



S HIGHWAY 63

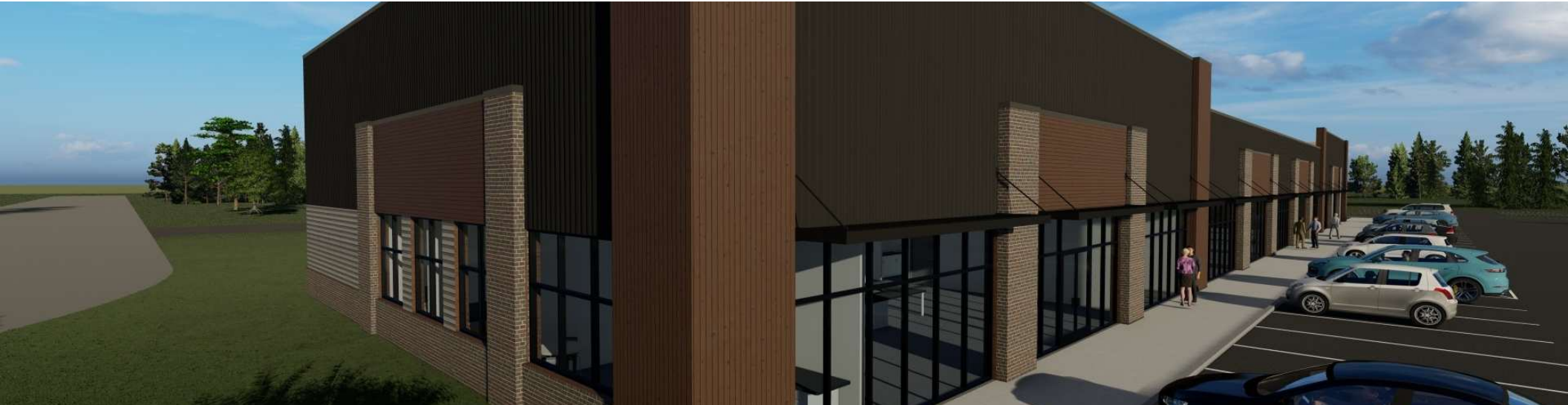
S HIGHWAY 63, COLUMBIA, MO 65201



SIMON ASSOCIATES INC.
ARCHITECTURE

MEL ZELENAK

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OFFERING SUMMARY

Lease Rate:	\$12-\$20 per square foot NNN
Available SF:	28,000 SF
Lot Size:	4.8 Acres
Zoning:	M-LP

PROPERTY OVERVIEW

+/- 28,000 square feet of available mixed-use retail/office/industrial space available in South Columbia off Highway 63. Building can be demised and can accommodate a variety of uses. Building shell will be completed in October of 2025. Beautiful glass storefronts allow for unique buildout opportunities. Pricing to be determined by location within the building and total square footage of eventual tenant footprint.

PROPERTY HIGHLIGHTS

- \$12-\$20 per square foot NNN assuming "white box" delivery
- 26' 6" ceiling peaks
- 70' wide building structure
- 6" concrete floors

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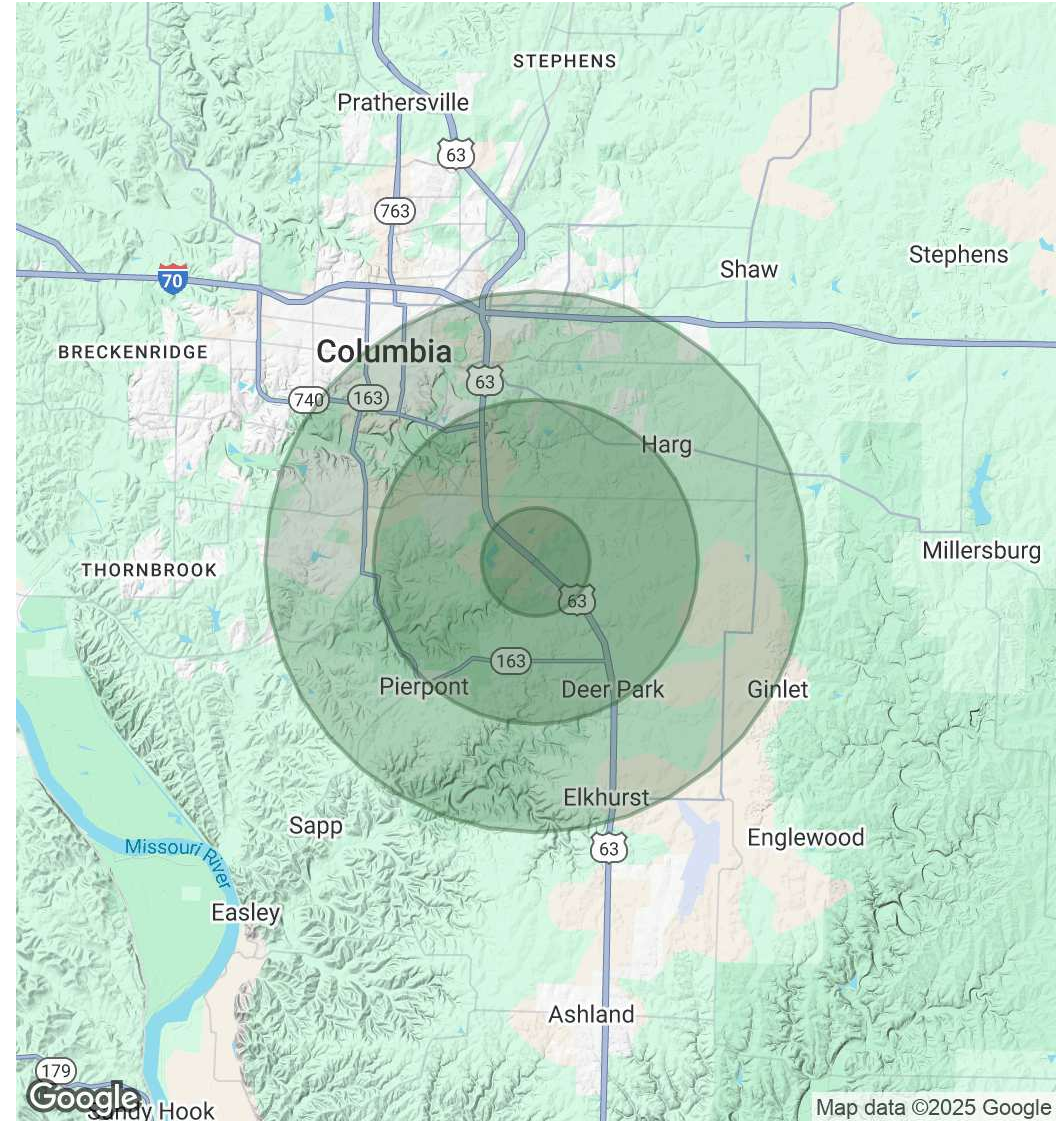


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,471	16,087	68,124
Average Age	45	35	34
Average Age (Male)	43	34	33
Average Age (Female)	47	36	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	675	6,885	27,665
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$80,305	\$76,984	\$78,031
Average House Value	\$282,627	\$277,109	\$269,162

Demographics data derived from AlphaMap



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