



±20,000 SF COLUMBIA, MO

3215 Clark Ln., Columbia, MO 65202

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	18,272
STREET	Clark Ln.
COUNT 2	20,534
STREET 2	I-70/US 63 Connector

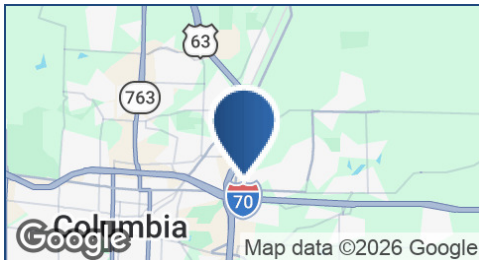
DEMOGRAPHICS - 2026

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	61,482	111,337	147,900
Average HH Income	\$82,829	\$90,403	\$100,762
Estimated Households	25,068	47,411	62,675

PROPERTY HIGHLIGHTS

- ±20,000 SF available
- Signalized intersection
- Commercial zoning
- Nearby retailers include The Home Depot, Bass Pro Shops, and Anytime Fitness
- Nearby restaurants include Taco Bell, McDonald's, Pizza Hut, Burger King, Steak 'n Shake, KFC, Golden Corral, TGI Fridays, Bob Evans and more

* Figures shown represent estimates



Wm. BOUDOURES Co.

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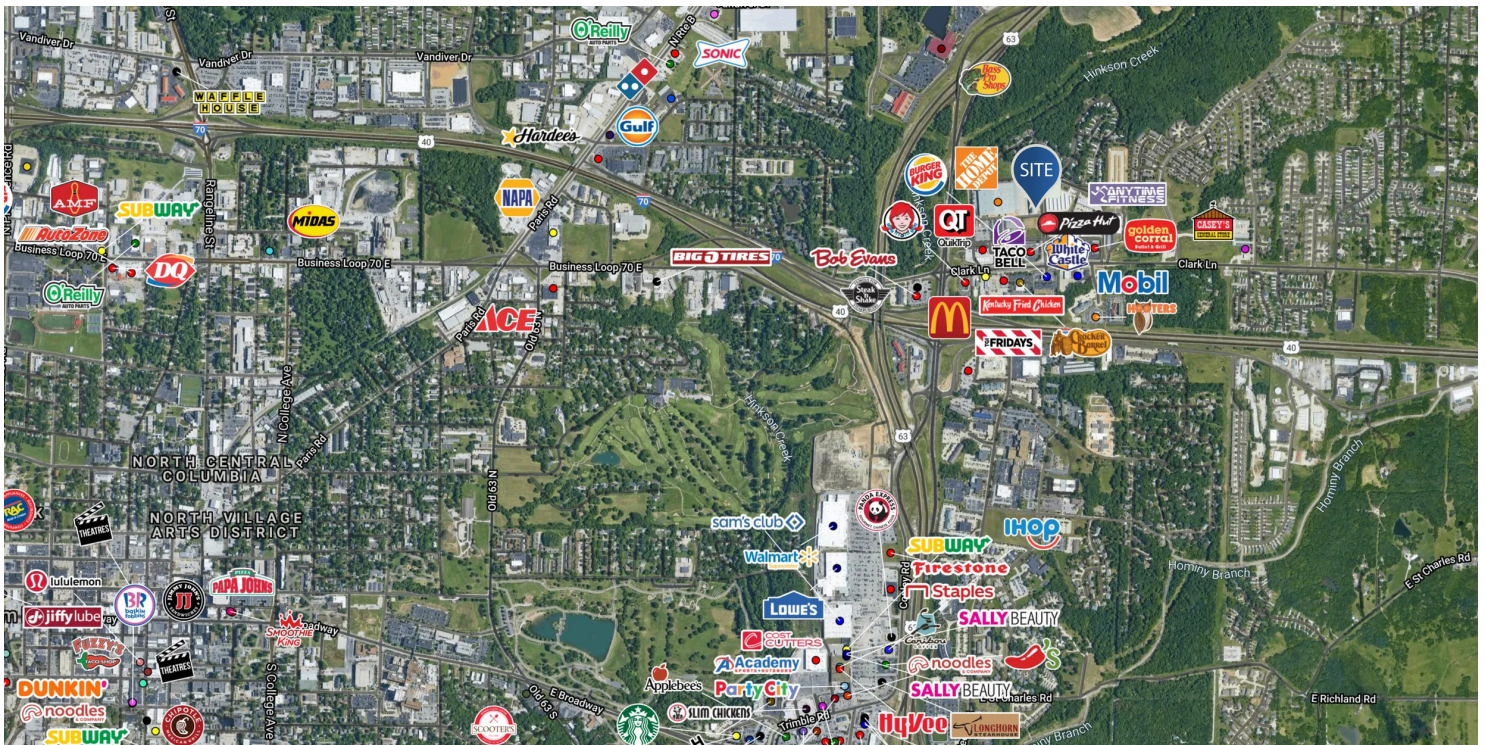
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Location Maps



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