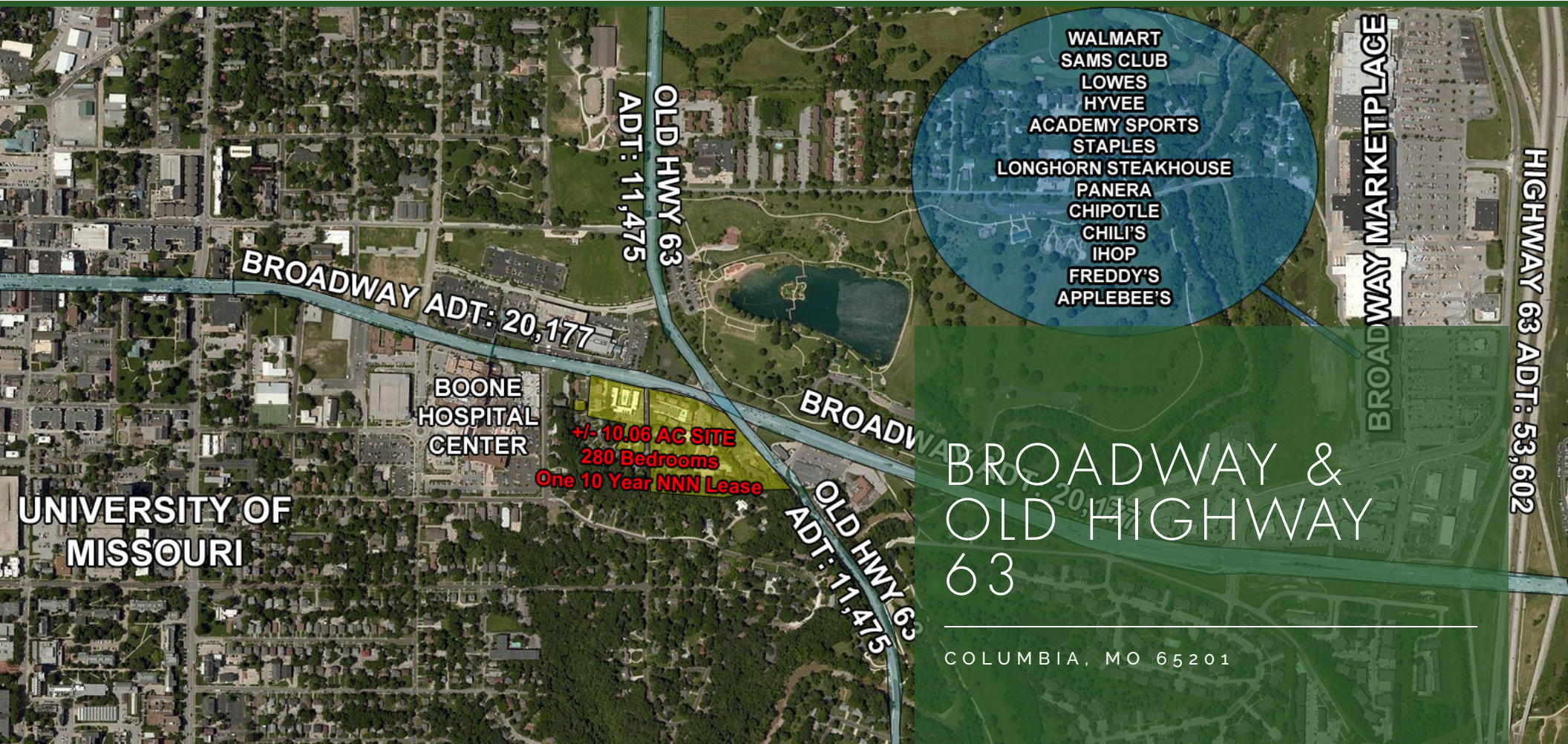
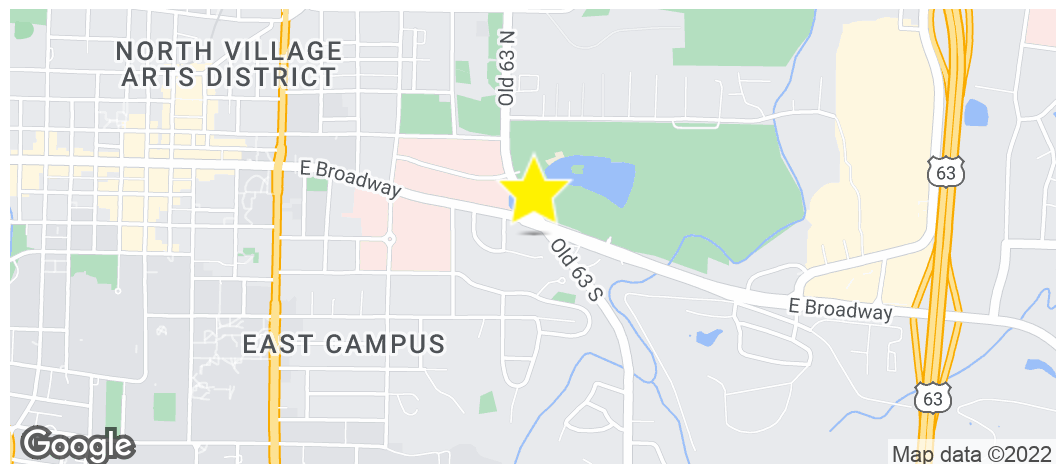




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OFFERING SUMMARY

Sale Price:	\$16,000,000
Building Size:	220,000 SF
Available SF:	
Lot Size:	10.06 Acres
Number Of Units:	128
Price / SF:	\$72.73
Zoning:	M-N & R-MF
Traffic Count:	31,657

PROPERTY OVERVIEW

+/- 10.06 acre site available for sale. The Offering includes a 10 year NNN lease with Scooter's Coffee and 280 bedrooms of multi-family apartments. The site is ideally situated adjacent to the Boone Hospital Center and offers close proximity to the University of Missouri, major retail and both Interstate 70 & Highway 63.

PROPERTY HIGHLIGHTS

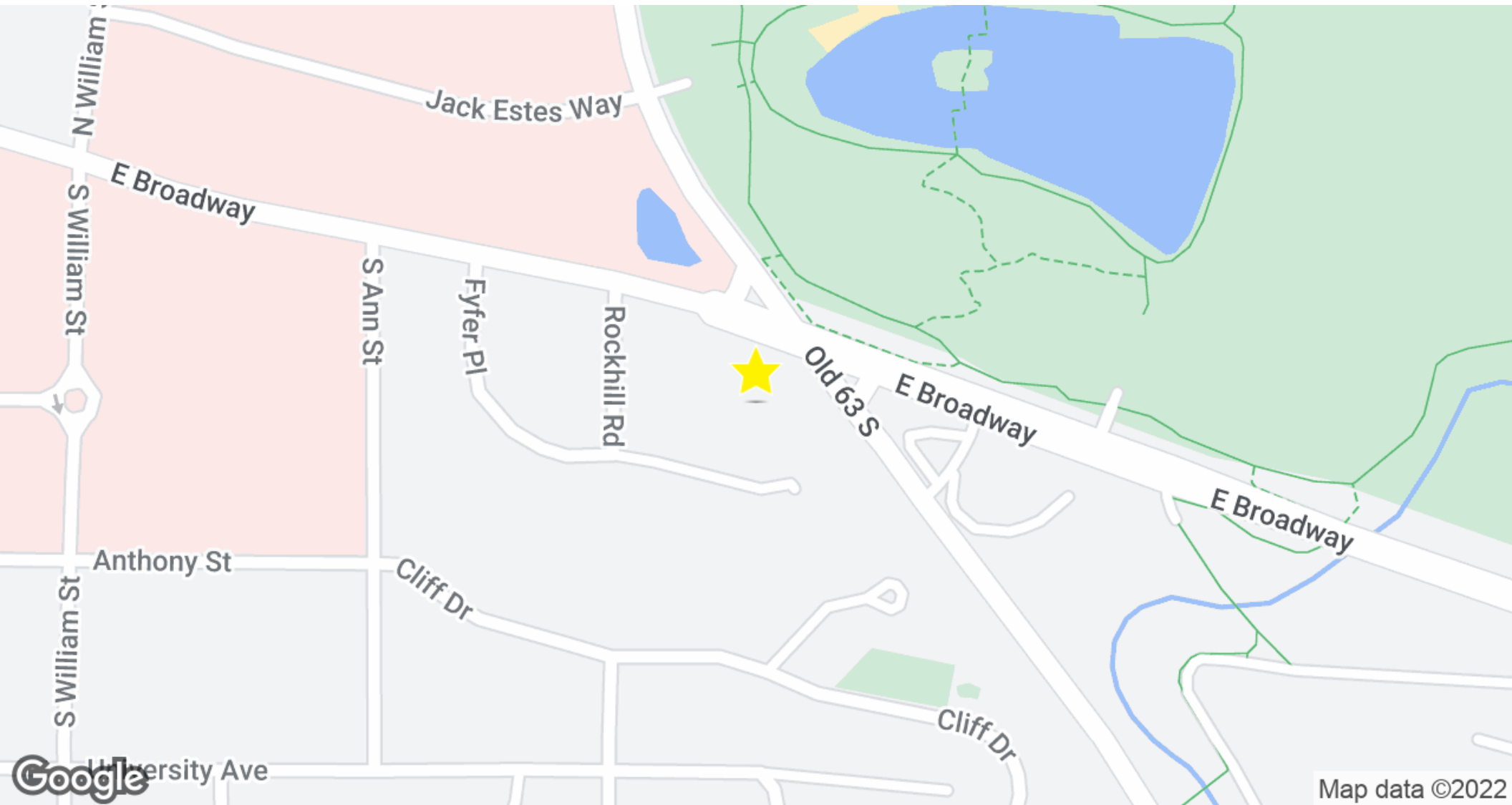
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,487	11,975	21,639
Total Population	13,700	35,135	57,283
Average HH Income	\$33,751	\$36,526	\$45,061

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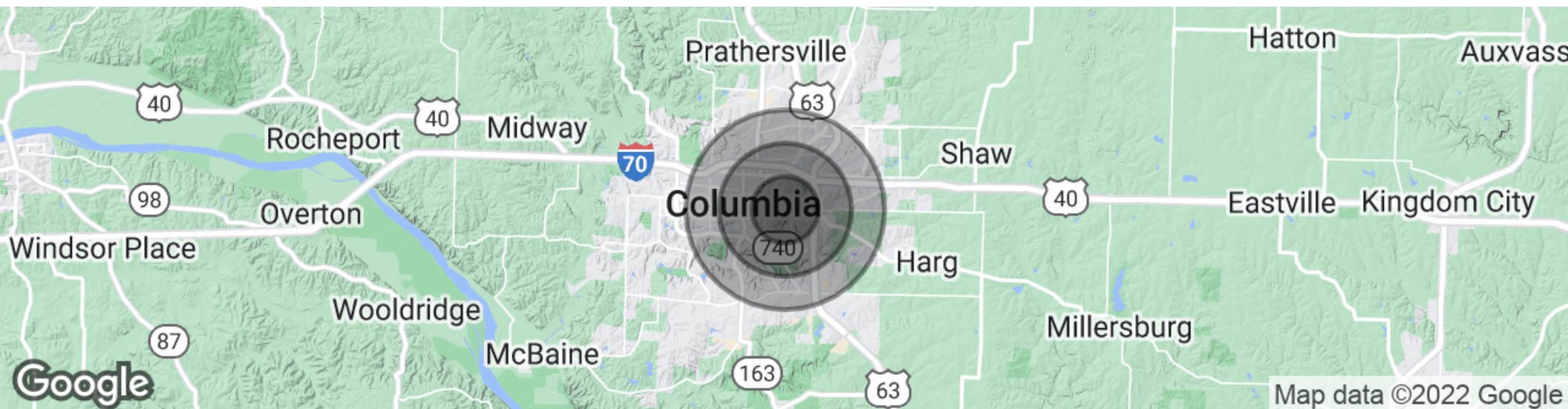


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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	13,700	35,135	57,283
Median age	22.5	24.0	26.9
Median age (Male)	23.2	24.0	26.2
Median age (Female)	22.4	24.4	27.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,487	11,975	21,639
# of persons per HH	3.1	2.9	2.6
Average HH income	\$33,751	\$36,526	\$45,061
Average house value	\$188,017	\$157,716	\$143,581

* Demographic data derived from 2020 ACS - US Census

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