



1306 RANGE
LINE ST

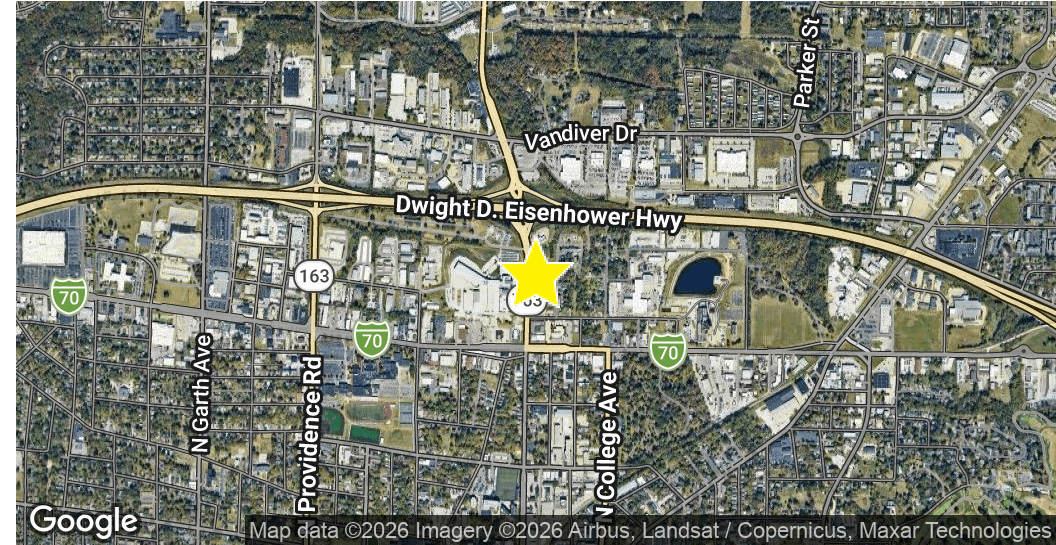
COLUMBIA, MO 65201

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

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OFFERING SUMMARY

Sale or Lease Price:	Email for pricing: Gina@malyrealty.com
Building Size:	+/-10,000 SF
Lot Size:	0.69 Acres
Zoning:	M-C

PROPERTY OVERVIEW

Just off the NE corner of the signalized intersection of Business Loop 70 East and Range Line Street

PROPERTY HIGHLIGHTS

- 32 Room motel with a 2-bedroom manager's suite
- Flexible Zoning Allows for a multitude of uses, including commercial, multi-family, and even industrial.
- 16 rooms are recently renovated and managers suite has new appliances, paint and carpet.
- .69 Acres (150' X 200')
- Average Annual Daily Traffic: 5,000 - 9,999 per MODOT 2024 Study

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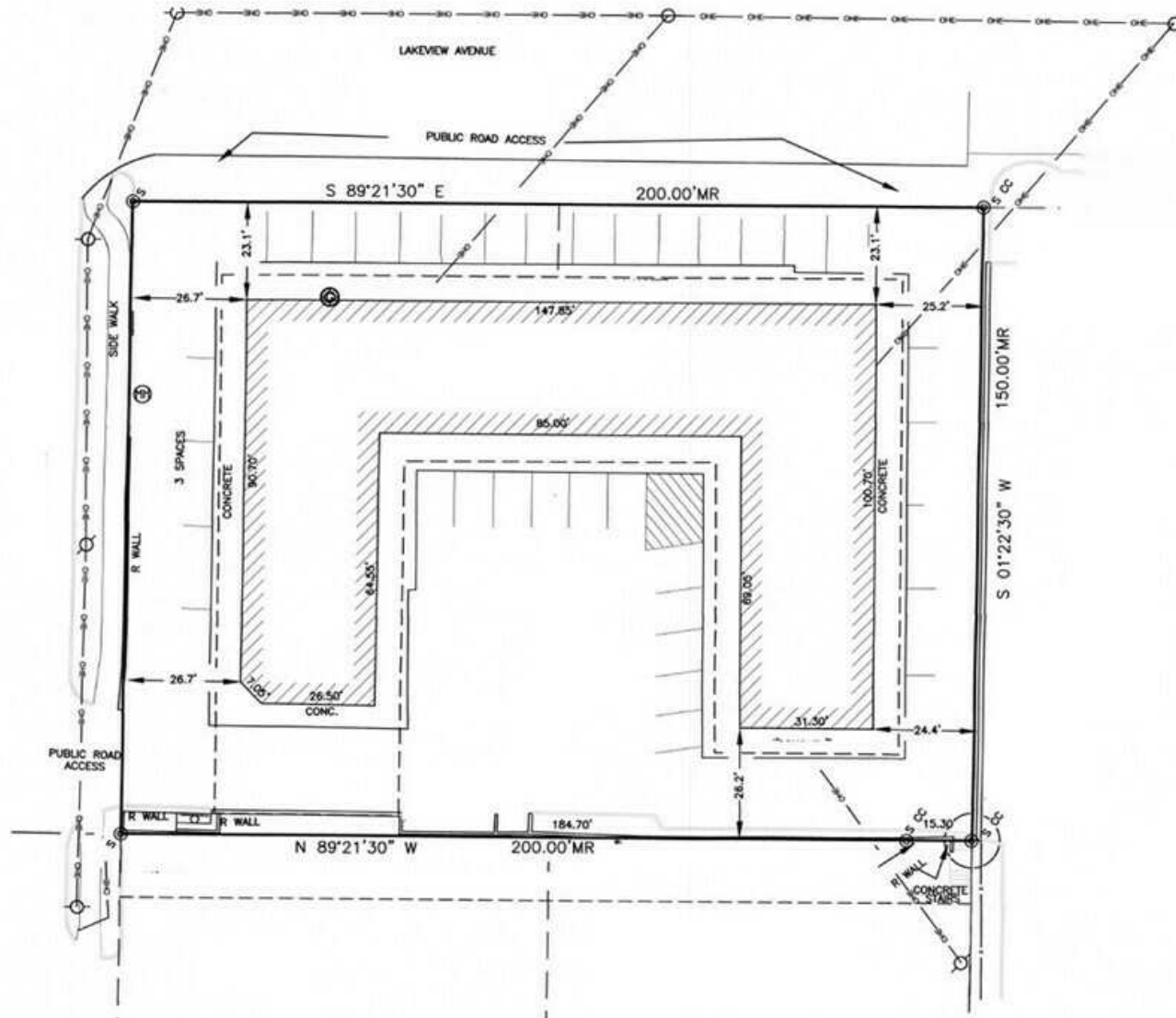


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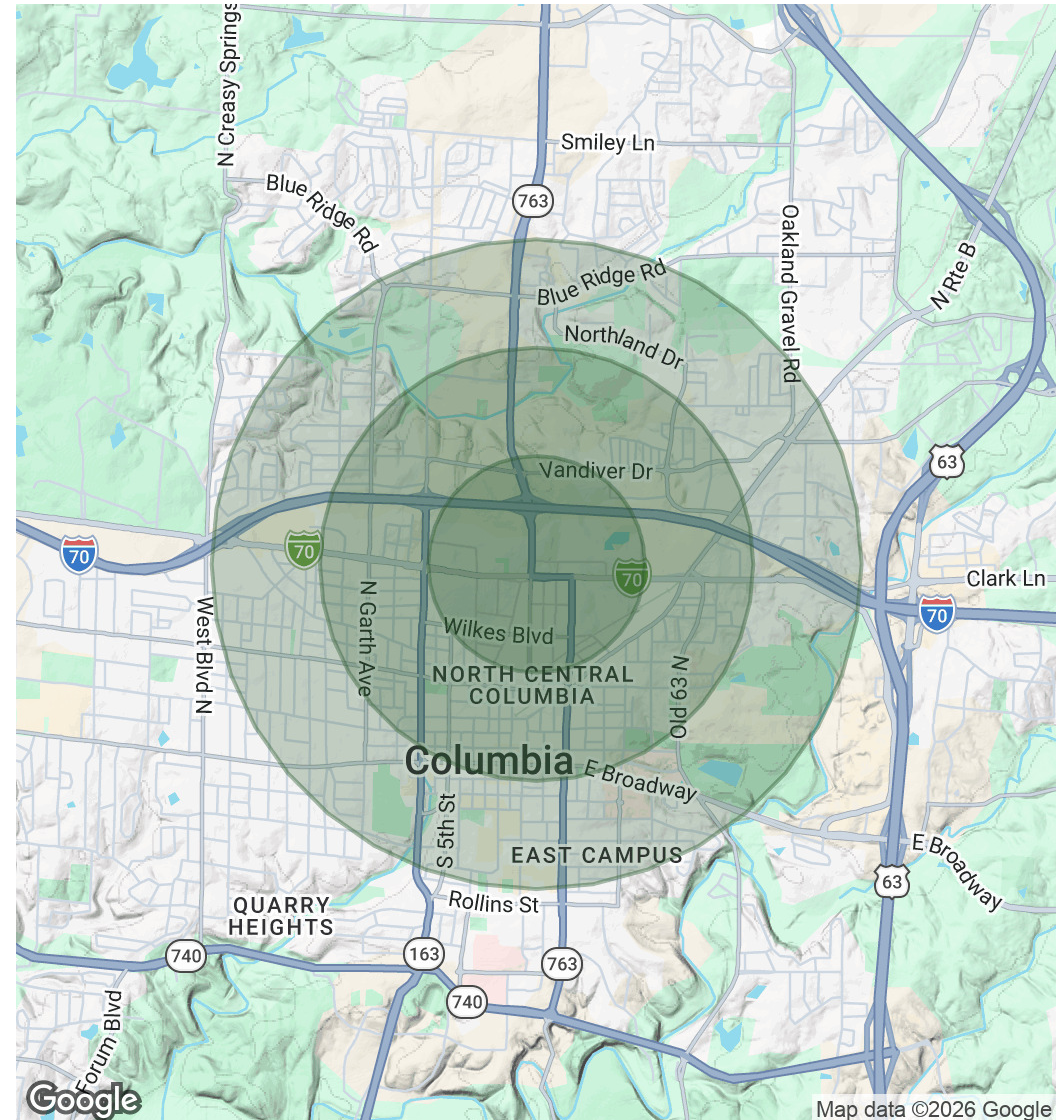
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,364	7,858	20,177
Average Age	31.2	28.8	29.0
Average Age (Male)	33.9	29.8	28.7
Average Age (Female)	27.0	28.1	29.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	817	4,309	10,071
# of Persons per HH	1.7	1.8	2.0
Average HH Income	\$39,800	\$37,037	\$40,654
Average House Value	\$85,952	\$71,211	\$86,066

* Demographic data derived from 2020 ACS - US Census



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