

805 E. WALNUT STREET

805 EAST WALNUT STREET,
COLUMBIA, MO 65201

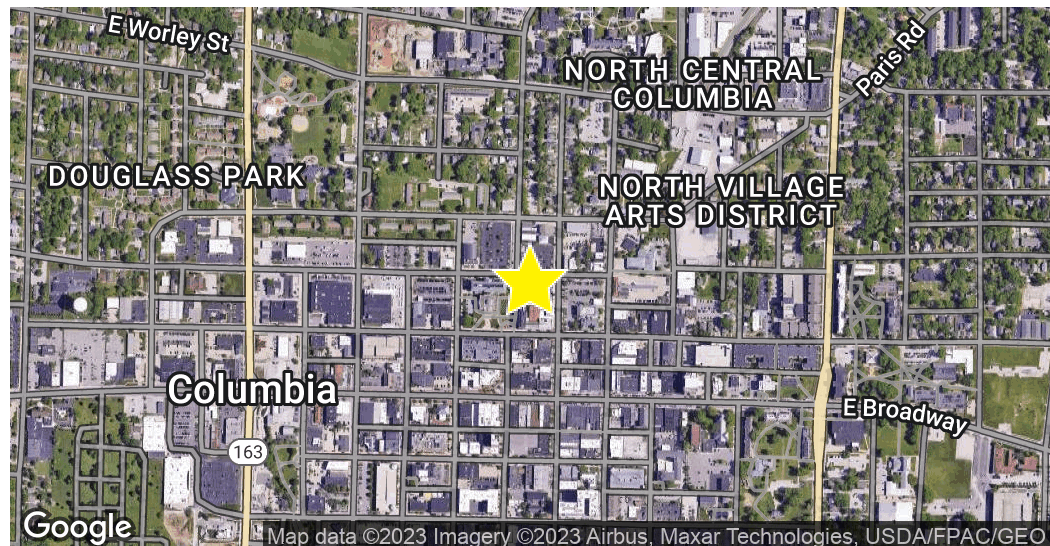


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OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (Gross)
Price:	\$3,833.33/Month
Available SF:	2,300 SF
Zoning:	M-DT

PROPERTY OVERVIEW

Prime office/retail space located just East of Hawthorne Bank and the Courthouse in a walkable environment in downtown Columbia.

PROPERTY HIGHLIGHTS

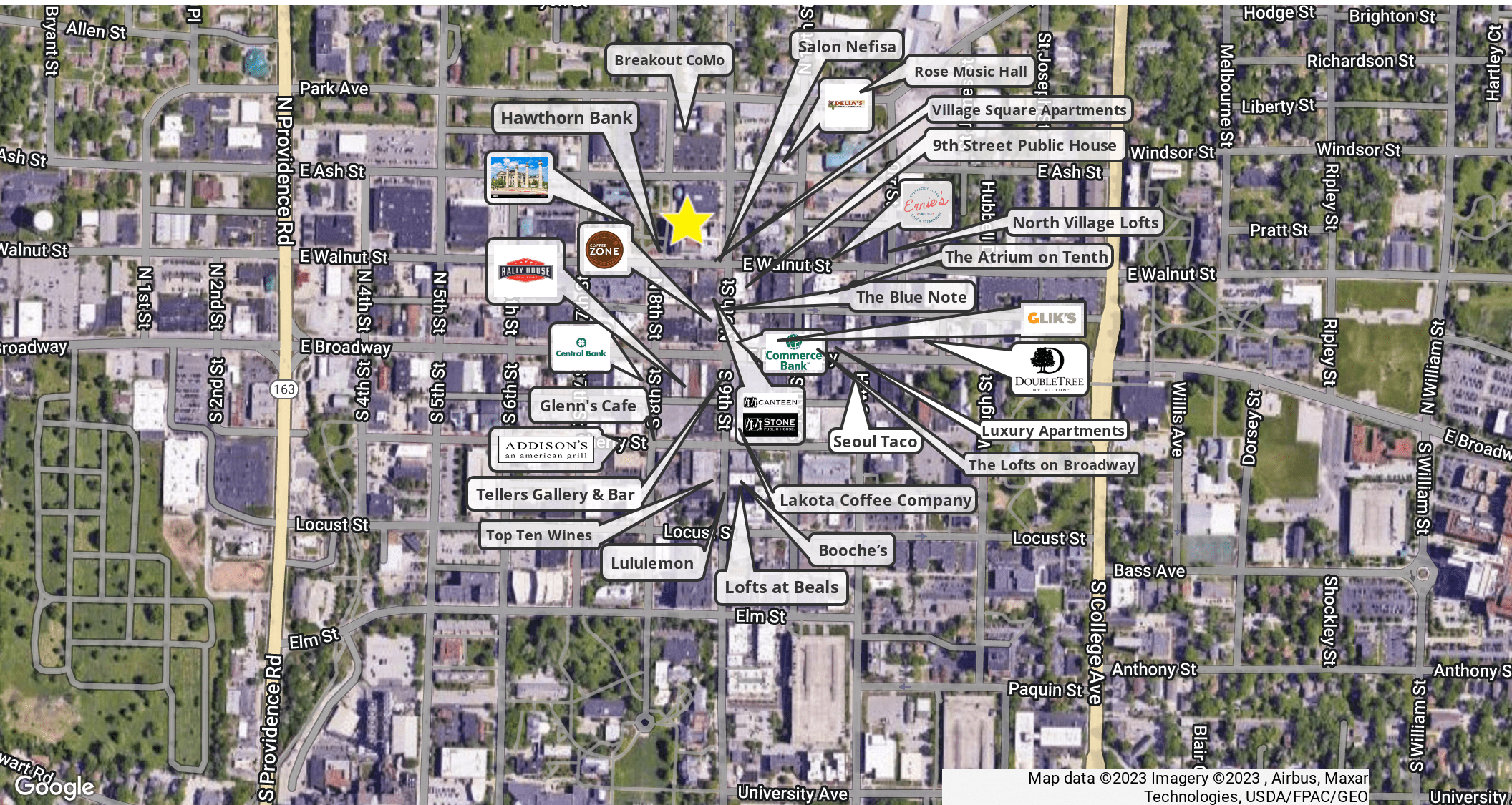
- Rent \$20/SF Gross Basis
- Landlord will repair drop ceiling and floor to smooth surface for a 5 year term lease
- Surrounded by three Universities
- Two ADA restrooms

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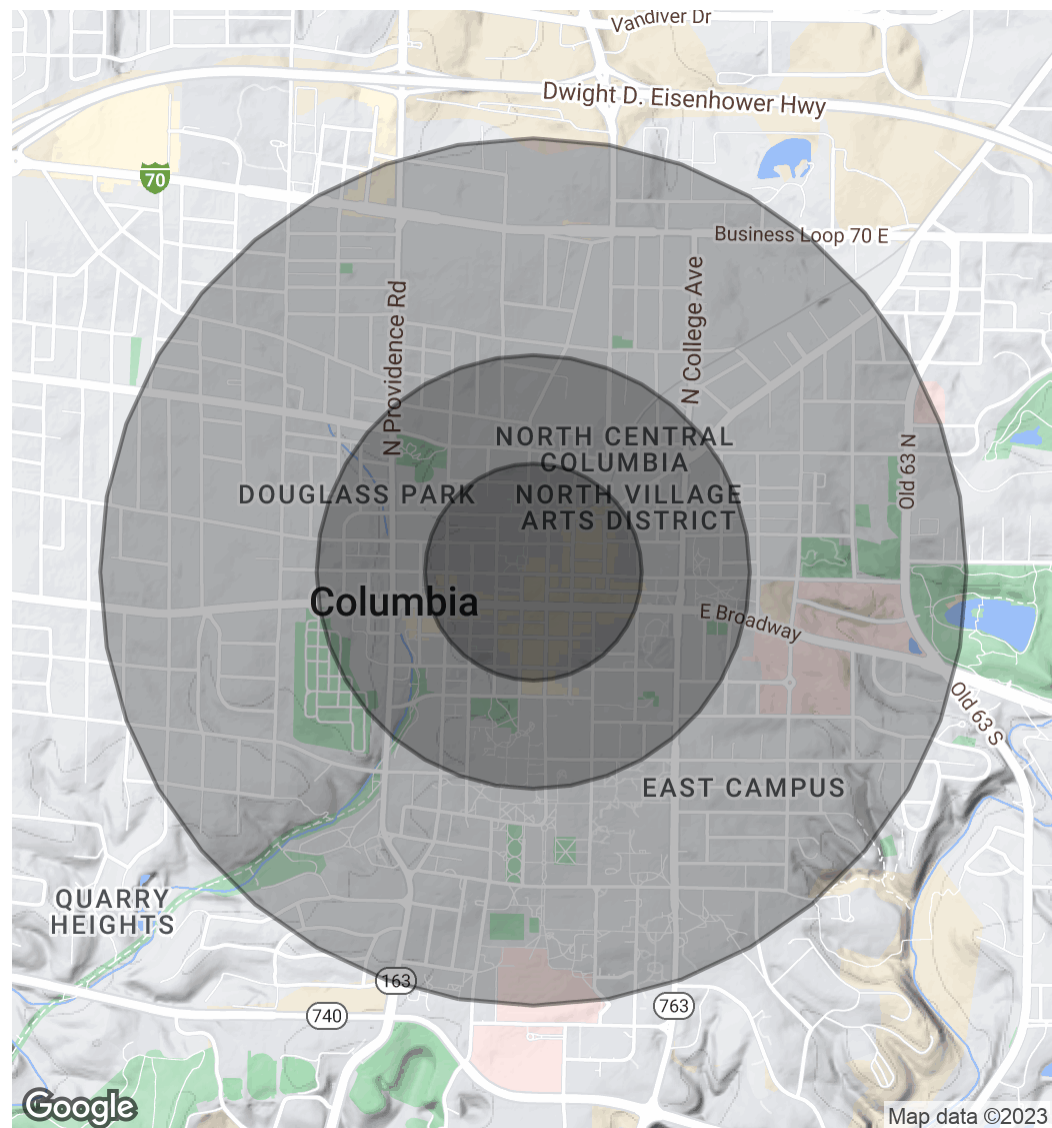
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,117	5,473	18,094
Average Age	22.6	23.4	24.5
Average Age (Male)	22.9	24.4	24.6
Average Age (Female)	22.5	22.6	25.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	599	2,538	7,075
# of Persons per HH	1.9	2.2	2.6
Average HH Income	\$28,253	\$26,932	\$34,872
Average House Value	\$0	\$28,993	\$71,226

* Demographic data derived from 2020 ACS - US Census



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