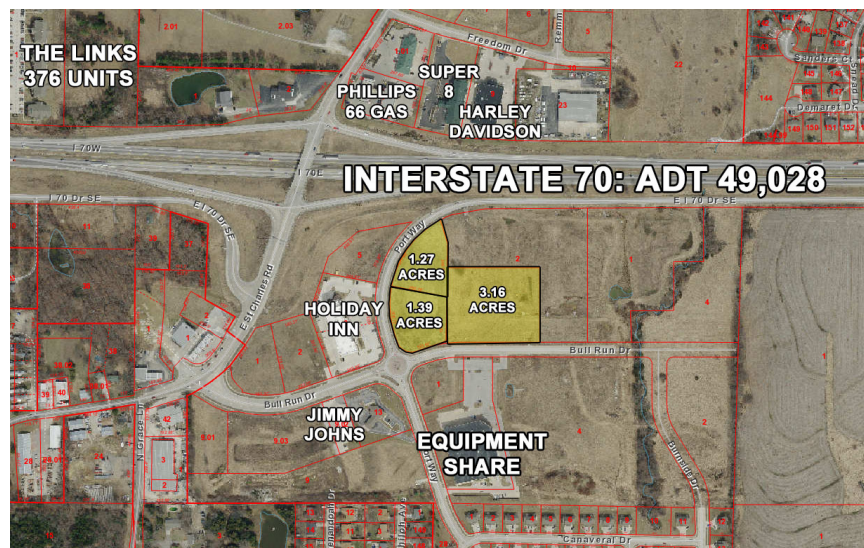


MEL ZELENAK

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## PROPERTY DESCRIPTION

Prime commercial lots available in the Eastport Centre of Columbia, MO. Each of these lots are currently zoned M-C (Mixed-Use Corridor) and offer easy access and good visibility to Interstate 70. The area is home to EquipmentShare, Holiday Inn, Jimmy John's, Callaway Bank and a multitude of other commercial retail generators.

## PROPERTY HIGHLIGHTS

- I-70 traffic count of 62,000 cars per day
- Booming area, located directly across from the Holiday Inn, Jimmy Johns, Equipment Share & The Callaway Bank
- Development ready with road access and a full range of utility supporting infrastructure
- **1.27 Acre and 1.39 Acre lots are priced at \$12 per sq ft**
- **3.16 Acre lot is priced at \$8 per sq ft**

## OFFERING SUMMARY

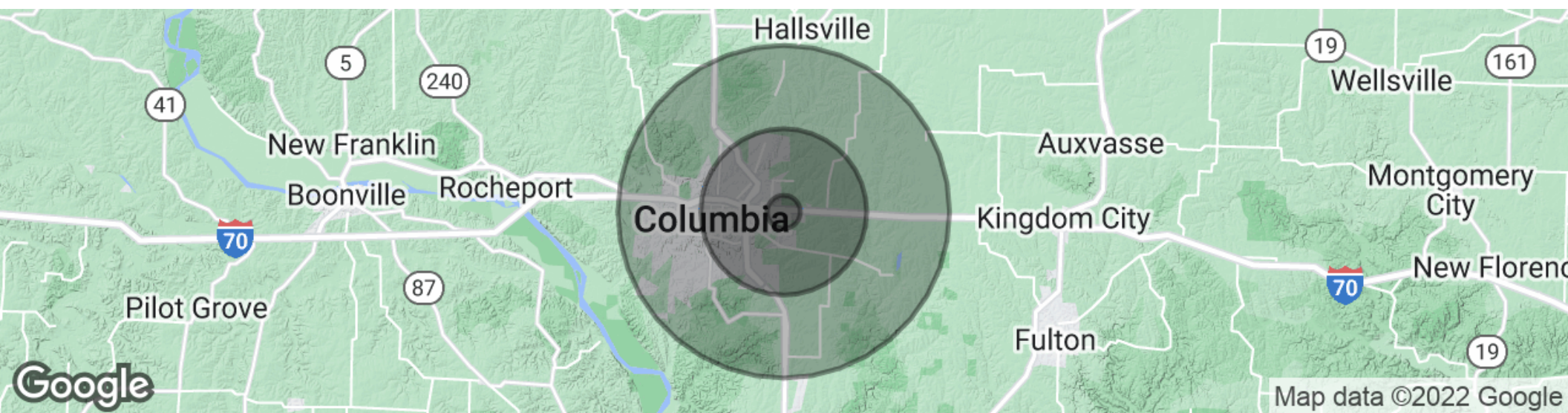
Sale Price:	\$8-\$12 per sq ft
Lot Size:	1.05-3.66 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	481	19,894	60,058
Total Population	1,192	50,403	147,985
Average HH Income	\$63,653	\$49,562	\$58,399

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,192	50,403	147,985
Median age	32.1	27.5	30.6
Median age (Male)	29.6	26.8	30.1
Median age (Female)	34.1	28.5	31.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	481	19,894	60,058
# of persons per HH	2.5	2.5	2.5
Average HH income	\$63,653	\$49,562	\$58,399
Average house value	\$149,628	\$155,117	\$174,065

*\* Demographic data derived from 2020 ACS - US Census*

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