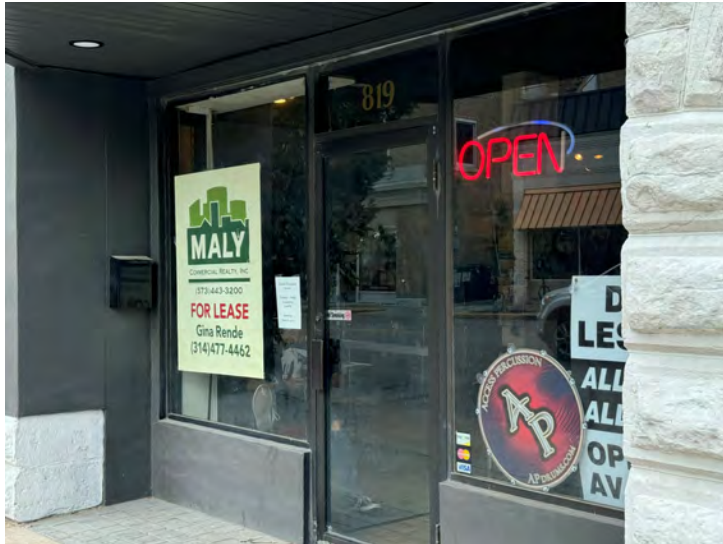


819 E WALNUT

819 E WALNUT, COLUMBIA, MO 65201



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C: 314.477.4462



OFFERING SUMMARY

Lease Rate:	\$3,393.00 per month (Gross)
Available SF:	1,939 SF
Zoning:	M-DT

PROPERTY OVERVIEW

Prime office/retail space located just East of Hawthorne Bank and the Courthouse in a walkable environment in downtown Columbia.

PROPERTY HIGHLIGHTS

- Rent \$3,393/\$21 per square foot Gross Monthly
- Surrounded by three Universities
- Two Restrooms

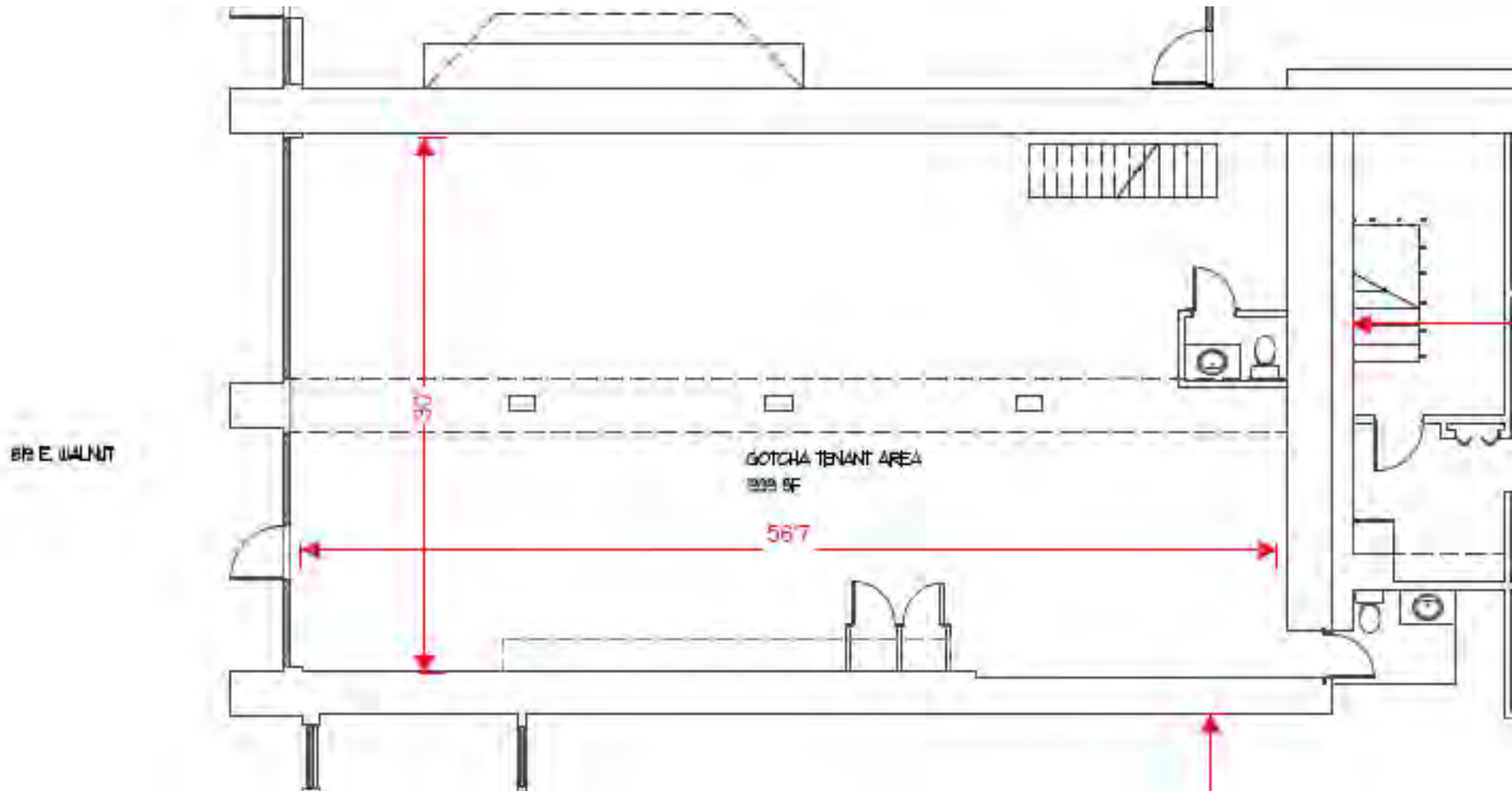
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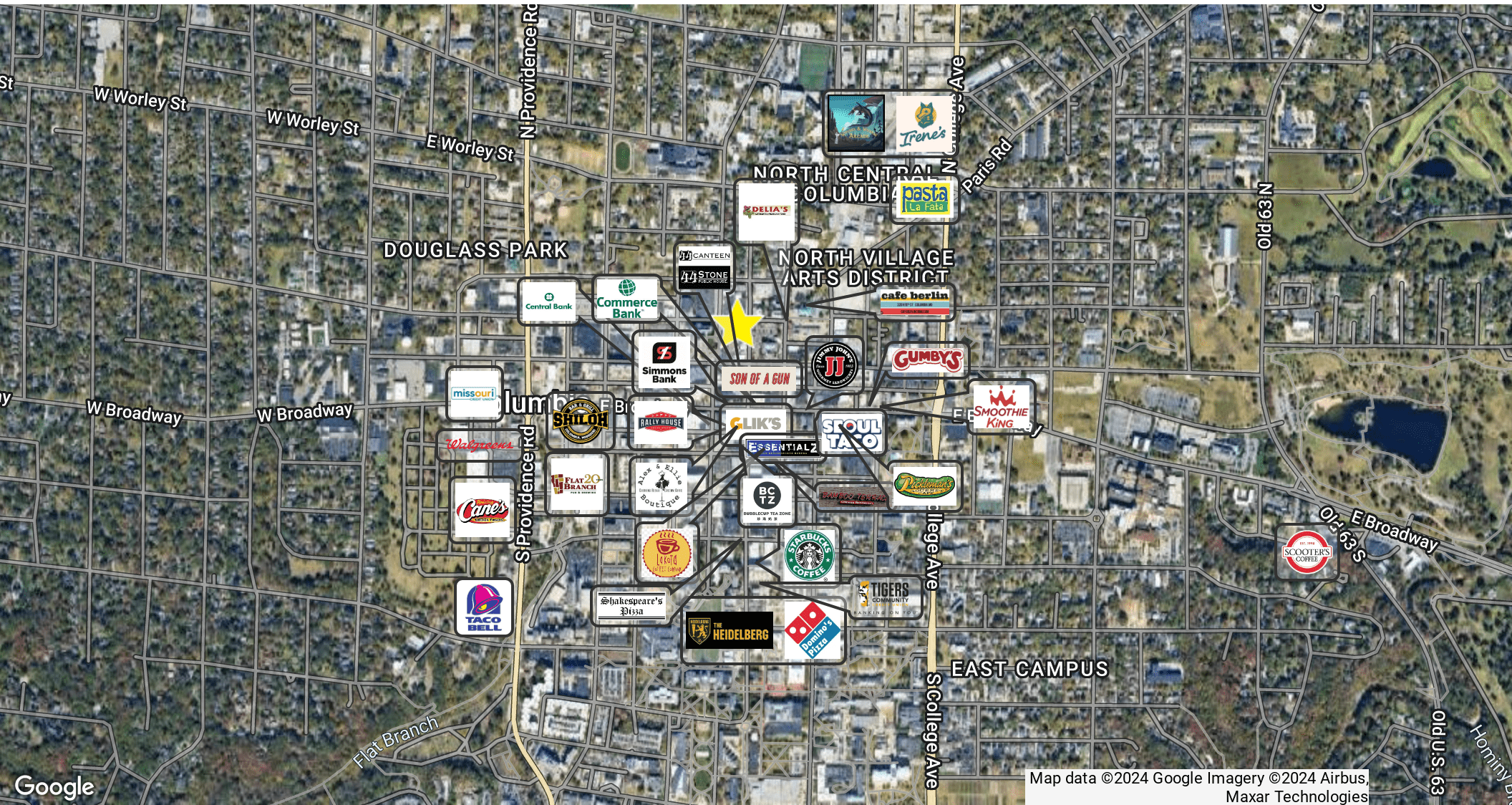
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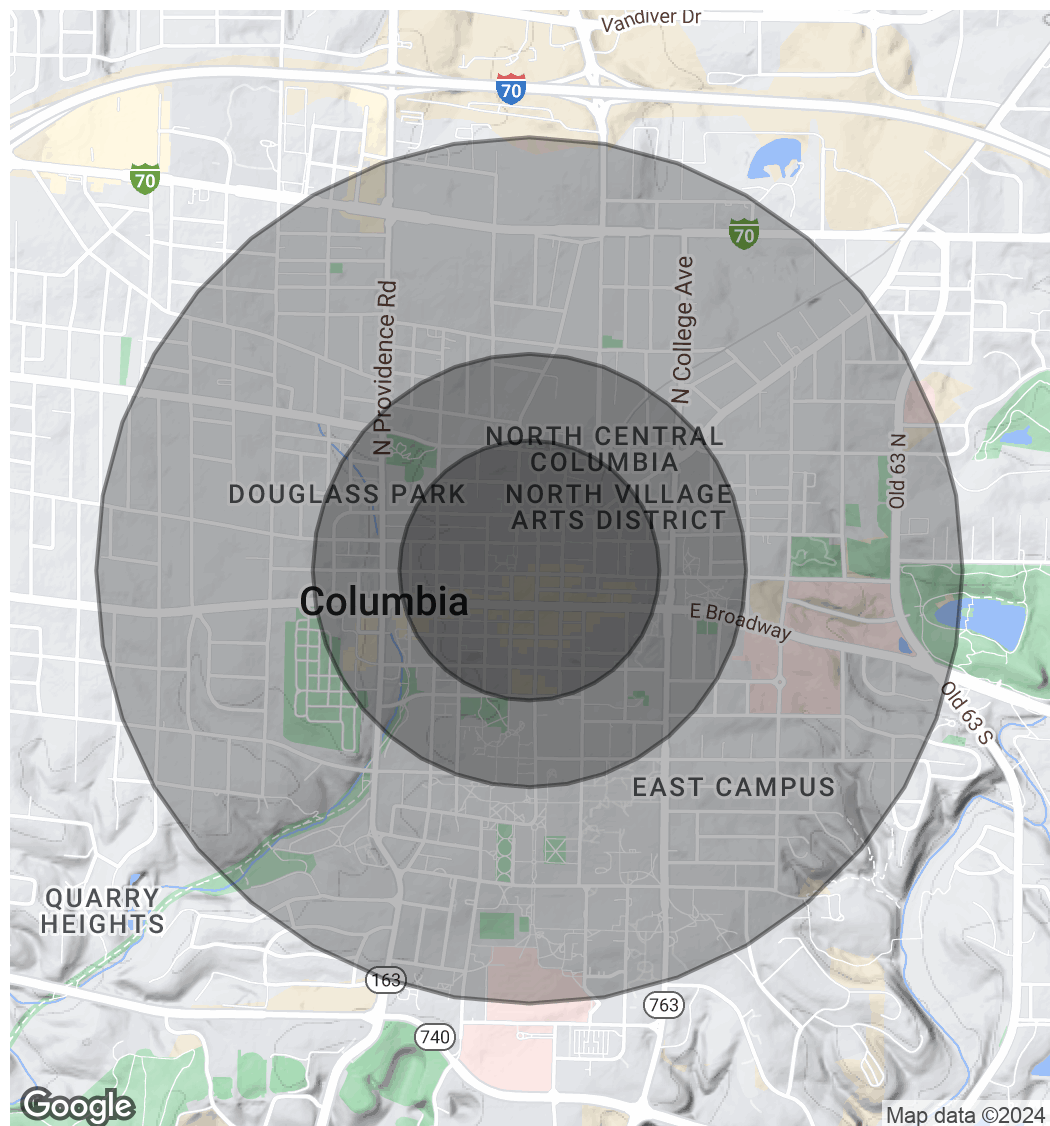
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,963	6,410	21,475
Average Age	25	28	28
Average Age (Male)	26	29	28
Average Age (Female)	25	27	27

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	854	2,813	7,248
# of Persons per HH	2.3	2.3	3
Average HH Income	\$38,055	\$35,612	\$50,793
Average House Value	\$155,761	\$184,638	\$183,639

Demographics data derived from AlphaMap



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