MALY
COMMERCIAL REALTY, INC

LAND FOR SALE



CLARK LANE & INTERSTATE 70

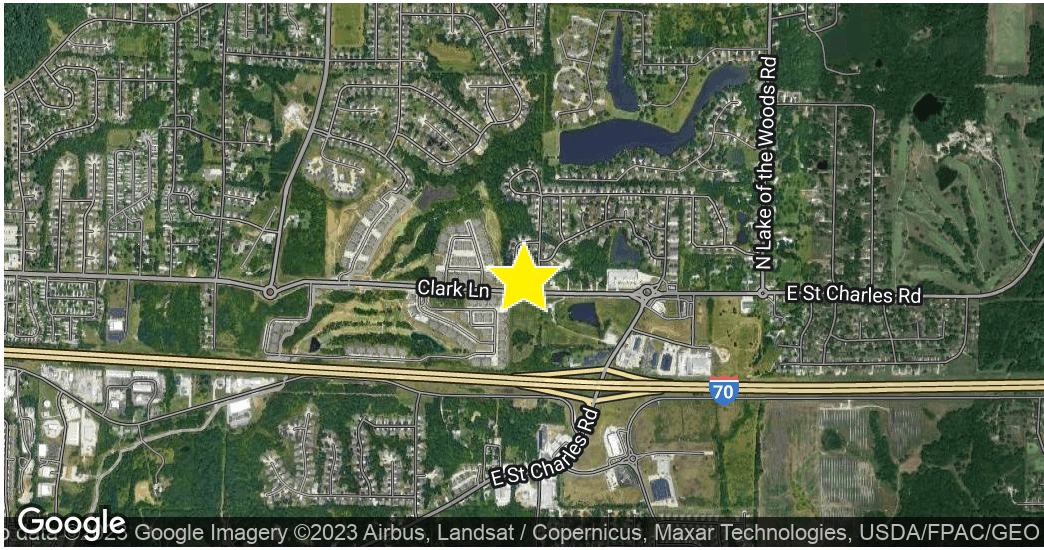
COLUMBIA, MO 65202

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OFFERING SUMMARY

Sale Price:	$2,200,000
Lot Size:	9.19 Acres
Price / Acre:	$239,391
Zoning:	M-N
Market:	Columbia
Traffic Count:	50,950

PROPERTY OVERVIEW

Ownership will provide title and possession at closing

PROPERTY HIGHLIGHTS

- * Adjacent to a newly planned grocery anchored development
- * Immediately adjacent to Interstate 70 (ADT 46,348) & Clark Lane
- * Site is zoned M-N (Mixed Use Neighborhood)
- * Site has an access easement with the adjacent grocery development

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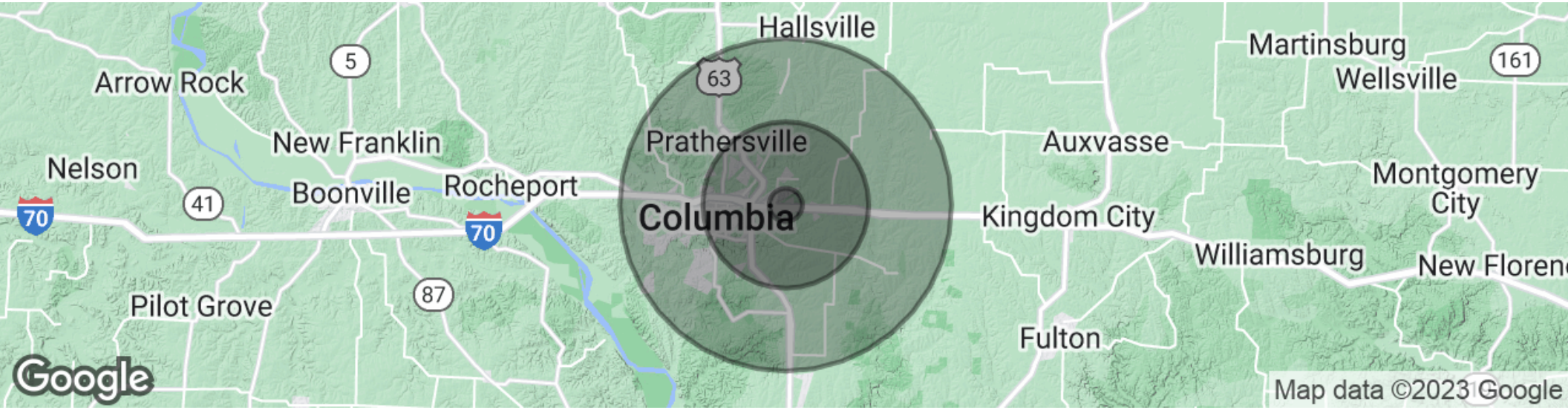
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,640	59,702	150,846
Median age	30.8	27.4	30.7
Median age (Male)	29.0	26.7	30.3
Median age (Female)	32.5	28.3	31.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	683	23,356	61,072
# of persons per HH	2.4	2.6	2.5
Average HH income	$58,638	$47,668	$58,627
Average house value	$140,464	$150,050	$174,330

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

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