



1306 RANGE
LINE ST

COLUMBIA, MO 65201

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



OFFERING SUMMARY

| | |
|----------------------|---|
| Sale or Lease Price: | Email for pricing: Gina@malyrealty.com |
| Building Size: | +/-10,000 SF |
| Lot Size: | 0.69 Acres |
| Zoning: | M-C |

PROPERTY OVERVIEW

Just off the NE corner of the signalized intersection of Business Loop 70 East and Range Line Street

PROPERTY HIGHLIGHTS

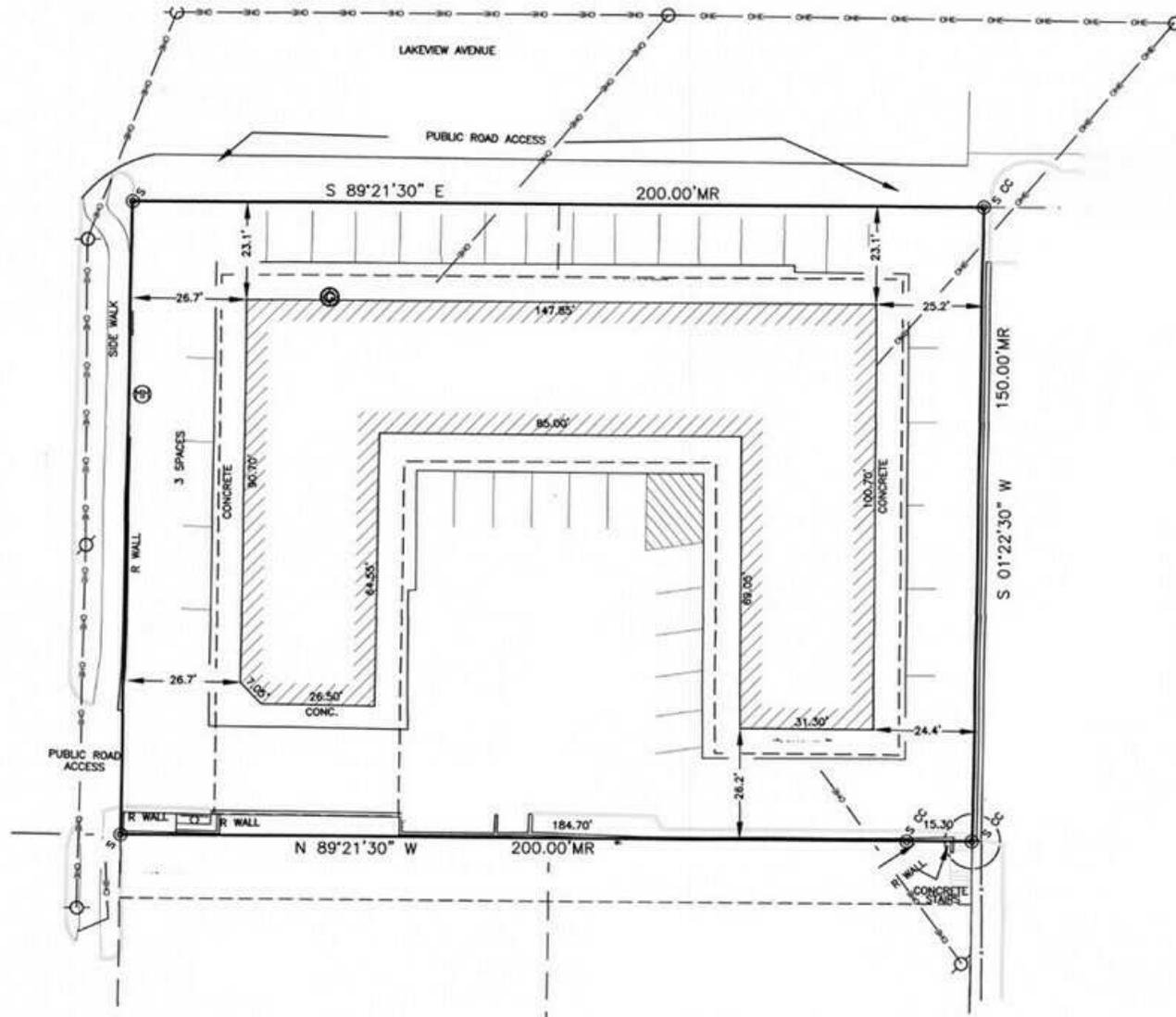
- 32 Room boutique motel with a 2-bedroom manager's suite
- 16 rooms are newly renovated. Master Lease with Welcome Home occupying 6 renovated rooms, stair stepping into a total of 12 units by June 1. More updates coming soon..
- .69 Acres (150' x 200')
- Will consider build-to-suit , ground lease, or sale
- Flexible lease occupancy or sale timeline
- Average Annual Daily Traffic: 5,000 - 9,999 per MODOT 2024 Study
- Range Line Street AADT: 3,817 and Bus Loop AADT: 14,257

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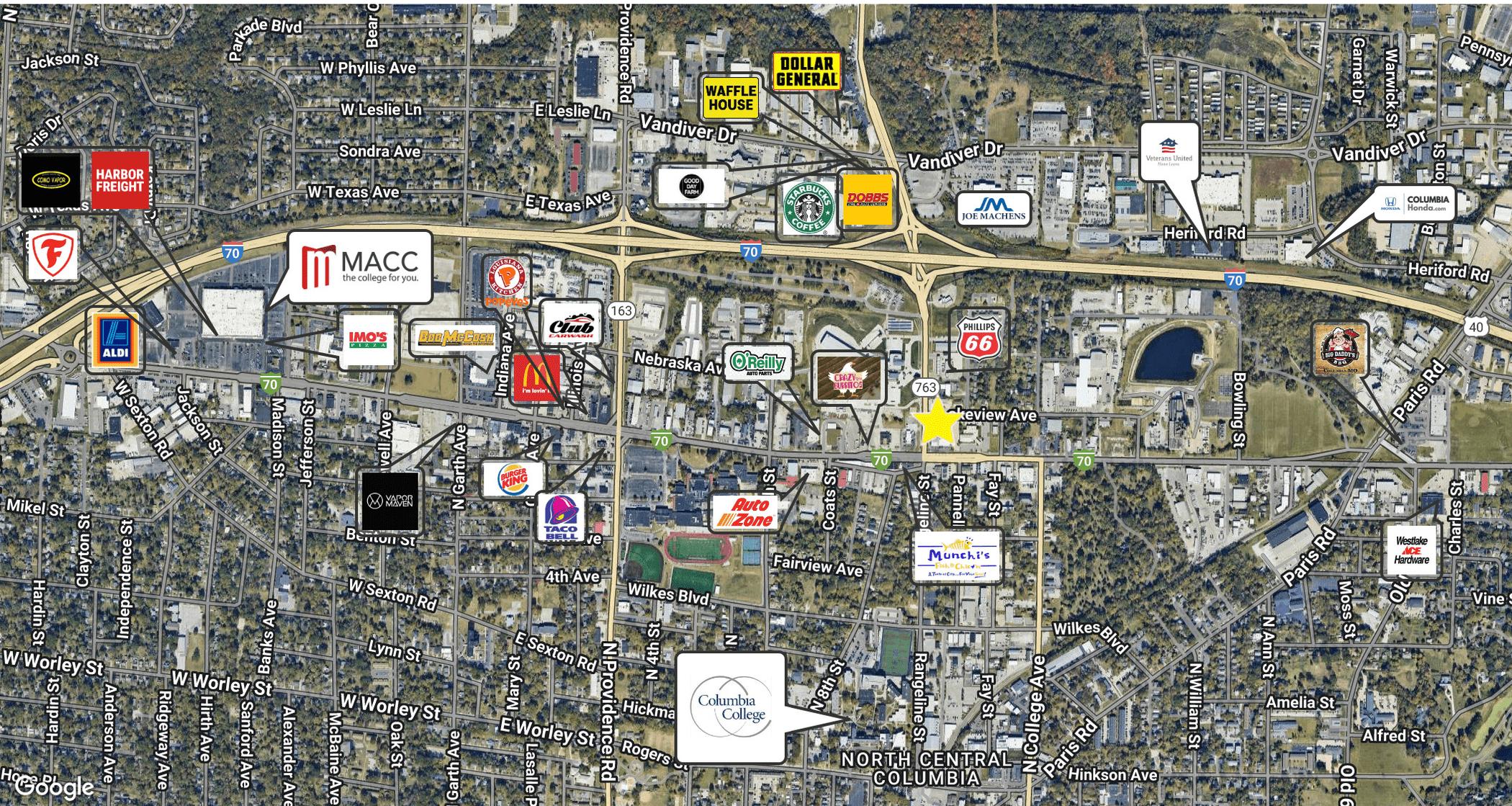


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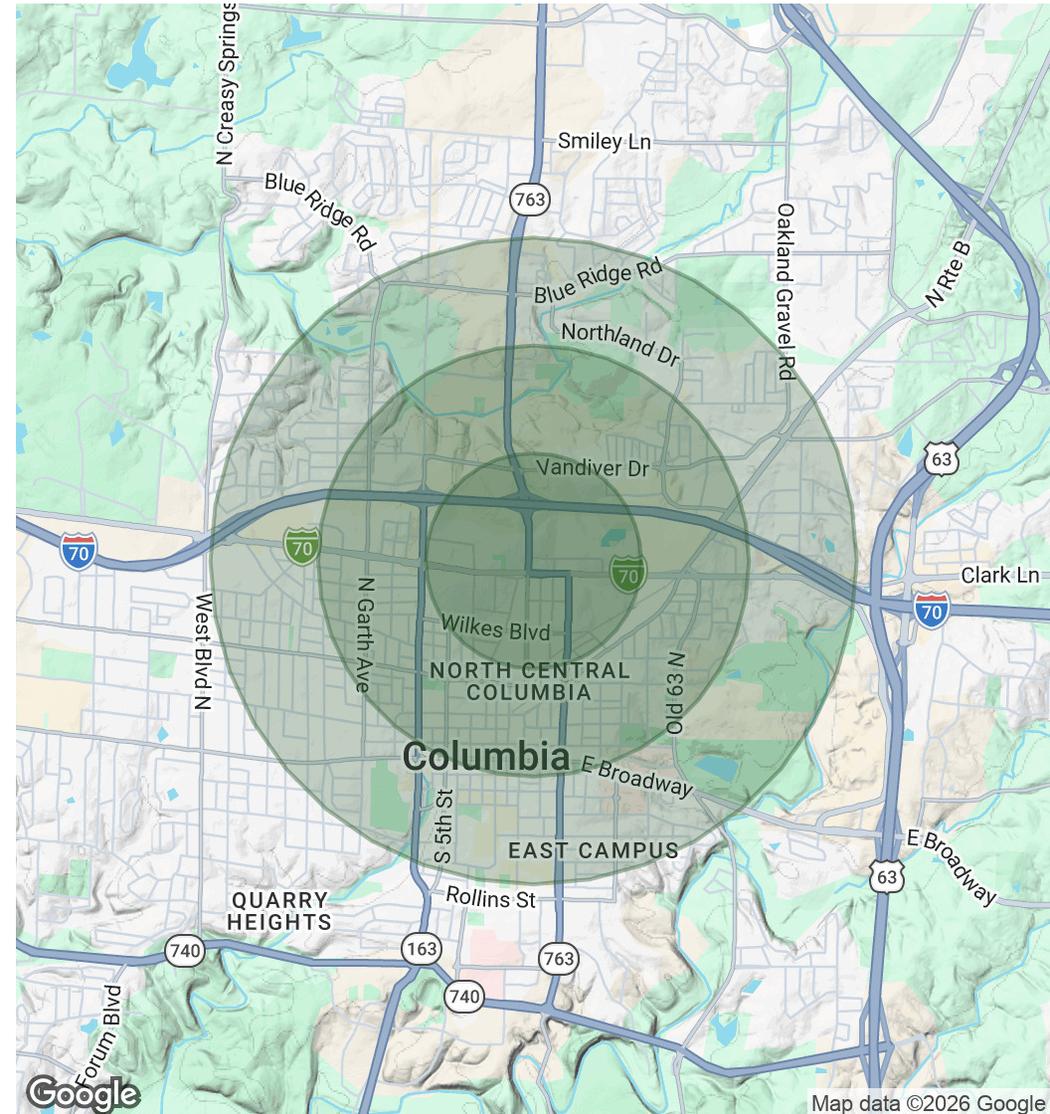
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| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,364 | 7,858 | 20,177 |
| Average Age | 31.2 | 28.8 | 29.0 |
| Average Age (Male) | 33.9 | 29.8 | 28.7 |
| Average Age (Female) | 27.0 | 28.1 | 29.5 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|----------|-----------|
| Total Households | 817 | 4,309 | 10,071 |
| # of Persons per HH | 1.7 | 1.8 | 2.0 |
| Average HH Income | \$39,800 | \$37,037 | \$40,654 |
| Average House Value | \$85,952 | \$71,211 | \$86,066 |

* Demographic data derived from 2020 ACS - US Census



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