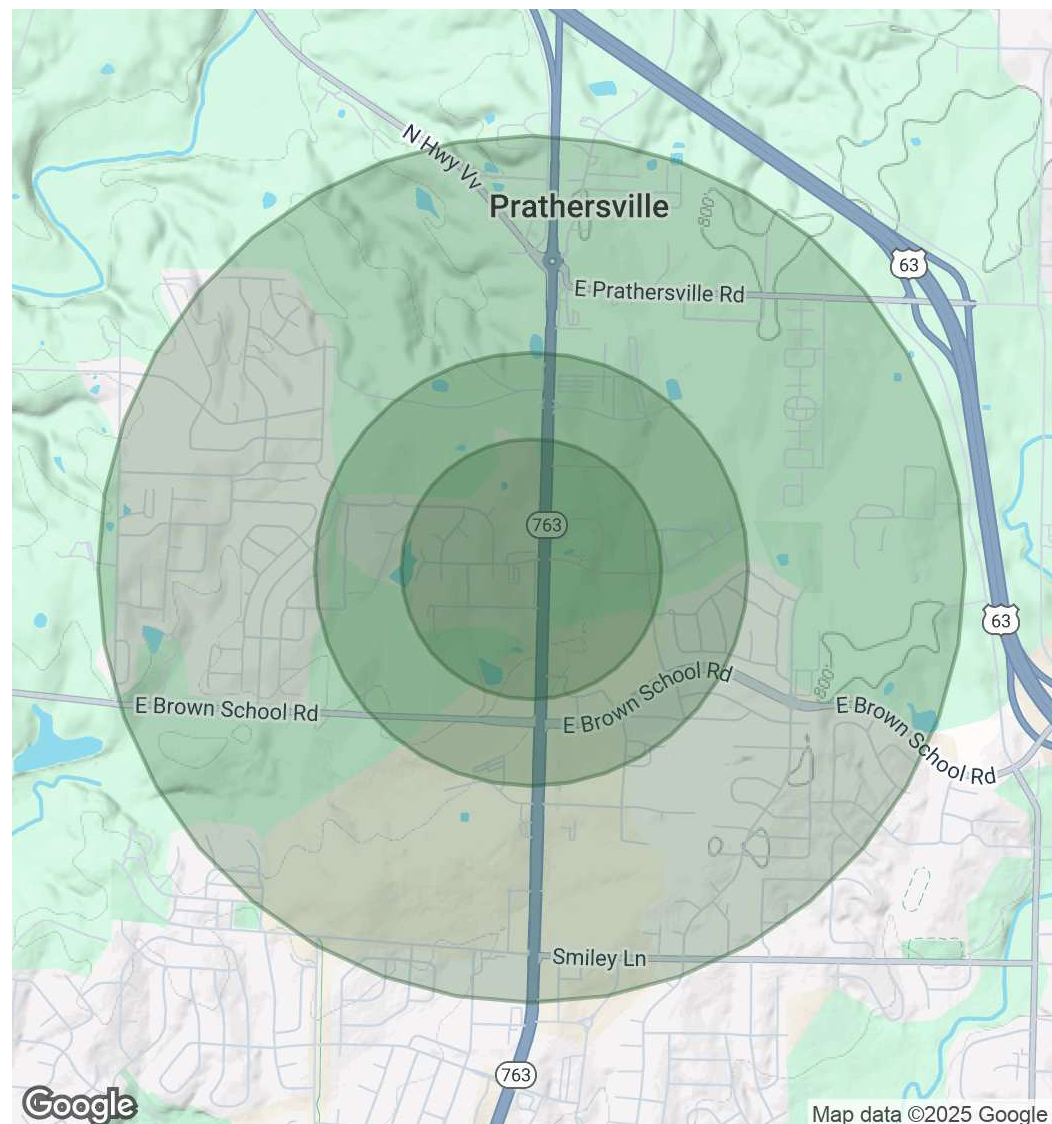


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	284	1,243	5,535
Average Age	34	34	35
Average Age (Male)	34	34	34
Average Age (Female)	35	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	99	434	1,980
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$86,856	\$86,825	\$91,301
Average House Value	\$237,319	\$251,533	\$267,593

Demographics data derived from AlphaMap



Map data ©2025 Google

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