

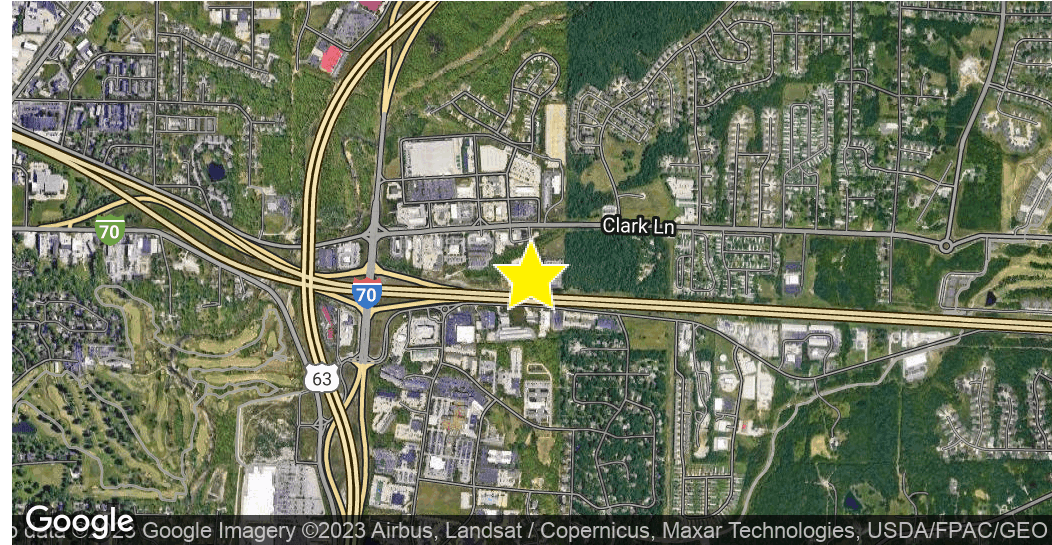


3502 INTERSTATE
70 DR SE

COLUMBIA, MO 65201

MEL ZELENAK

MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131



OFFERING SUMMARY

Sale Price:	\$375,000
Building Size:	1,920 SF
Zoning:	M-C

PROPERTY OVERVIEW

Standalone building with warehouse space for sale, ideal for any contractor or lawncare provider.

PROPERTY HIGHLIGHTS

- +/- 1,920 square foot standalone building with drive-in door.
- Building offers two bathrooms, +/- 970 square feet of office space, and +/- 950 square feet of warehouse space.
- Ideal for any contractor or lawncare provider.

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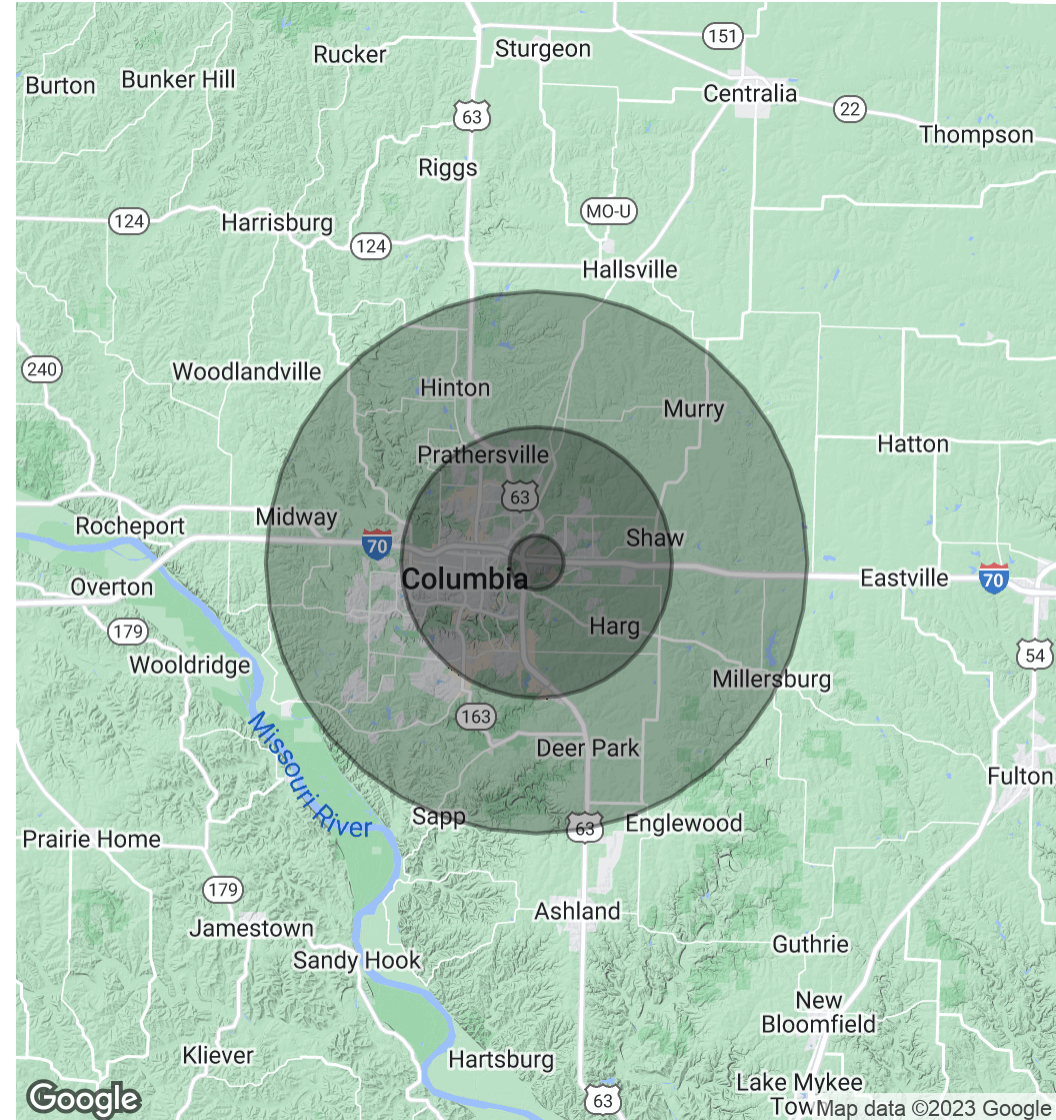
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	161	21,701	34,057
Average Age	45.3	35.0	37.3
Average Age (Male)	39.8	32.4	36.1
Average Age (Female)	49.7	37.7	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	79	10,011	15,566
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$57,673	\$47,785	\$54,265
Average House Value	\$175,453	\$103,149	\$126,358

* Demographic data derived from 2020 ACS - US Census



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