



MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

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OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	3,280 SF
Zoning:	M-DT

PROPERTY OVERVIEW

Ideal location in Downtown Columbia, MO. This site sits at the highly trafficked signalized intersection of 9th Street & Elm Street in Downtown Columbia. This +/- 3,280 square foot unit sits immediately South of the University of Missouri's Columbia campus (Enrollment + 31,000) and is ideal for any retail or restaurant use. Currently in shell condition, this space is a blank canvas for all future users.

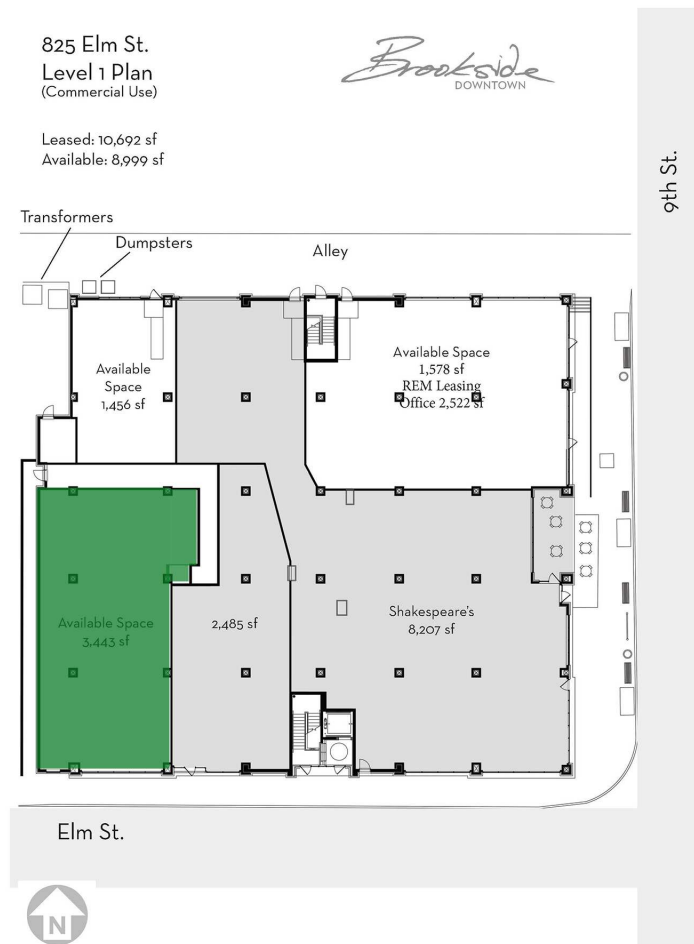
PROPERTY HIGHLIGHTS

- 3,280 square feet
- Shell space
- Ideal location at the signalized intersection of 9th Street & Elm Street
- Adjacent to iconic Shakespeare's Pizza
- \$14 per square foot, NNN

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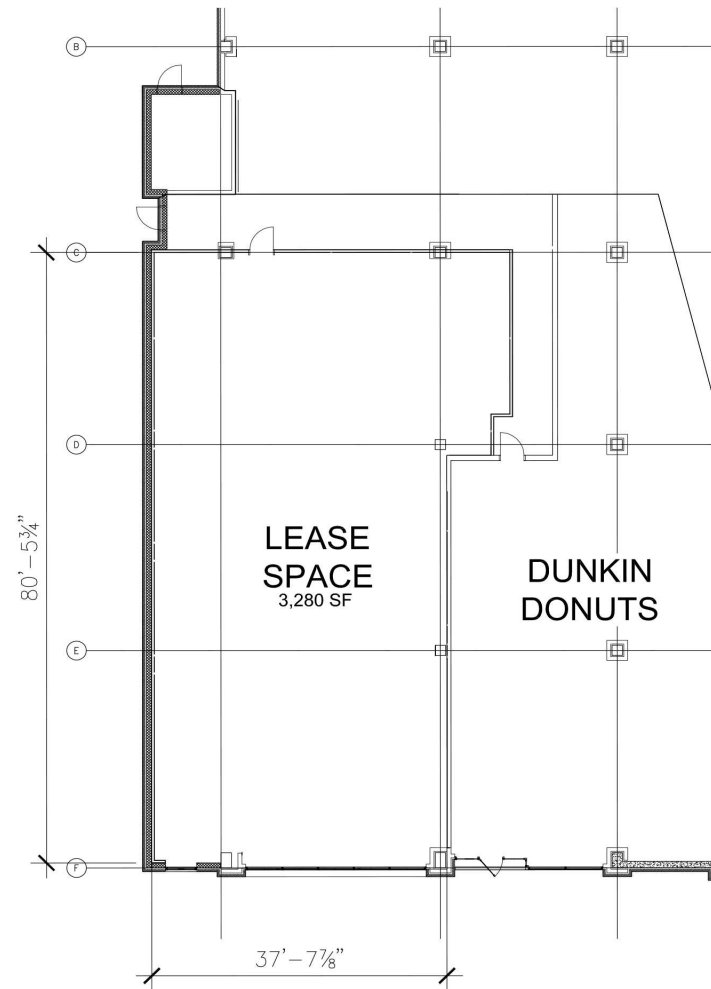


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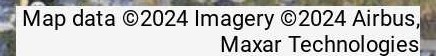
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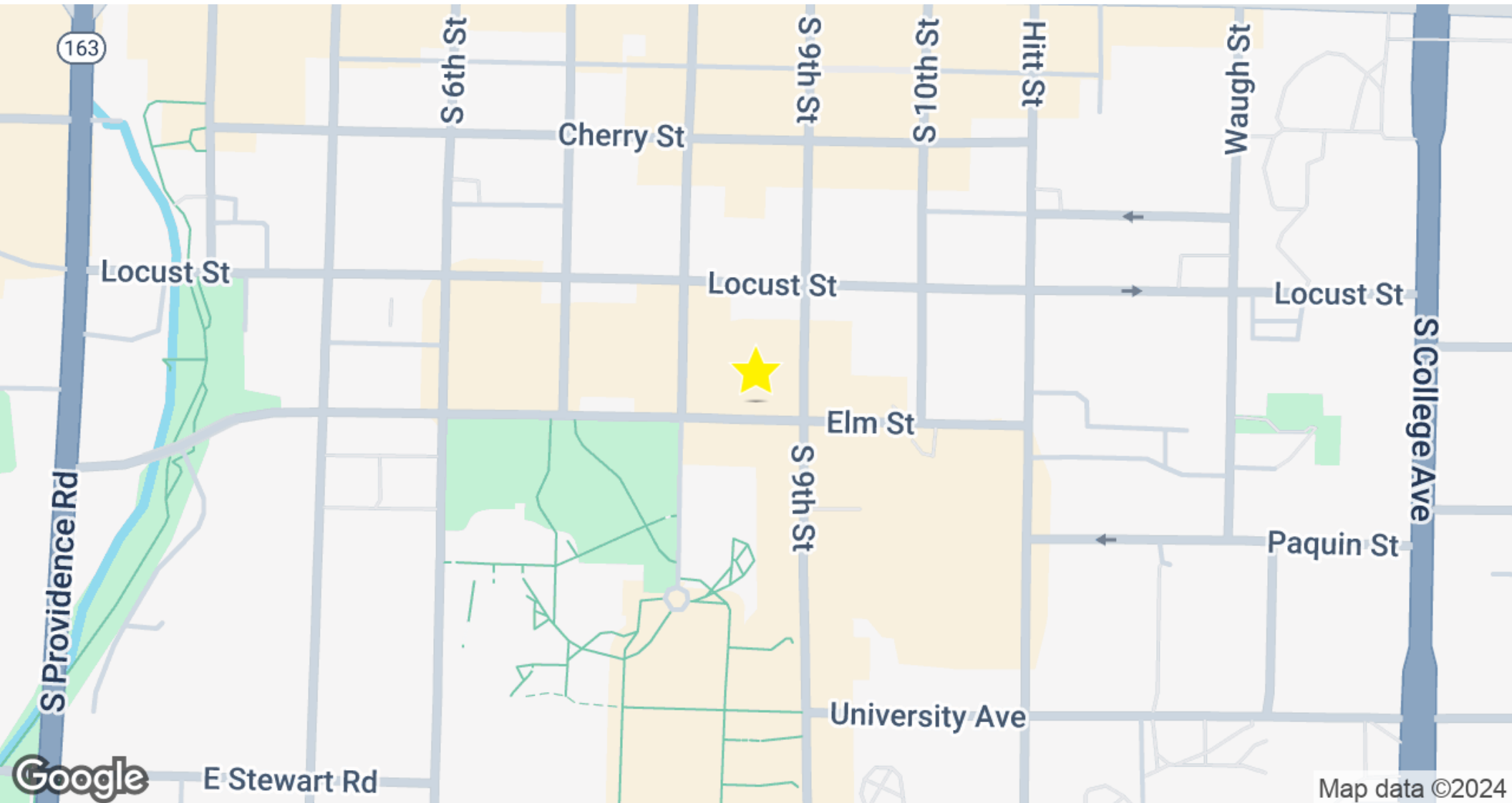
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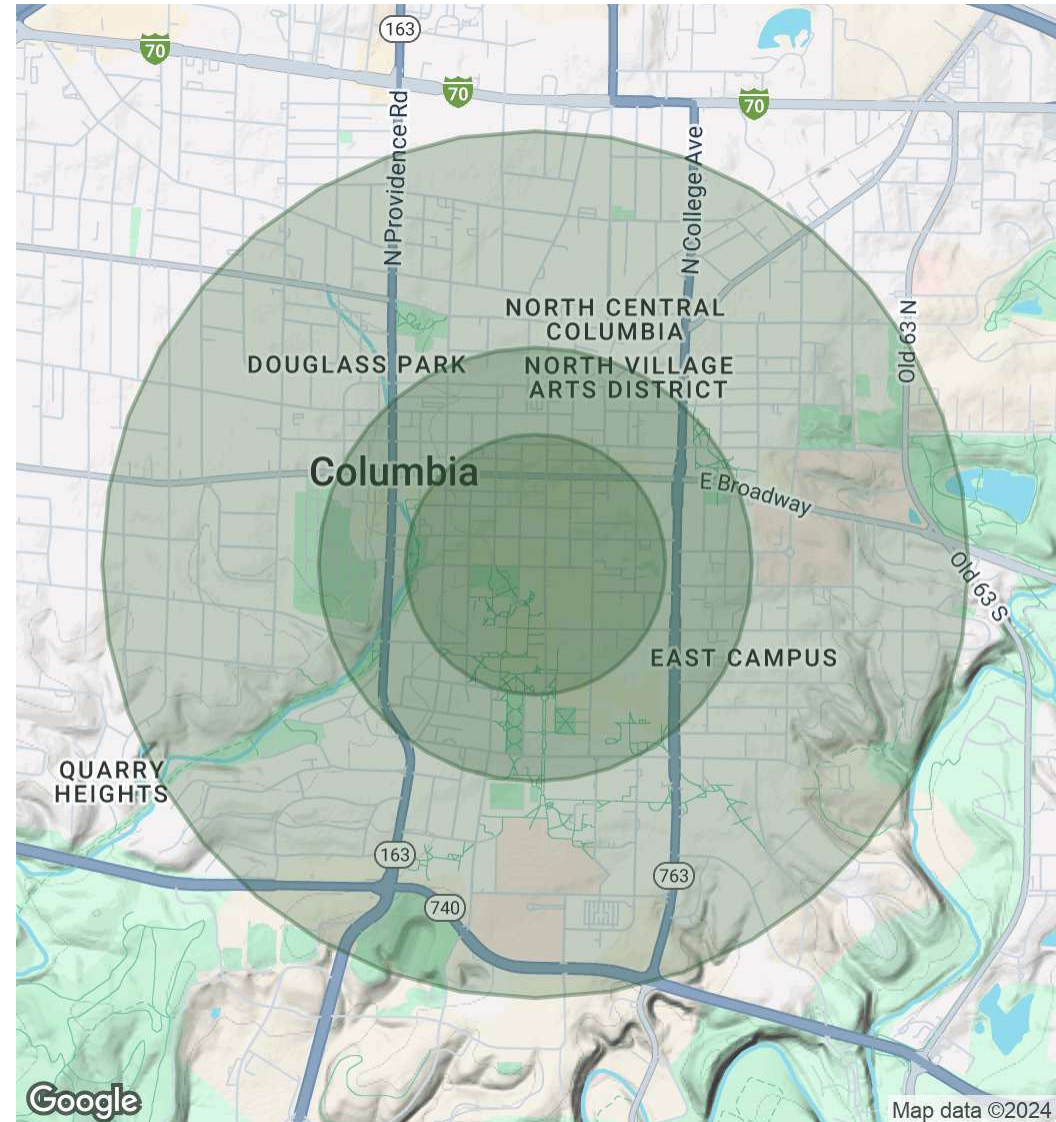
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,604	8,739	22,353
Average Age	25	25	27
Average Age (Male)	26	25	27
Average Age (Female)	25	24	27

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,120	3,192	6,971
# of Persons per HH	2.3	2.7	3.2
Average HH Income	\$29,977	\$38,842	\$54,555
Average House Value	\$105,861	\$202,808	\$174,359

Demographics data derived from AlphaMap



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