



5175 N  
HIGHWAY 763

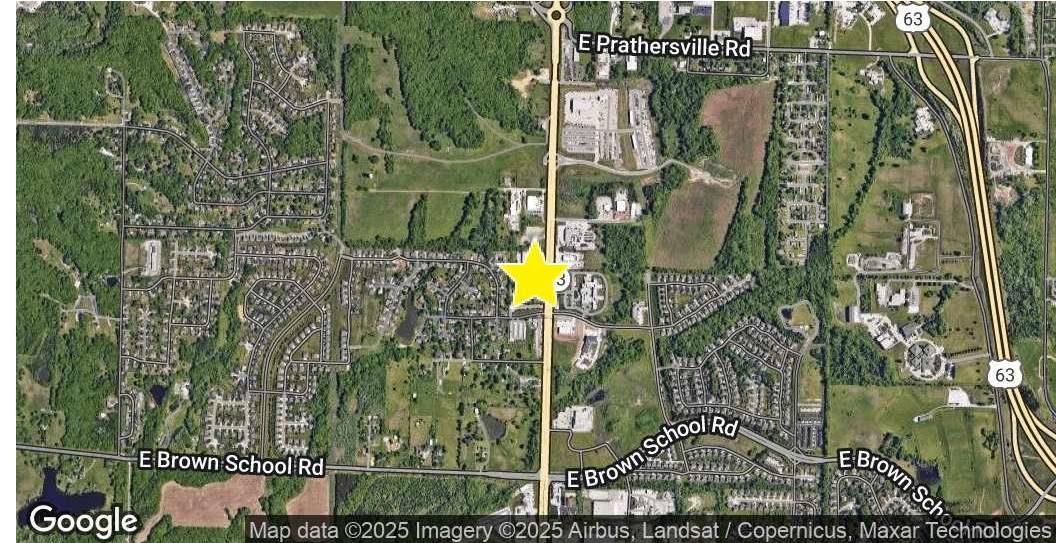
5175 N HIGHWAY 763, COLUMBIA, MO  
65202

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## OFFERING SUMMARY

|               |                |
|---------------|----------------|
| Lease Rate:   | \$12.00 NNN SF |
| Sale Price:   | \$750,000      |
| Available SF: | (+/- 3,784 SF) |
| Zoning:       | C-G            |

## PROPERTY OVERVIEW

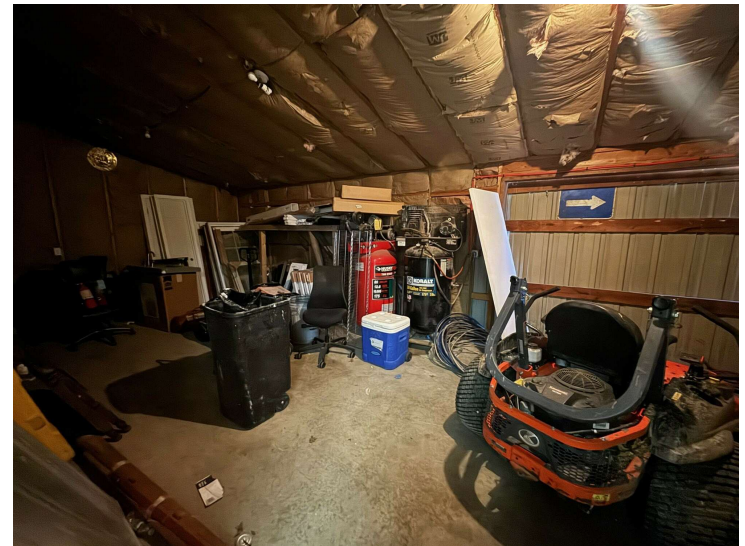
Office/ Warehouse available for sale or lease. Ideal location for a construction or property management office, garden center, etc. with a large lay down area. Across the street from Dollar General and Center Pointe Hospital.

## PROPERTY HIGHLIGHTS

- Rent on a NNN basis
- Landlord is willing to add SF on to the South side of existing building (additional warehouse space, drive-through, etc.)
- Existing building has large reception area, 7 offices, 1 conference room, 2 mail/copy rooms, 2 restrooms, kitchenette, and 2 unfinished warehouse /storage areas.
- 3,784 SF = 1,542 SF of office space and 2,542 SF of warehouse space
- Formerly, Enrich Construction, available now
- MO- Hwy 763 ADDT: 10,538

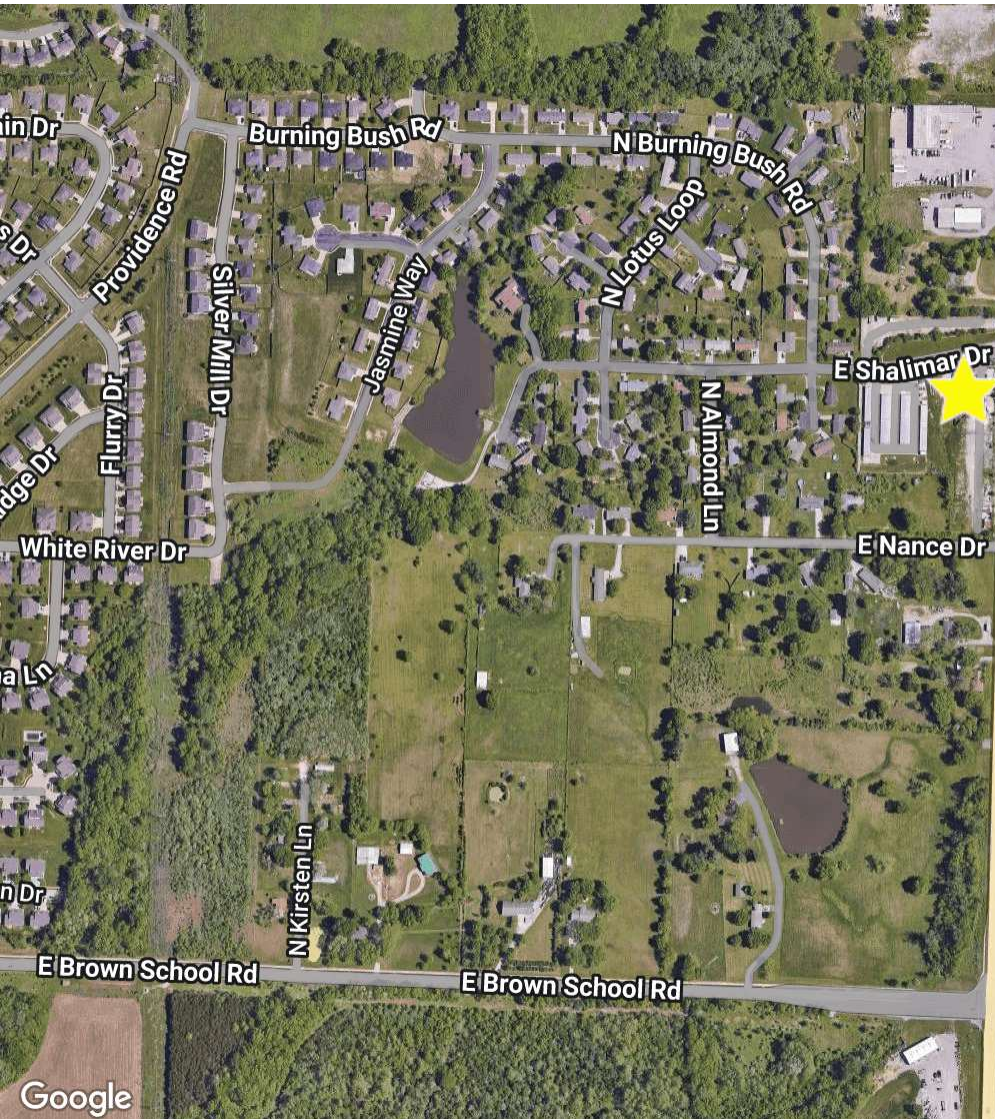
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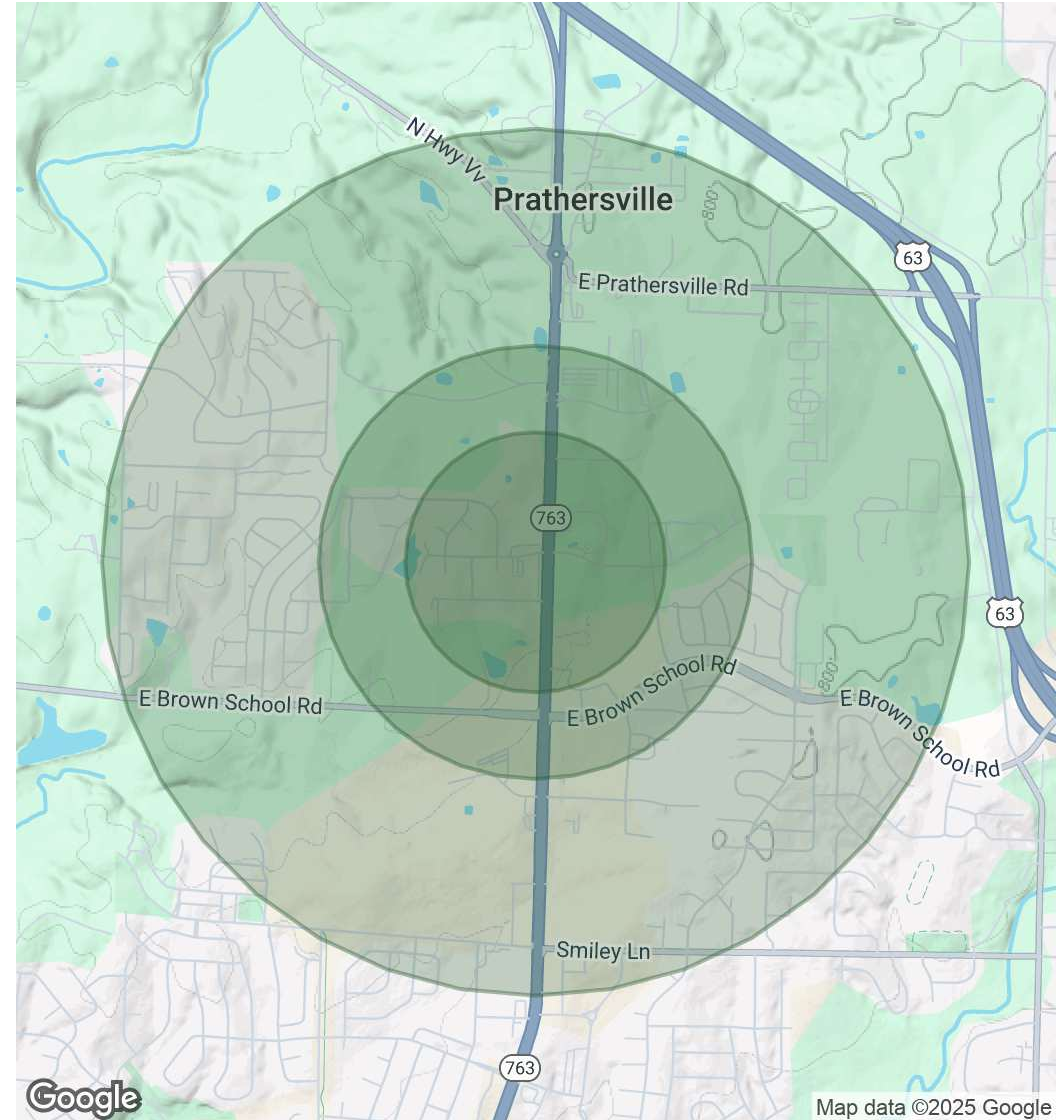
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 284       | 1,243     | 5,535  |
| Average Age          | 34        | 34        | 35     |
| Average Age (Male)   | 34        | 34        | 34     |
| Average Age (Female) | 35        | 35        | 36     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 99        | 434       | 1,980     |
| # of Persons per HH | 2.9       | 2.9       | 2.8       |
| Average HH Income   | \$86,856  | \$86,825  | \$91,301  |
| Average House Value | \$237,319 | \$251,533 | \$267,593 |

*Demographics data derived from AlphaMap*



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