



825 E WALNUT STREET

825 EAST WALNUT STREET, COLUMBIA,
MO 65201

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



OFFERING SUMMARY

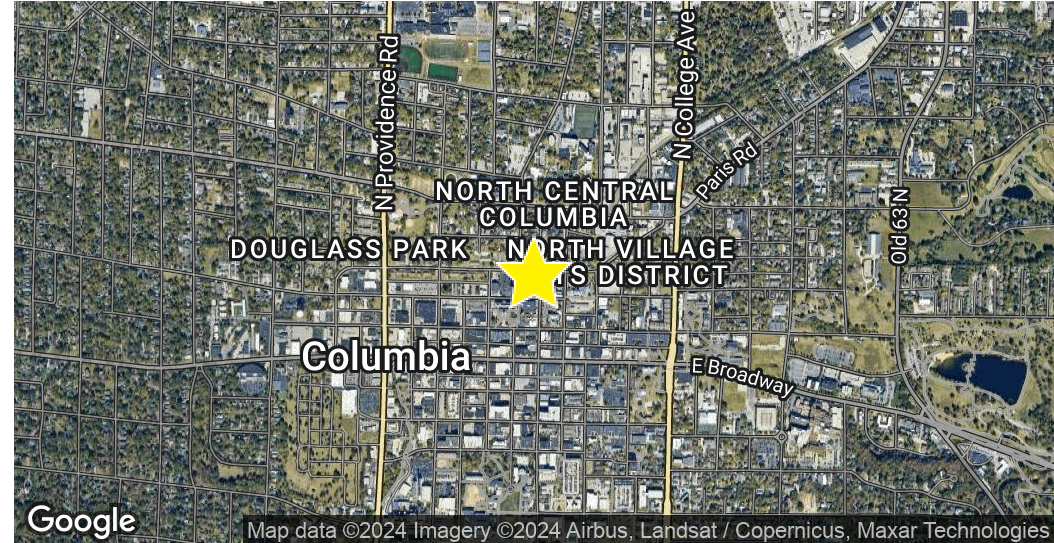
Lease Rate:	\$5,800.00 per month (Gross)
Available SF:	2,579 SF
Zoning:	M-DT

PROPERTY OVERVIEW

Existing Salon located at the Northwest corner of 9th St and Walnut

PROPERTY HIGHLIGHTS

- Rent \$5800 a month on Gross Basis
- High level of interior finish, well maintained
- Formerly Salon Nefisa
- Surrounded by three Universities



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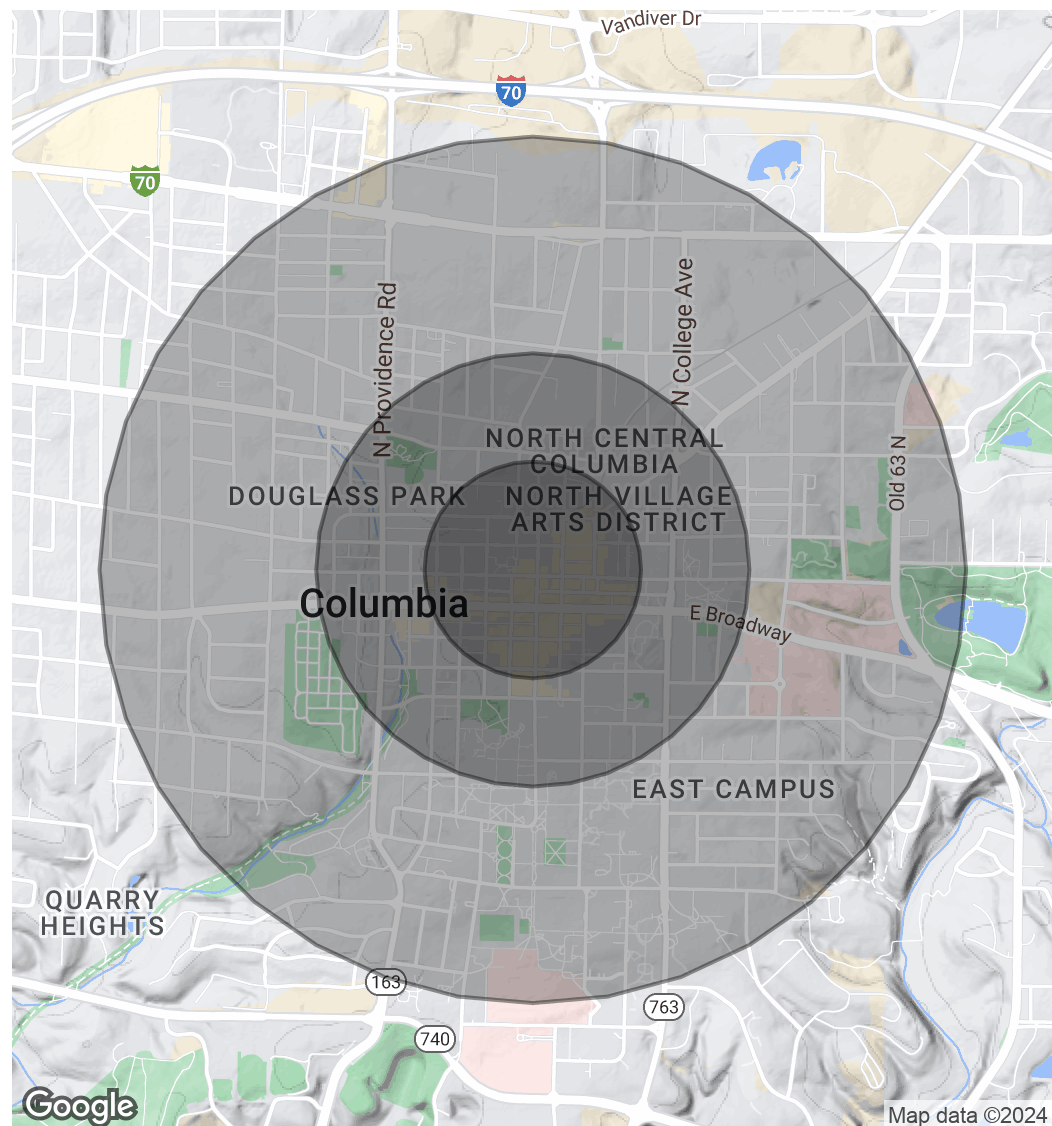
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,122	5,496	17,985
Average Age	22.7	23.3	24.5
Average Age (Male)	23.0	24.4	24.5
Average Age (Female)	22.6	22.5	25.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	614	2,556	7,062
# of Persons per HH	1.8	2.2	2.5
Average HH Income	\$28,017	\$26,594	\$34,451
Average House Value	\$0	\$29,405	\$70,410

2020 American Community Survey (ACS)



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