



903 E ASH STREET

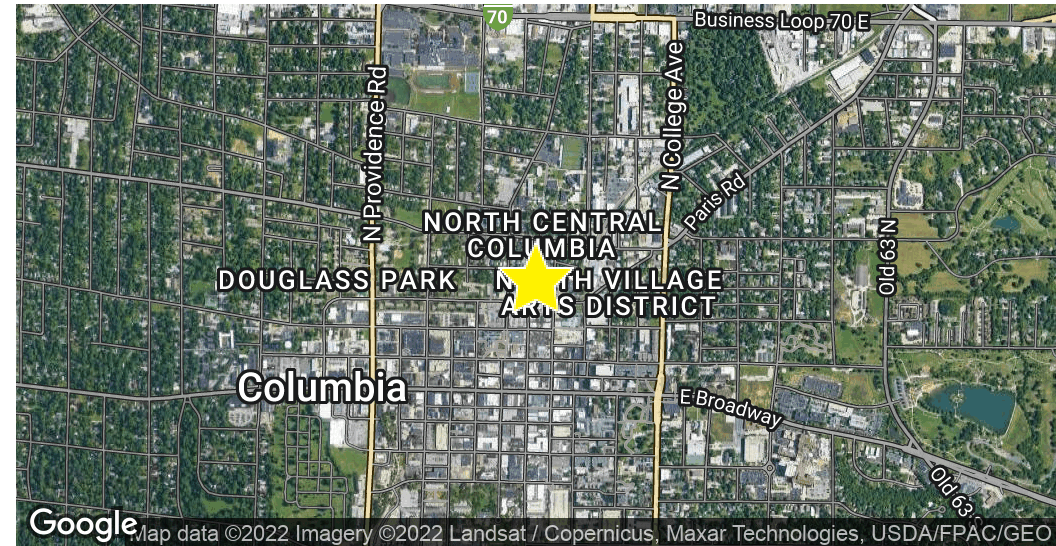
903 E. ASH STREET, COLUMBIA, MO
65201

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OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,500,000 |
| Building Size: | 9,351 SF |
| Lot Size: | 0.17 Acres |
| Zoning: | M-DT |

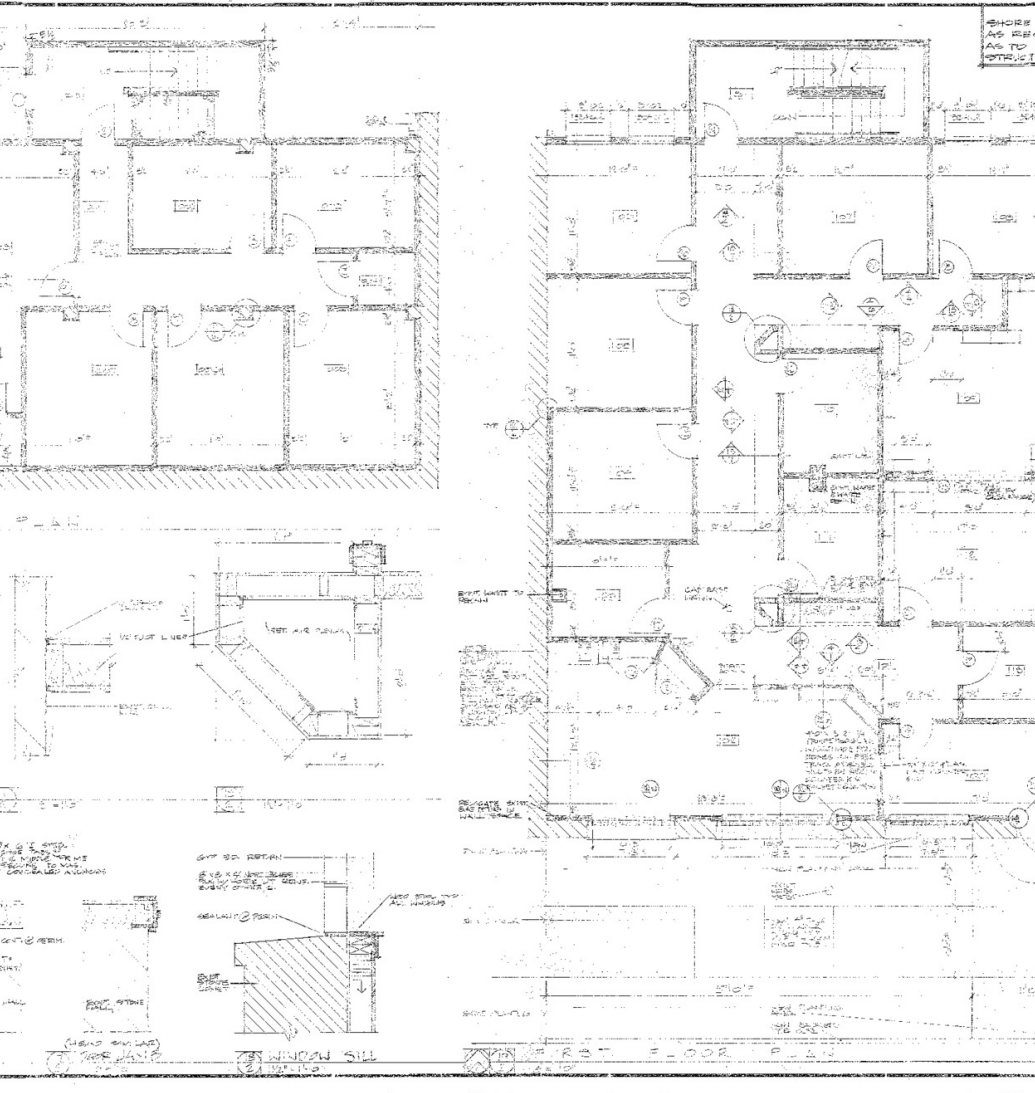
PROPERTY OVERVIEW

Currently Eng & Woods Law Office, building available for occupancy January 2023
 Located in the Downtown District, walkable to restaurants, shops, and three college campuses

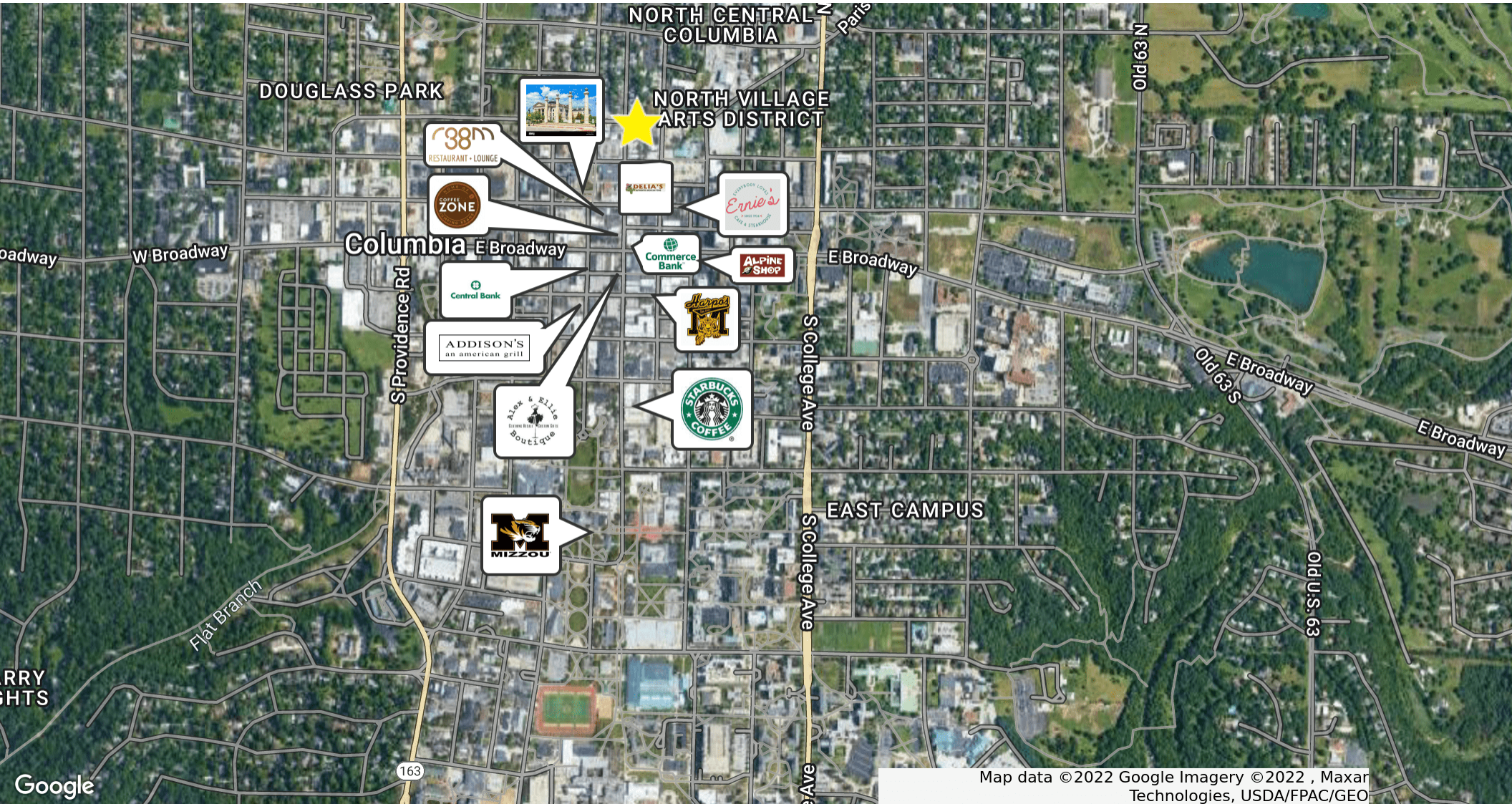
PROPERTY HIGHLIGHTS

- Currently Eng & Woods Law Office, building available for occupancy January 2023
- Located in the Downtown District, walkable to restaurants, shops, and three college campuses
- High level of interior finish, well maintained, recently updated
- Main Floor: waiting room, 7 private offices, copy room, reception area, two conference rooms and one ADA restroom
- Second Floor: 6 private offices, one conference room, large open work space, lots of windows/natural light, small kitchenette, one non-ADA restroom, front and rear stairwell, roof access
- Lower Level: walk out into onsite parking lot, 5 private offices, kitchenette, two non-ADA restrooms, one with a

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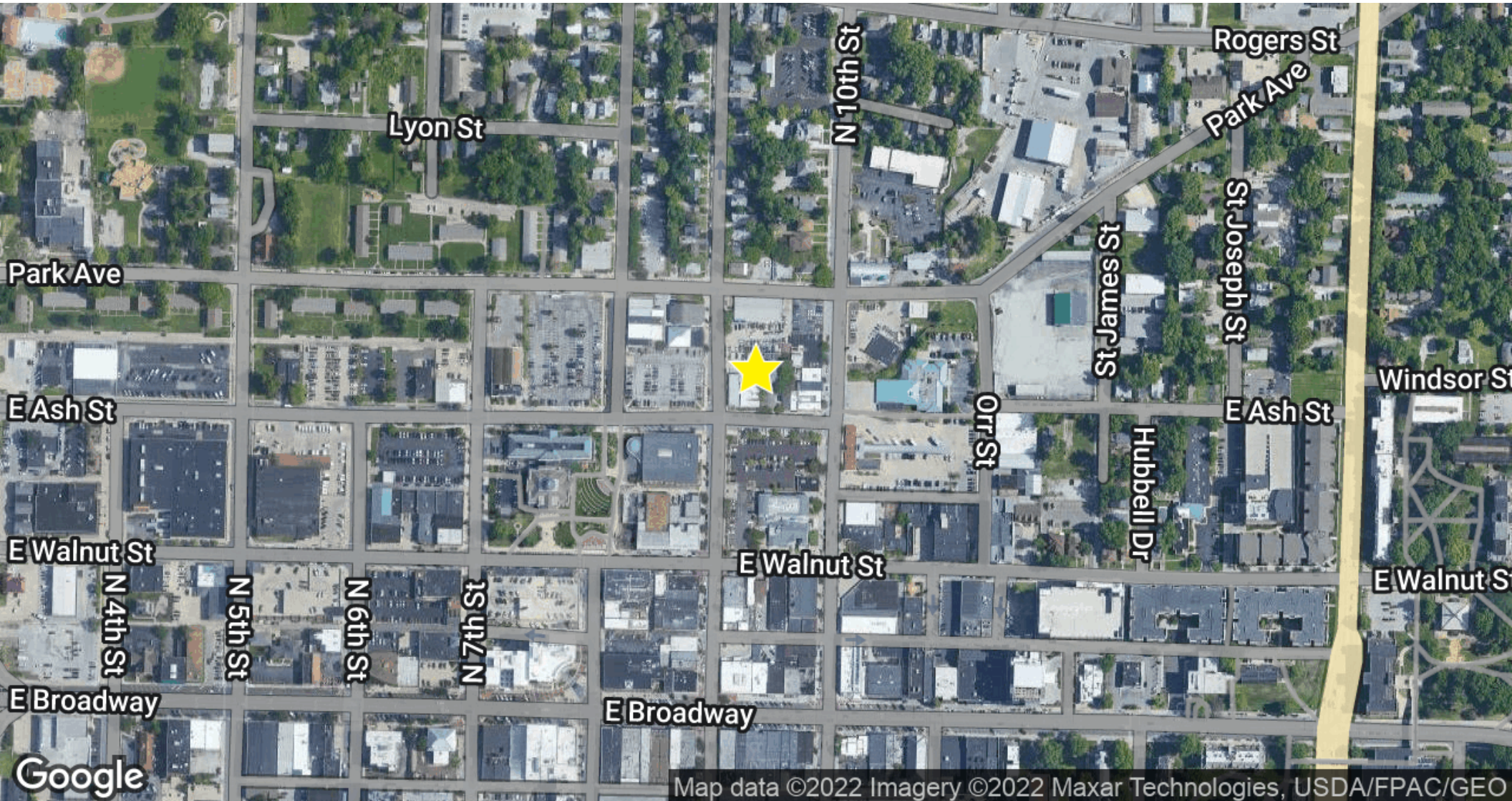
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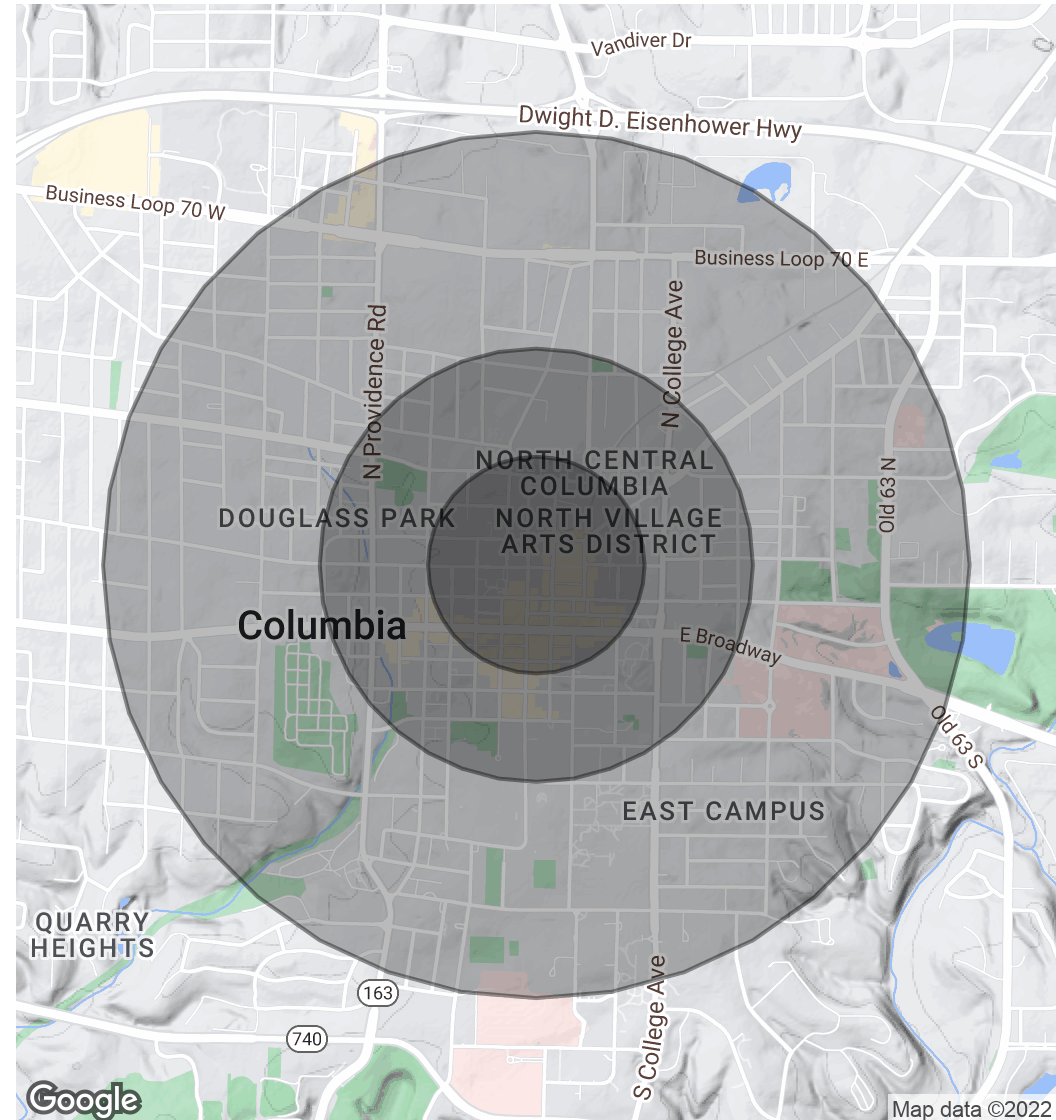


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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 972 | 5,293 | 17,242 |
| Average Age | 23.2 | 23.3 | 24.7 |
| Average Age (Male) | 23.7 | 24.6 | 24.8 |
| Average Age (Female) | 22.9 | 22.3 | 25.1 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|----------|
| Total Households | 542 | 2,447 | 7,035 |
| # of Persons per HH | 1.8 | 2.2 | 2.5 |
| Average HH Income | \$28,728 | \$25,919 | \$33,056 |
| Average House Value | \$3,873 | \$30,372 | \$67,060 |

* Demographic data derived from 2020 ACS - US Census



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