



1802 VANDIVER
DR

COLUMBIA, MO 65202

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	12,000 SF
Lot Size:	0.91 Acres
Number of Units:	5
Zoning:	IG

PROPERTY OVERVIEW

5-unit warehouse building located off Vandiver Road in Central Columbia, MO.

PROPERTY HIGHLIGHTS

- Each unit is approximately +/- 2,400 square feet.
- Recent leases are being executed at \$1,800 per month per unit.
- Close proximity to Interstate 70
- The majority of the space is open warehouse with ample office component

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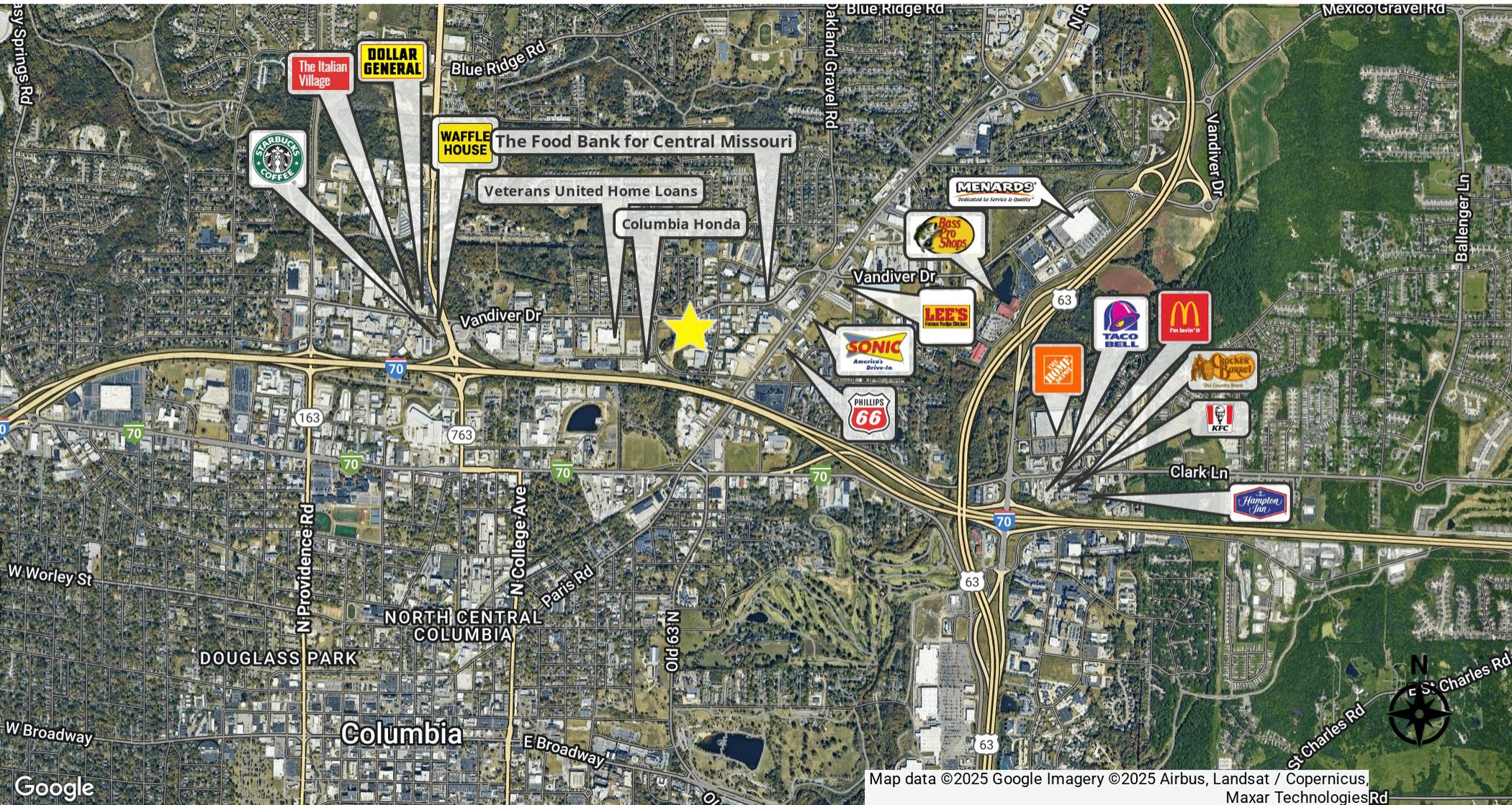


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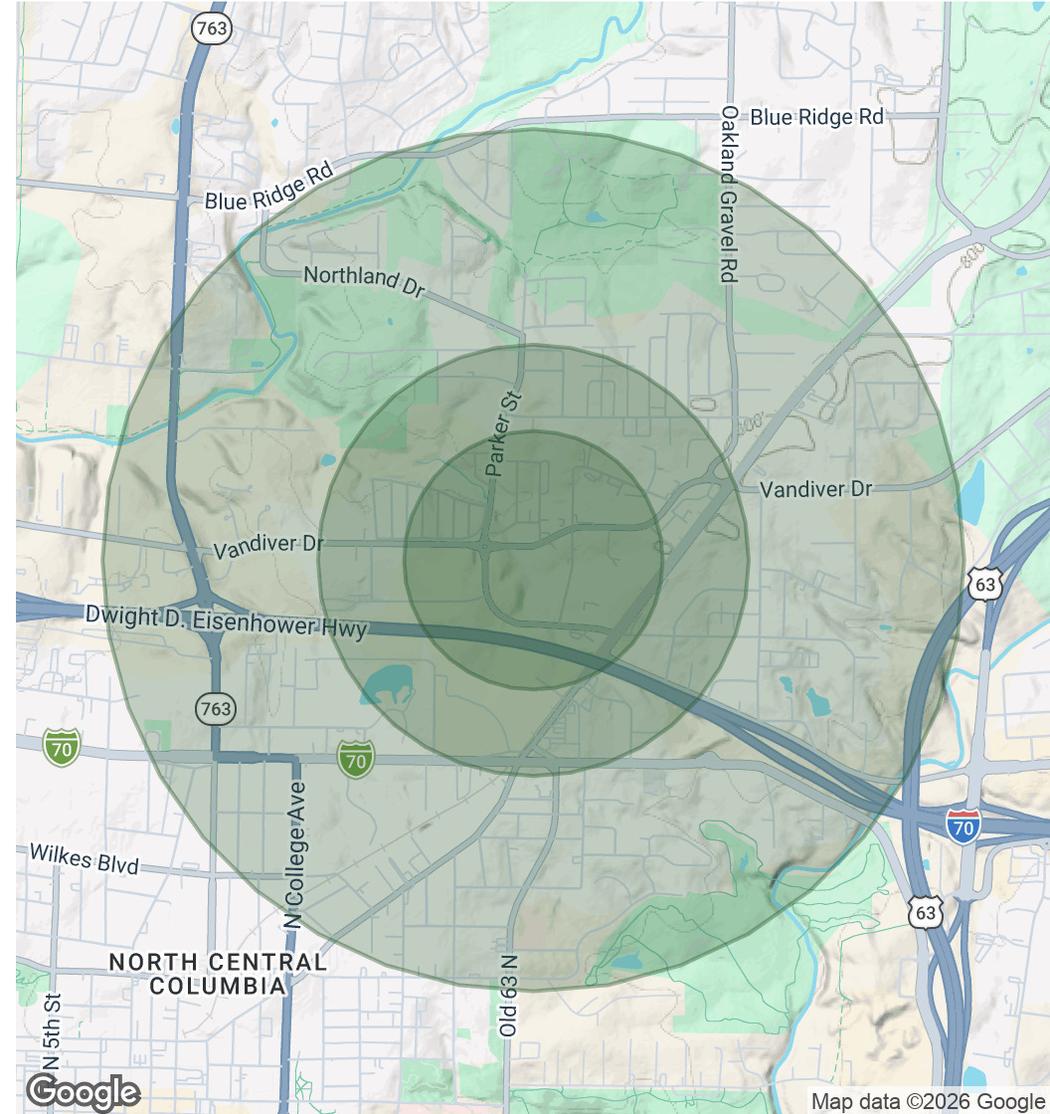
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	399	1,719	6,264
Average Age	35	35	36
Average Age (Male)	33	33	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	169	755	2,903
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$74,402	\$70,240	\$67,520
Average House Value	\$248,961	\$259,274	\$260,453

Demographics data derived from AlphaMap



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