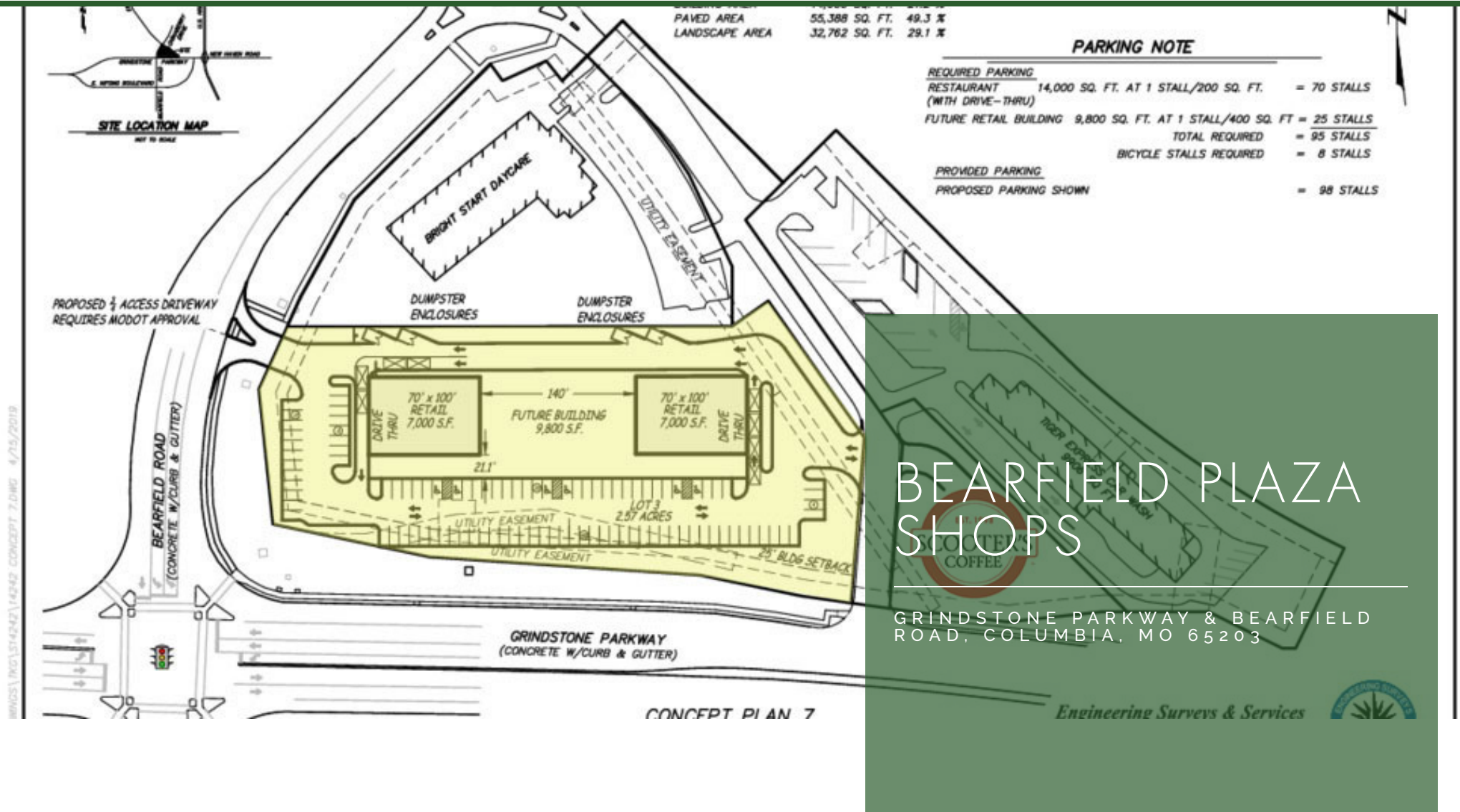
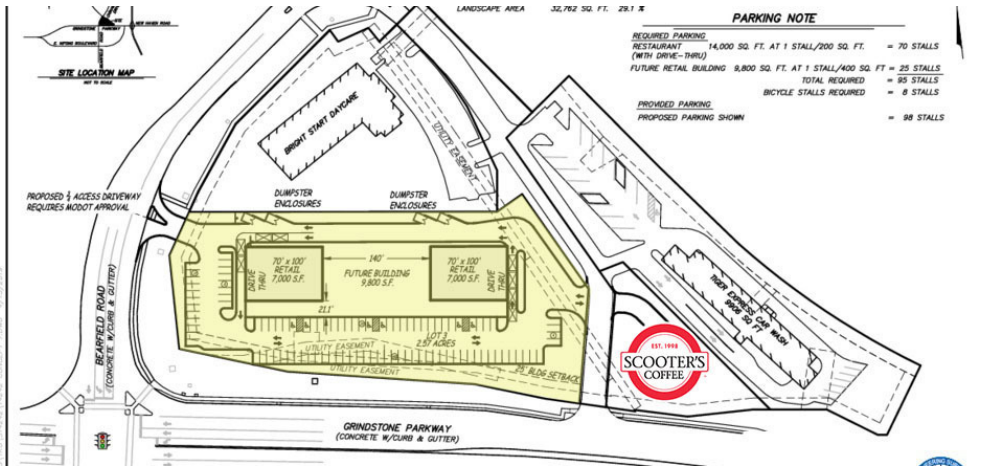




GINA RENDE  
GINA@MALYREALTY.COM  
O: 573.443.3200  
C: 314.477.4462



## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Sale Price:    | \$2,966,653      |
| Lease Rate:    | Call for pricing |
| Building Size: | 111,950 SF       |
| Available SF:  | 1 - 2.57 Acres   |
| Lot Size:      | 2.57 Acres       |
| Price / SF:    | \$26.50          |
| Zoning:        | PD               |

## PROPERTY OVERVIEW

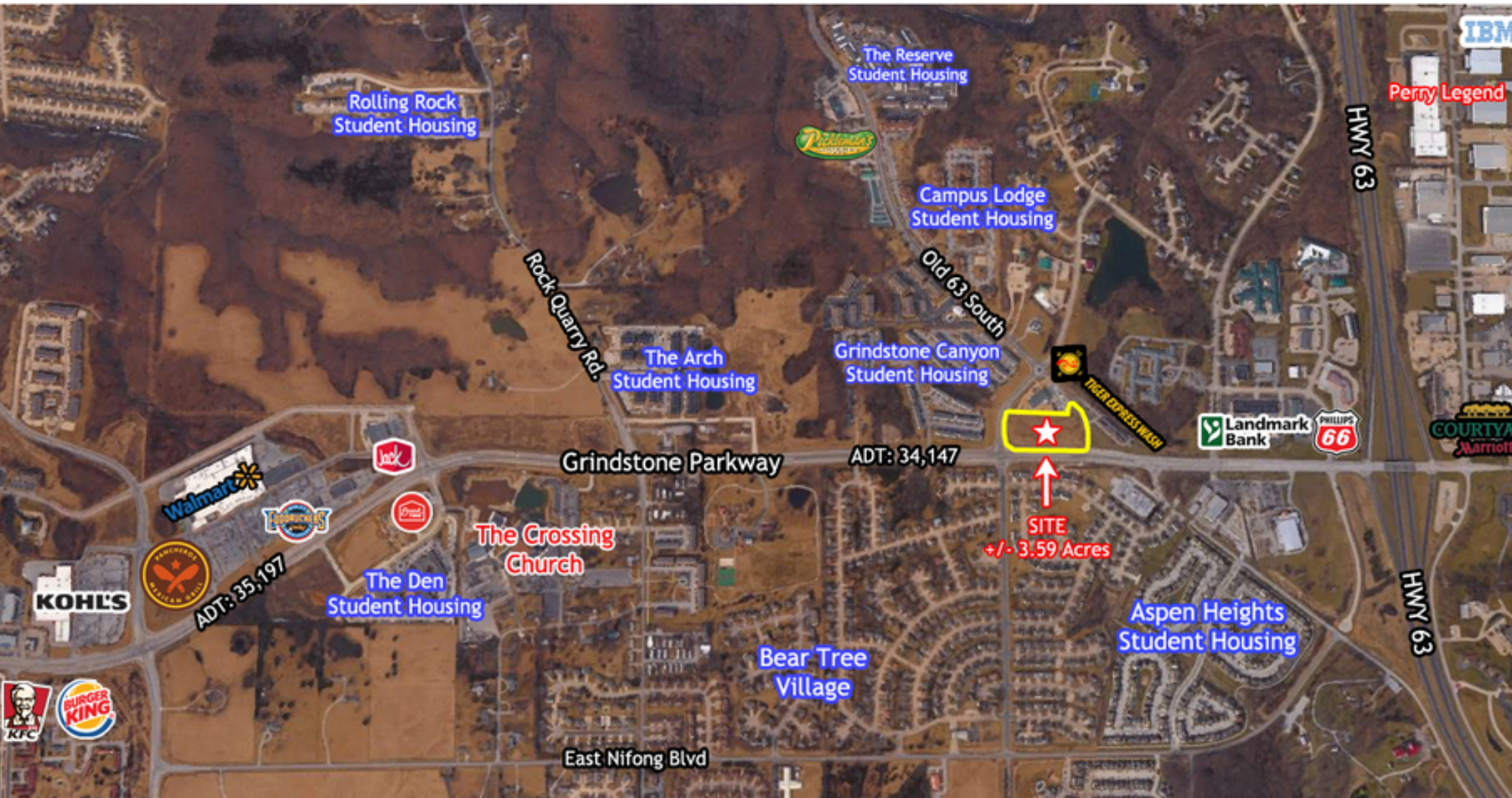
Located at the corner of Grindstone Parkway and Bearfield Road in Southeast Columbia  
 111,950 SF of Retail space  
 Average Daily Traffic Count on Grindstone Parkway is 35,970

## PROPERTY HIGHLIGHTS

- 111,950 SF of Retail space
- Average Daily Traffic Count on Grindstone Parkway is 35,970
- Rent on NNN basis
- FOR SALE for \$26.50/SF (\$2,966,653.00)
- Land can be split down to 1 acre

## GINA RENDE

GINA@MALYREALTY.COM  
 O: 573.443.3200  
 C: 314.477.4462



GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462

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## RETAIL PROPERTY FOR SALE AND LEASE

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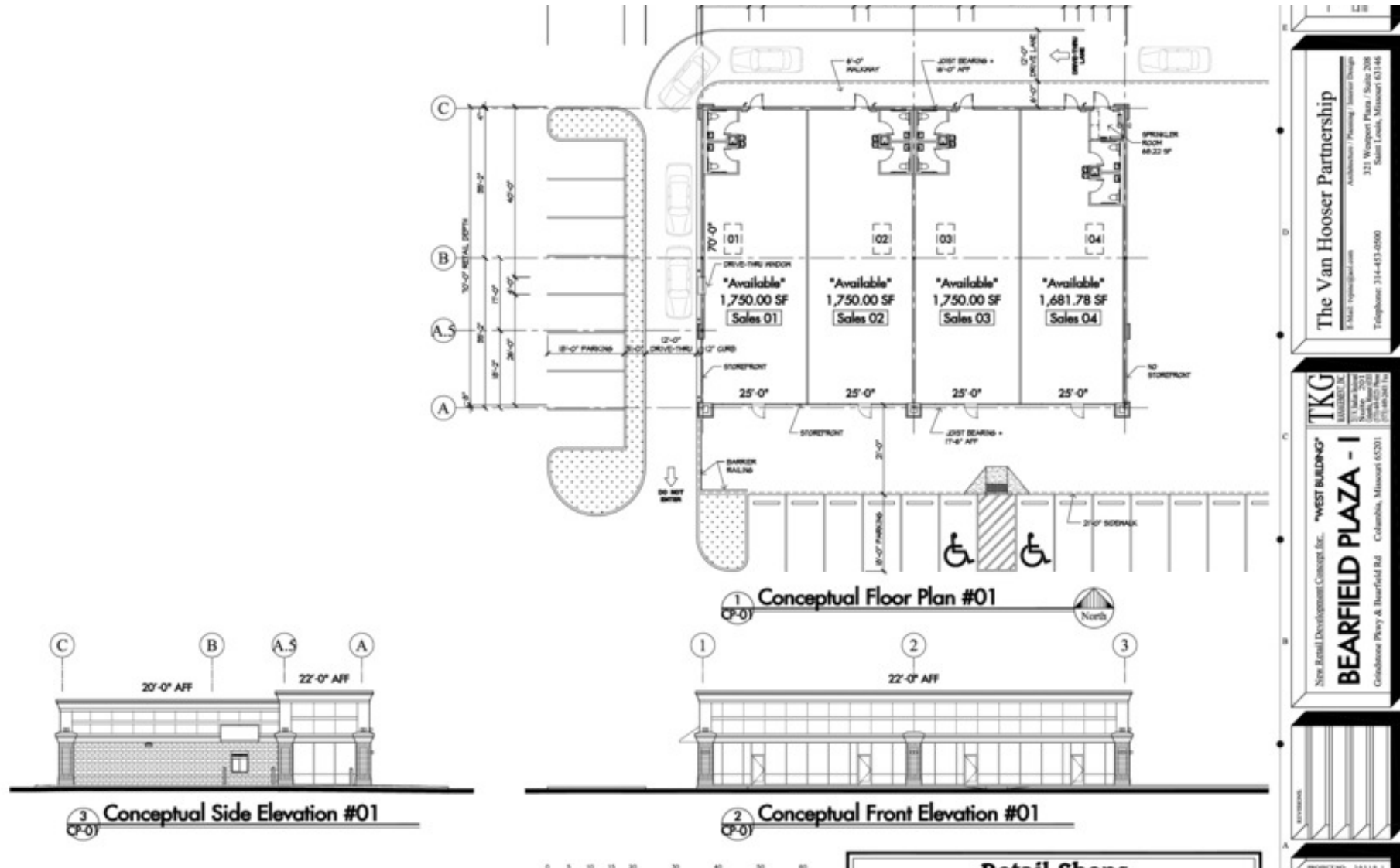
GINA RENDE

[GINA@MALYREALTY.COM](mailto:GINA@MALYREALTY.COM)

O: 573.443.3200

C: 314.477.4462

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O: 573.443.3200  
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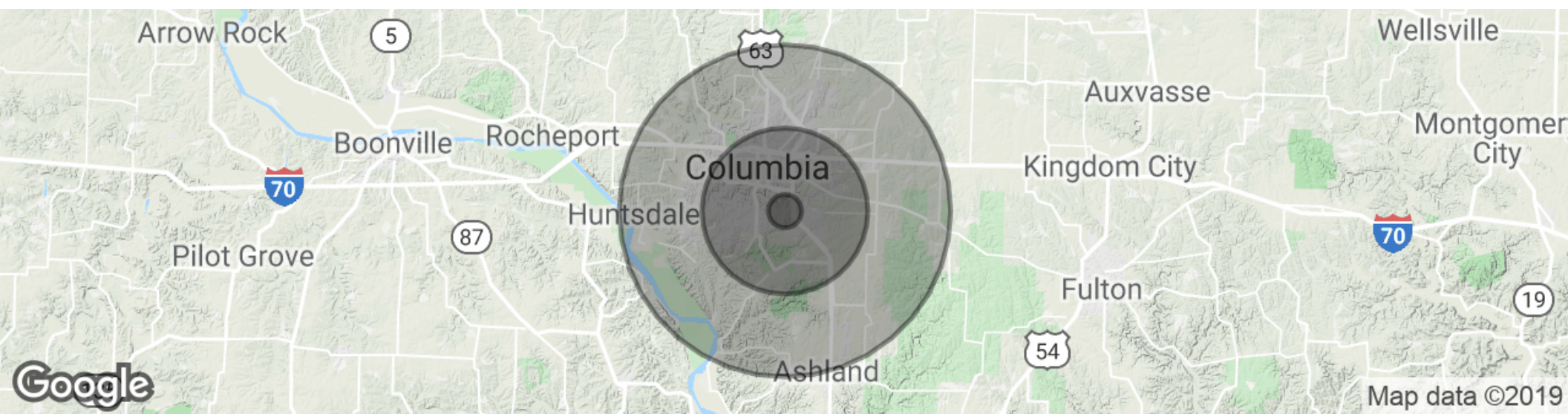


GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



| POPULATION          | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| Total population    | 2,890    | 95,936    | 160,710   |
| Median age          | 22.8     | 29.6      | 30.7      |
| Median age (Male)   | 22.9     | 29.5      | 30.6      |
| Median age (Female) | 22.6     | 29.8      | 31.0      |
| HOUSEHOLDS & INCOME | 1 MILE   | 5 MILES   | 10 MILES  |
| Total households    | 1,224    | 37,921    | 64,527    |
| # of persons per HH | 2.4      | 2.5       | 2.5       |
| Average HH income   | \$38,756 | \$58,465  | \$60,675  |
| Average house value |          | \$186,178 | \$183,523 |

*\* Demographic data derived from 2010 US Census*

**GINA RENDE**

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462