MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE



GRINDSTONE PLAZA - UNIT 10

1105 GRINDSTONE PARKWAY,
COLUMBIA, MO 65201

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

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OFFERING SUMMARY

Available SF:	2,500 - 4,616 SF
Lease Rate:	Call For Pricing
Lot Size:	0 Acres
Building Size:	4,616 SF
Zoning:	PD

PROPERTY OVERVIEW

Located off Nifong Blvd in Grindstone Shopping Center, anchored by Walmart with a mix of tenants.

PROPERTY HIGHLIGHTS

- Rent on a NNN basis
- End Cap space located next to Sport Clips, Cricket Wireless, and Pita Pit
- Currently 2500 SF with 3 drive-thru's, with ability to increase up to 4,616 SF with 1 drive-thru
- Previously River Region Credit Union

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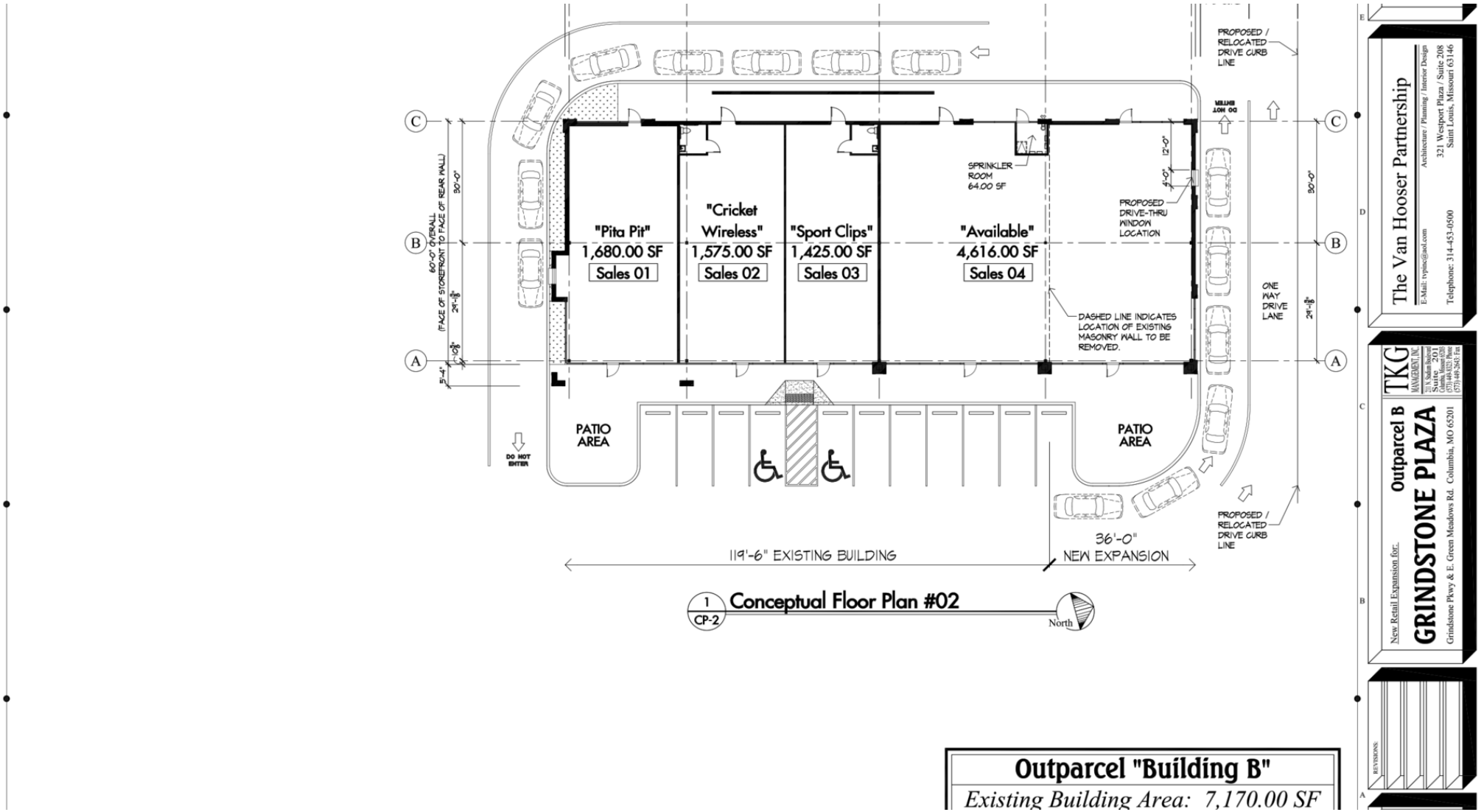
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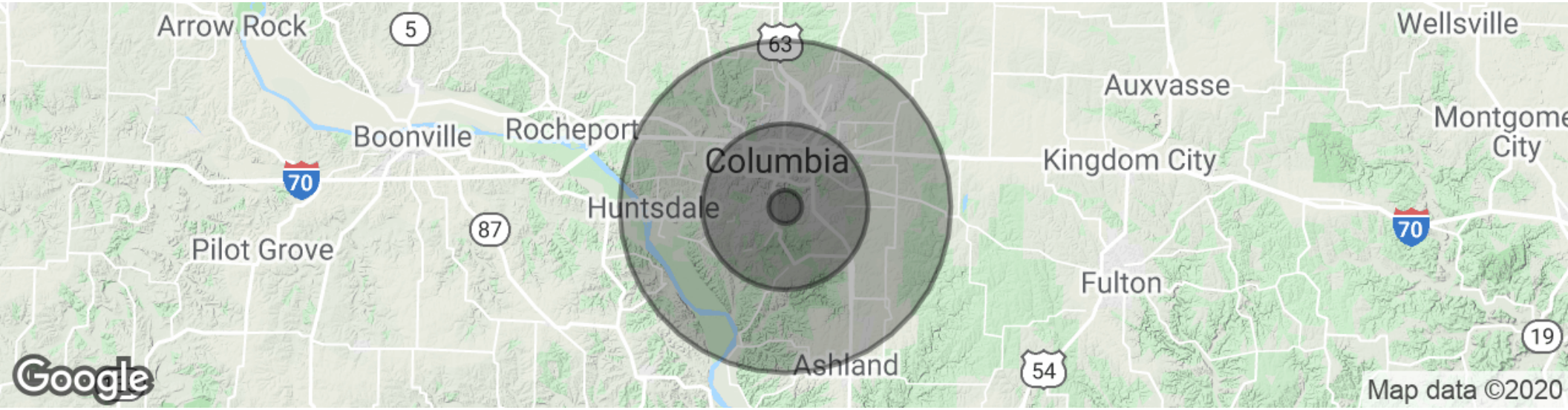
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,092	99,258	160,638
Median age	24.9	29.8	30.6
Median age (Male)	25.0	29.8	30.5
Median age (Female)	24.7	29.9	30.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,317	39,158	64,577
# of persons per HH	2.3	2.5	2.5
Average HH income	$47,321	$59,652	$60,569
Average house value	$282,670	$191,053	$183,555

** Demographic data derived from 2010 US Census*

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