



SMILEY LANE MEDICAL BUILDING

2325 SMILEY LN, COLUMBIA, MO 65202

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

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OFFERING SUMMARY

Sale Price:	Email for pricing: mel@malyrealty.com
Building Size:	15,000 SF
Lot Size:	2.96 Acres
Year Built:	2007
Zoning:	PD

PROPERTY OVERVIEW

Family Medial Center for Sale.

PROPERTY HIGHLIGHTS

- Current lease runs until Jan 31, 2028
- Annual Base Rent: \$329,331.00
- Current Tenant MU Health Center

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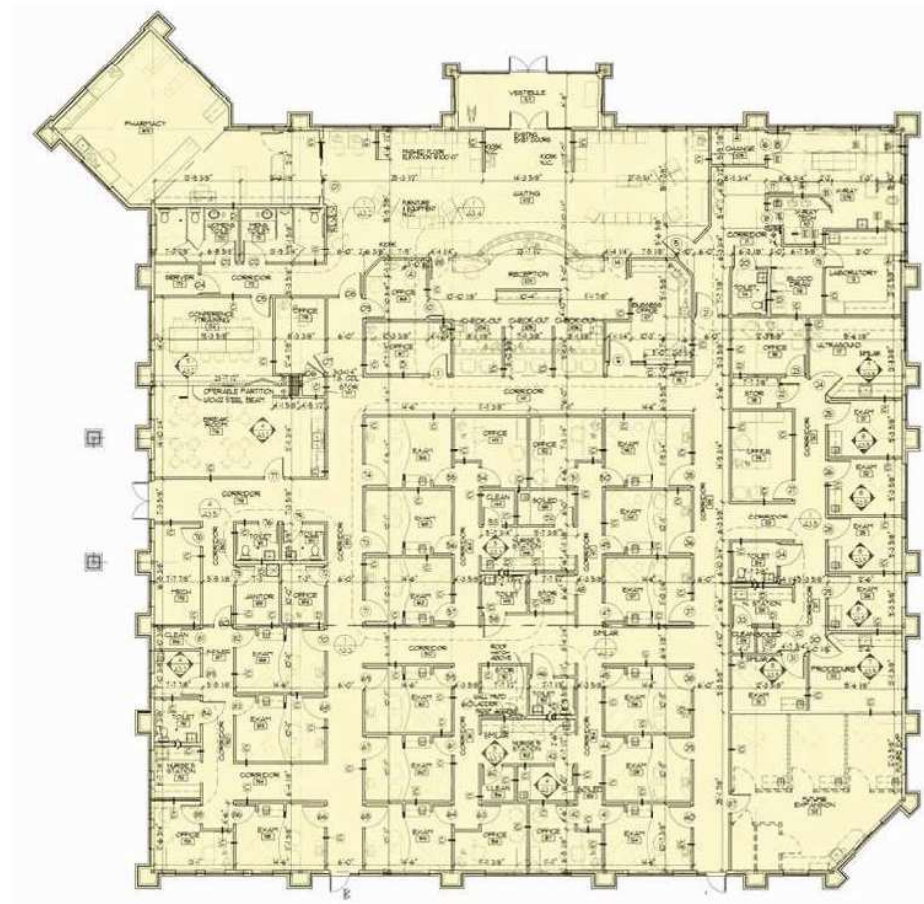
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2325 Smiley Ln



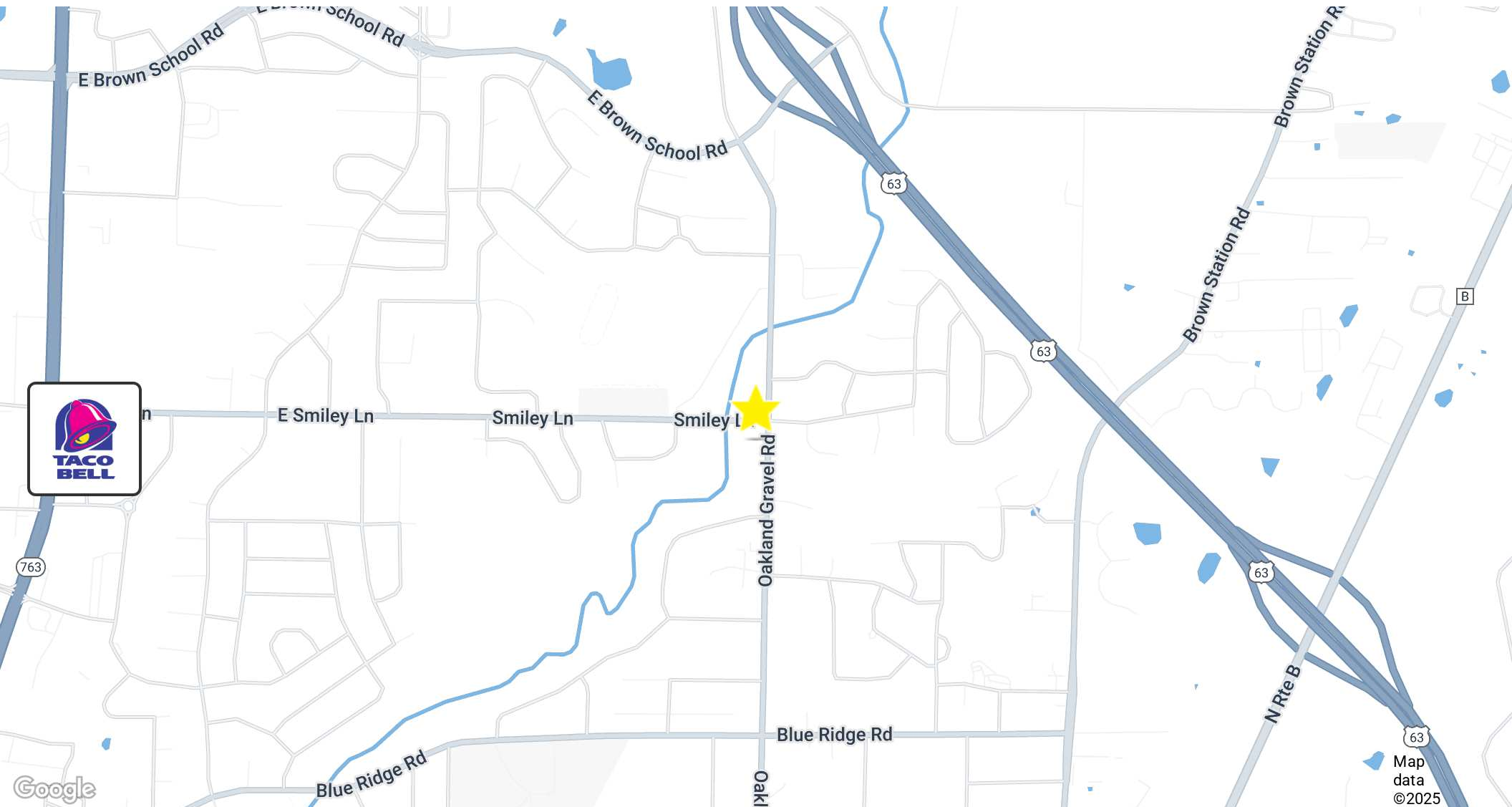
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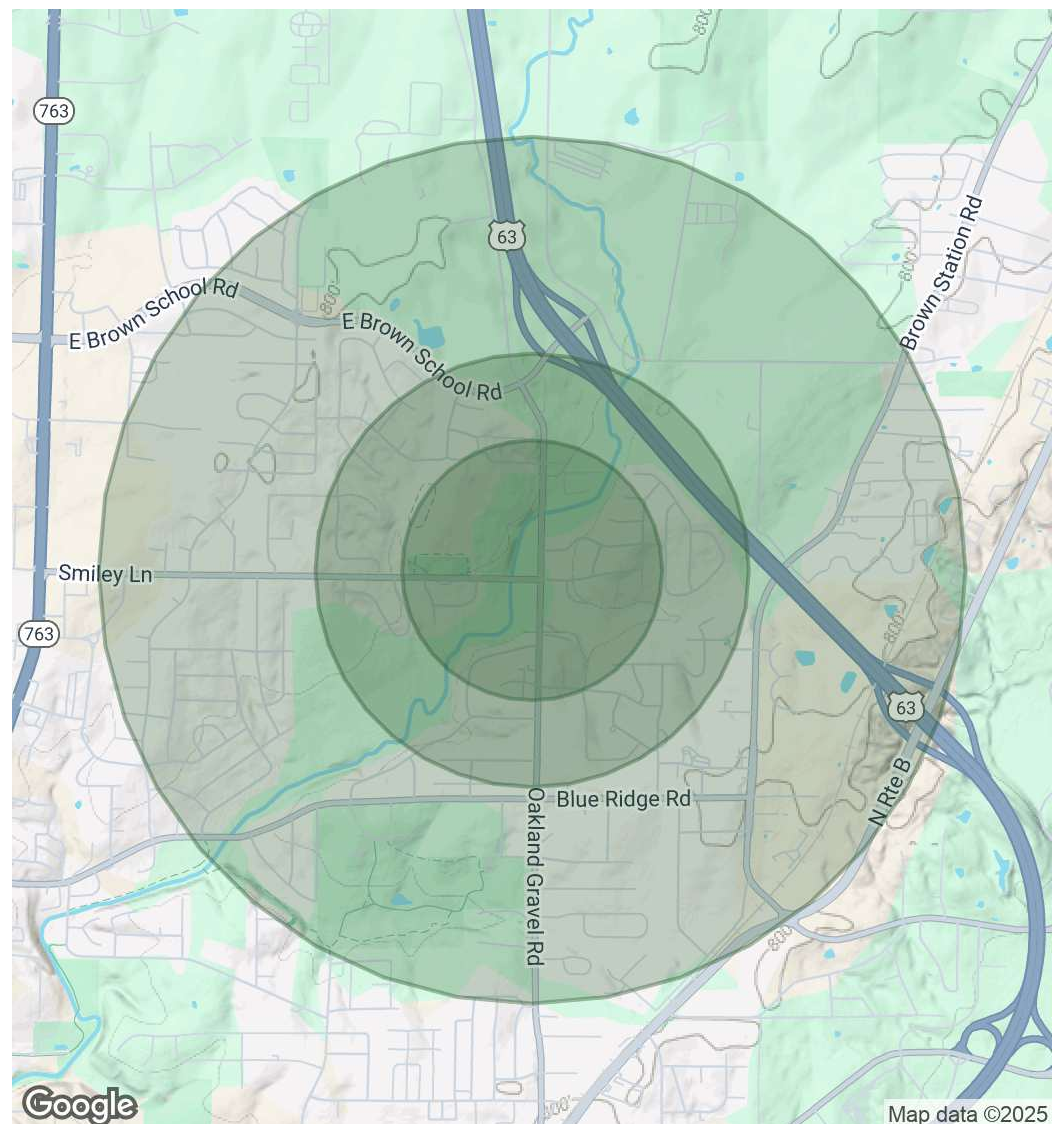
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	790	2,274	6,682
Average Age	38	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	332	944	2,690
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$90,196	\$88,897	\$90,680
Average House Value	\$271,146	\$264,273	\$255,380

Demographics data derived from AlphaMap



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