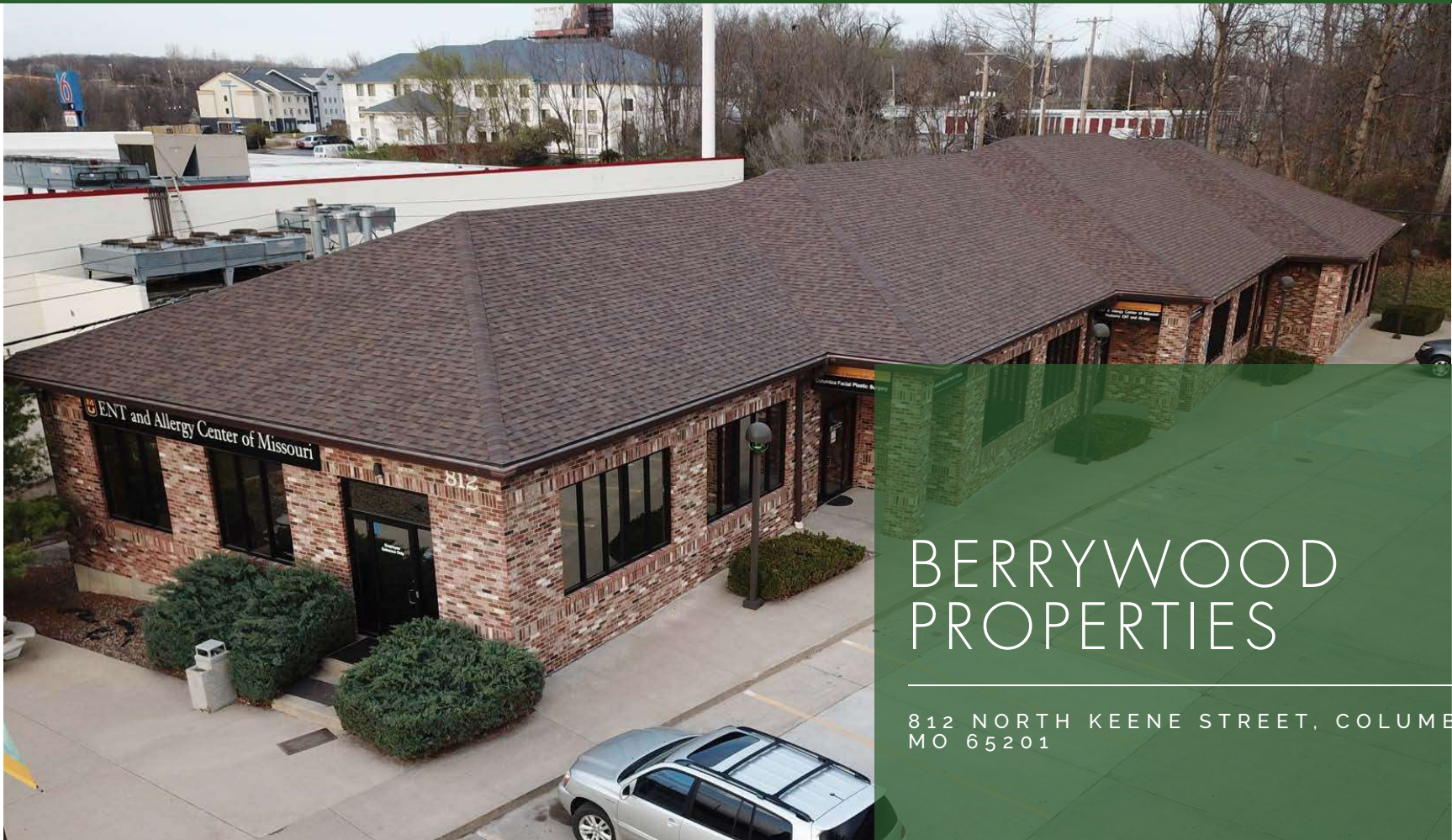




BERRYWOOD PROPERTIES

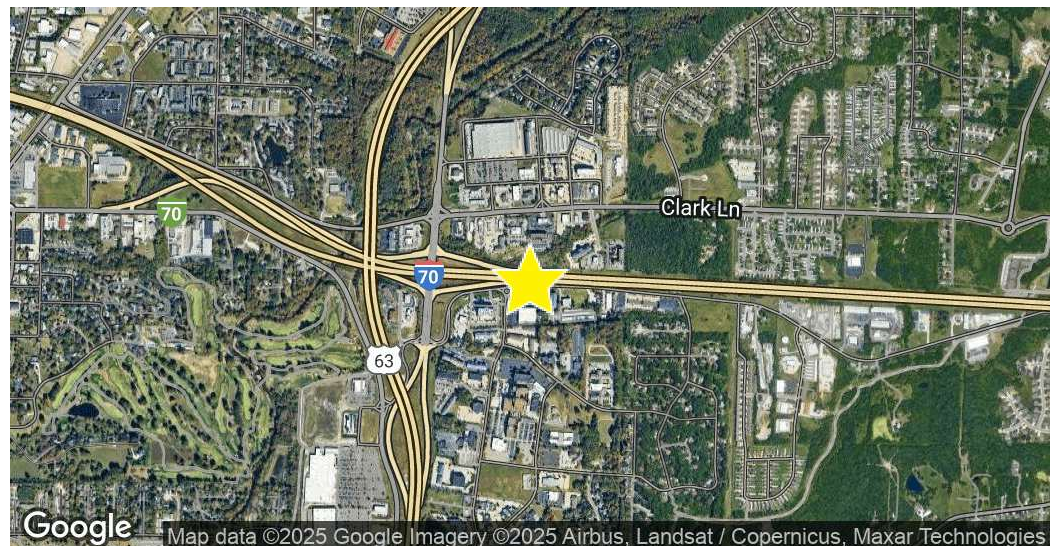
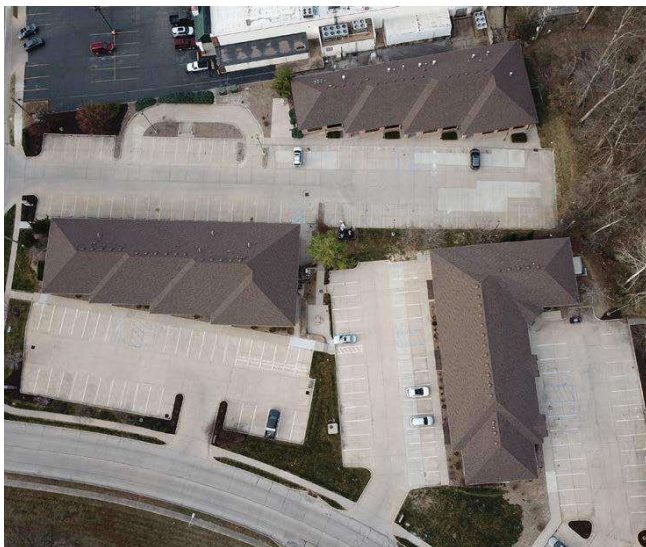
812 NORTH KEENE STREET, COLUMBIA,
MO 65201

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131



OFFERING SUMMARY

Sale Price:	Email for pricing: mel@malyrealty.com
Building Size:	41,509 SF
Lot Size:	3.1 Acres
Zoning:	M-OF

PROPERTY OVERVIEW

Medical office portfolio available for sale. Offering includes three well maintained, brick buildings in the highly desirable Keene Medical Corridor. Property offers immediate proximity to the Interstate 70 & Highway 63 interchange. Ideal for both owner occupants and investors.

PROPERTY HIGHLIGHTS

- Ownership will entertain selling the buildings individually. Email for additional detail.
- Tenant list includes: MU ENT, Peak Sport & Spine Physical Therapy and Endocrinology Center to name a few.
- WALT for each building is 3.59.
- 821 N Keene St is 7,863 square feet
- 3301 Berrywood Dr is 17,475 square feet
- 3315 Berrywood Dr is 16,171 square feet
- I-70 AADT: 56,727
- HWY 63 AADT: 57,579

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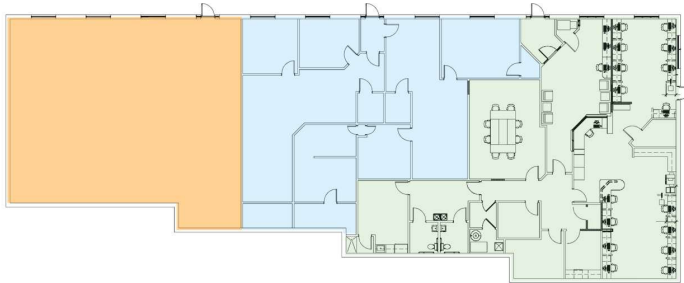
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3301 Berrywood Dr

Last Update: 2/10/2025
 Total SF: 16,647

Level 1

SF: 7,884



Tenant Name	Suite #	SQFT	Lease
Commercial MICTG	101/102	2,672	
Burrell	103	2,666	
Peak Performance	106	2,546	

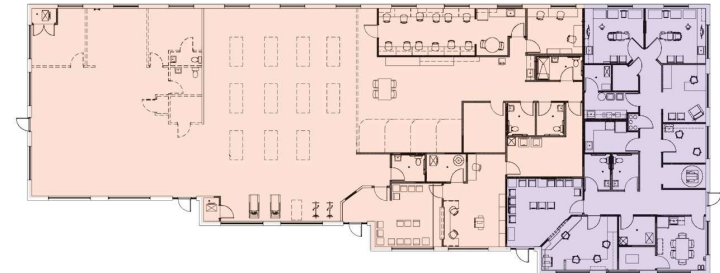
*Not to scale

3301 Berrywood Dr

Last Update: 2/10/2025
 Total SF: 16,647

Level 2

SF: 8,763



Tenant Name	Suite #	SQFT	Lease
Peak Performance	204	6,493	
Oral Surgery	203	2,270	

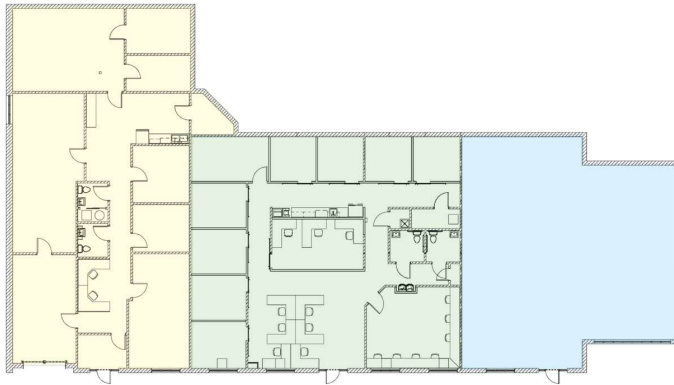
*Not to scale

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3315 Berrywood Dr

Level 1

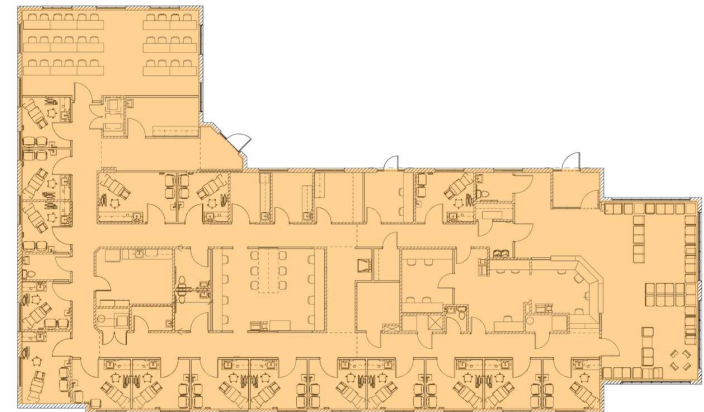


Tenant Name	Suite #		
Odle Sales	101		
MU Endocrinology	102		
Vacant	103		

*Not to scale

3315 Berrywood Dr

Level 2



Tenant Name	Suite #		
MU Endocrinology	207		

*Not to scale

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812 Keene St

MU ENT



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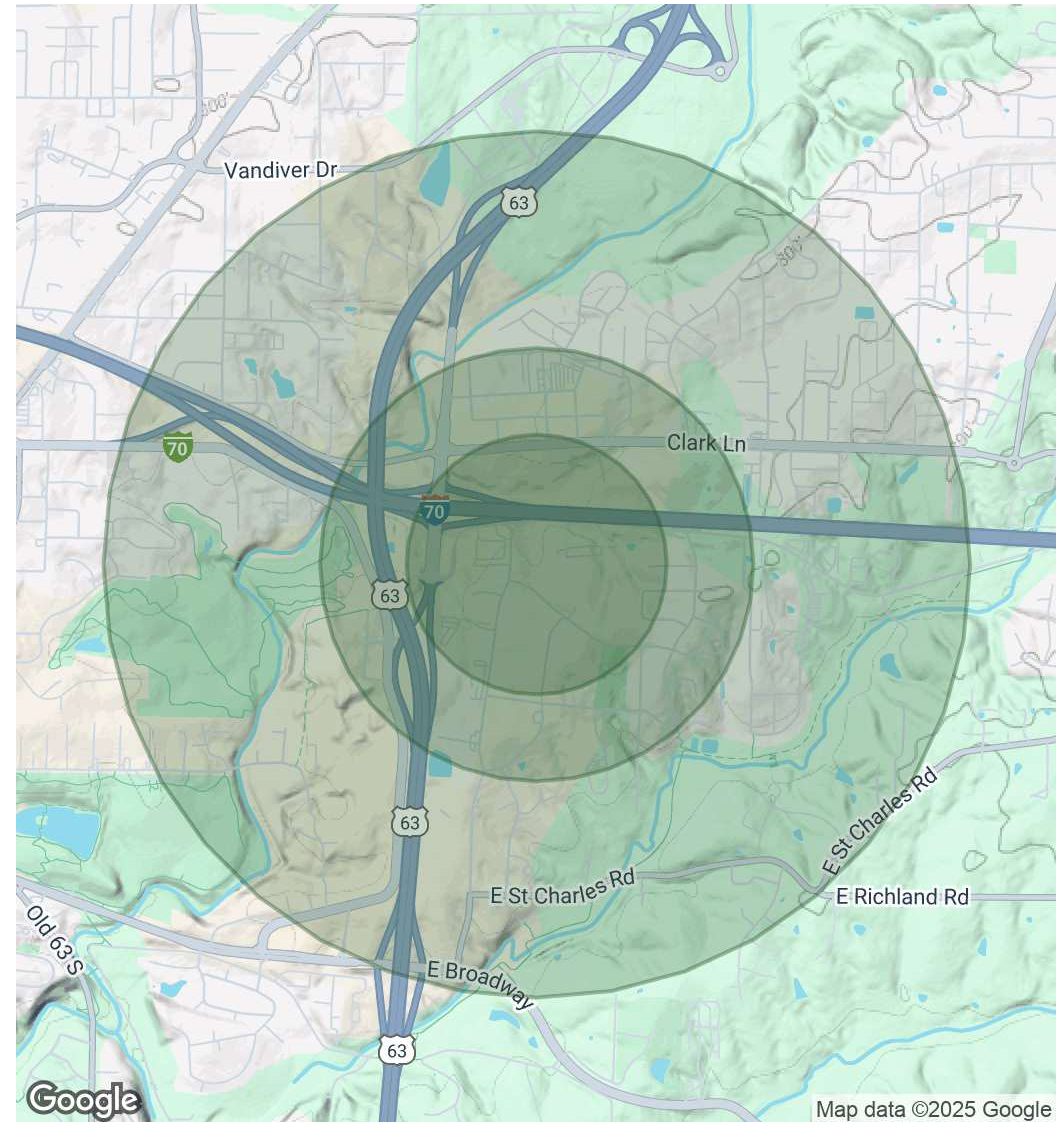


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	170	779	5,022
Average Age	40	39	38
Average Age (Male)	38	38	36
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	81	372	2,349
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$72,311	\$71,064	\$64,616
Average House Value	\$244,102	\$248,006	\$228,829

Demographics data derived from AlphaMap



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