

3100 S. OLD HWY 63
COLUMBIA, MO 65201
100% LEASED INVESTMENT OPPORTUNITY



PROPERTY OVERVIEW

Maher Commercial Real Estate is pleased to present the opportunity to purchase this **100% leased** commercial investment opportunity in Columbia, MO. The tenants, Spectrum Mid-America, LLC d/b/a Charter Communications & IPurchase Online, Inc. provide consistent cash flow and annual rent increases.

Investment Overview:

Asking Price of \$3,800,000 / 2026 NOI: \$224,050 / 2026 Cap Rate: 5.9%

Charter Communications rent commencement 1/1/26, expiring 12/31/30 with one, five-year option to renew. Year 1 base rent of \$11,754.17/month with annual 3% increases. The lease is on a NNN basis. Charter Communications is a major American telecommunications and mass media company, providing broadband, cable television, mobile, and voice services under its Spectrum brand.

IPurchase Online, Inc. signed a new lease 8/17/25, expiring 8/31/30. Tenant has no renewal options. Year 1 base rent \$5,833.33/month. The lease is on a NNN basis. The base rent and NNN's bump 2% annually. Landlord reconciles NNN expenses every February 1st and collects any underpayments if applicable. IPurchase utilizes the space as a distribution center for their vapor/tobacco stores throughout the region.

Property Overview:

Land Area: 4.41 Acres Zoning: M-C, general commercial Parking: 46 Common area parking spaces. Charter has a minimum parking requirement on site. Parking count doesn't include 1-acre storage yard. Building Area: 14,100 S.F. Construction: Wood frame Sprinkler System: Yes Built: 2022/2023. The property features 1-acre of fenced yard space currently included with Charter Communications lease.

Landlord & Tenant Operating Expenses:

The landlord contracts for snow removal & lawn care. CAM fees are passed along to tenants as part of NNN expense on a monthly basis. Landlord is responsible for roof and structure. Tenants are responsible for the repair and replacement of HVAC units.

Columbia, MO Demographic Advantage:

Columbia is home to approximately 131,000 residents and continues to experience steady growth, with a current annual growth rate of 0.77%. The broader Columbia metropolitan area comprises over 630,000 people, with projections indicating continued expansion to 642,000 by 2030. This consistent population growth ensures sustained demand for commercial properties and services.

With a median age of just 29.2 years, Columbia boasts one of the youngest populations in Missouri, creating a dynamic consumer base. The city's educational attainment is exceptional, with over 24% of residents holding bachelor's degrees and nearly 19% earning master's or doctoral degrees. This highly educated workforce attracts quality employers and supports diverse retail and service businesses.

The average household income in Columbia is \$91,425, with a median household income of \$64,488. The local unemployment rate stands at just 3.9%, reflecting a healthy job market and strong economic fundamentals. These favorable economic indicators translate to reliable consumer spending and tenant stability.

The University of Missouri System generates over \$6.5 billion in annual economic impact statewide, with the Columbia campus alone contributing more than \$5 billion and supporting nearly 50,000 jobs. UM System graduates earn approximately \$11,000 more annually than graduates from other Missouri institutions, and about half of the system's living alumni remain in Missouri after graduation. This creates a highly educated, high-earning workforce that fuels local economic growth and provides a stable foundation for commercial real estate investment.

Columbia is consistently identified alongside Springfield and Kansas City as a top destination for new residents seeking affordable cost of living and better opportunities, with Missouri experiencing 55.4% inbound migration in 2024. The city's position along Interstate 70 and its role as a regional hub for education, healthcare, and insurance creates sustained demand for commercial and industrial spaces.

The combination of population growth, low unemployment, high educational attainment, and strong household incomes creates ideal conditions for commercial property investment. Long-term tenants like Charter Communications and distribution operations like IPurchase benefit from access to a qualified workforce, strategic location, and stable local economy—factors that support lease renewal and minimize vacancy risk.

AERIALS



FOR MORE INFORMATION PLEASE CONTACT:

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AERIALS (CONT.)



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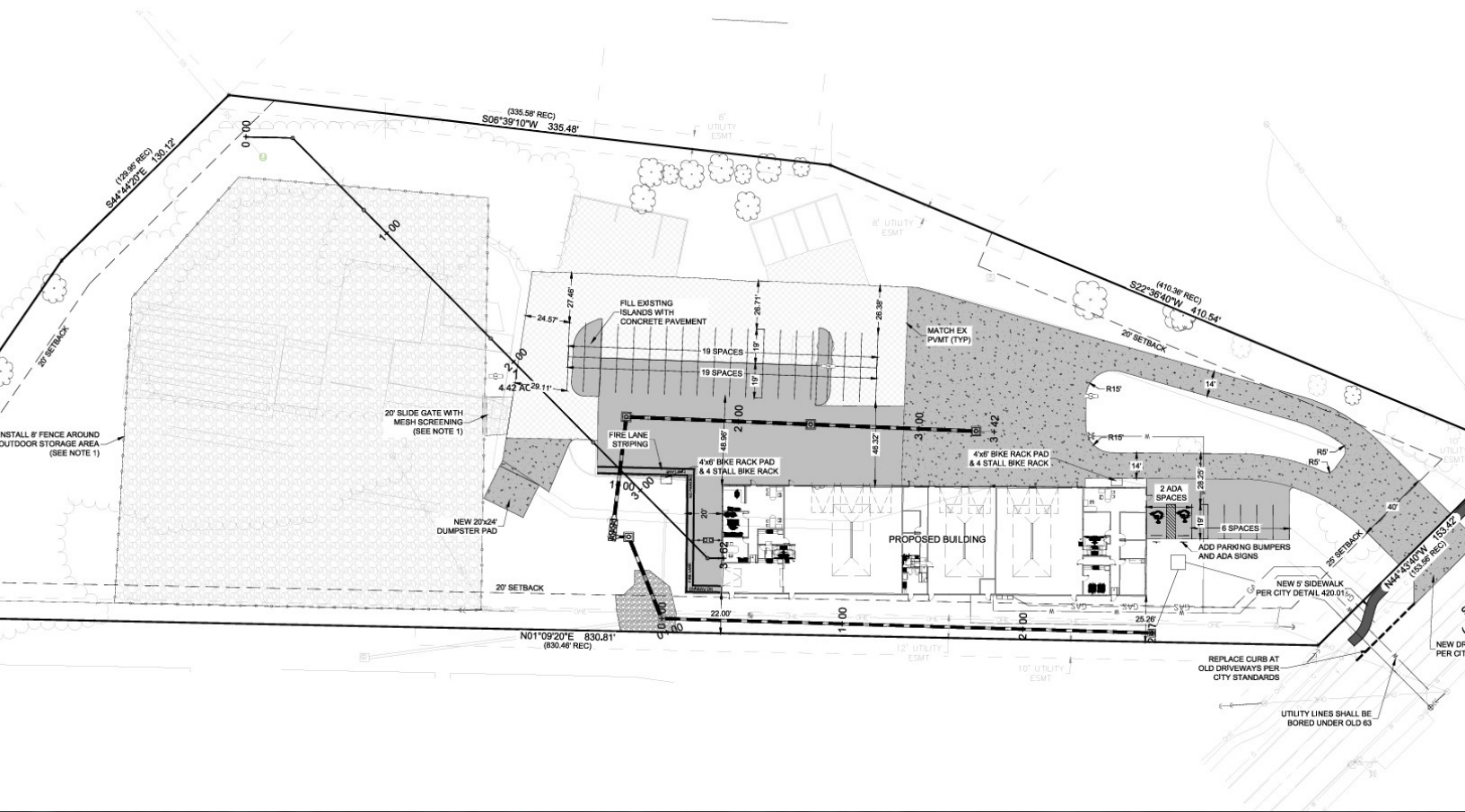
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SITE PLAN



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INTERIOR PICTURES



DEMOGRAPHICS

