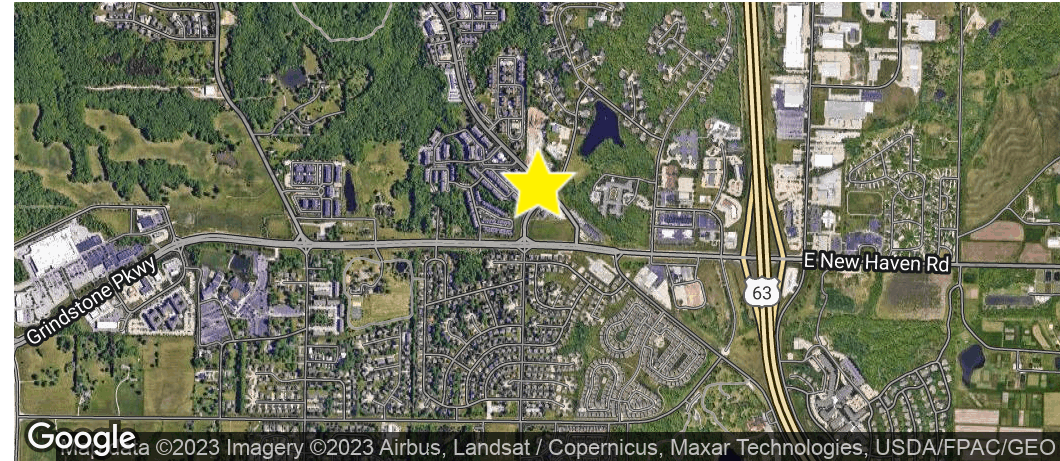
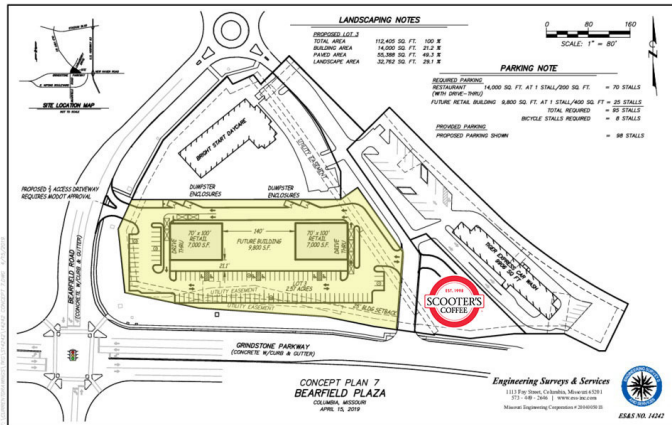






OFFERING SUMMARY

Lease Rate: Email For Pricing:
gina@malyrealty.com

Lot Size: 2.57 Acres

Zoning: PD

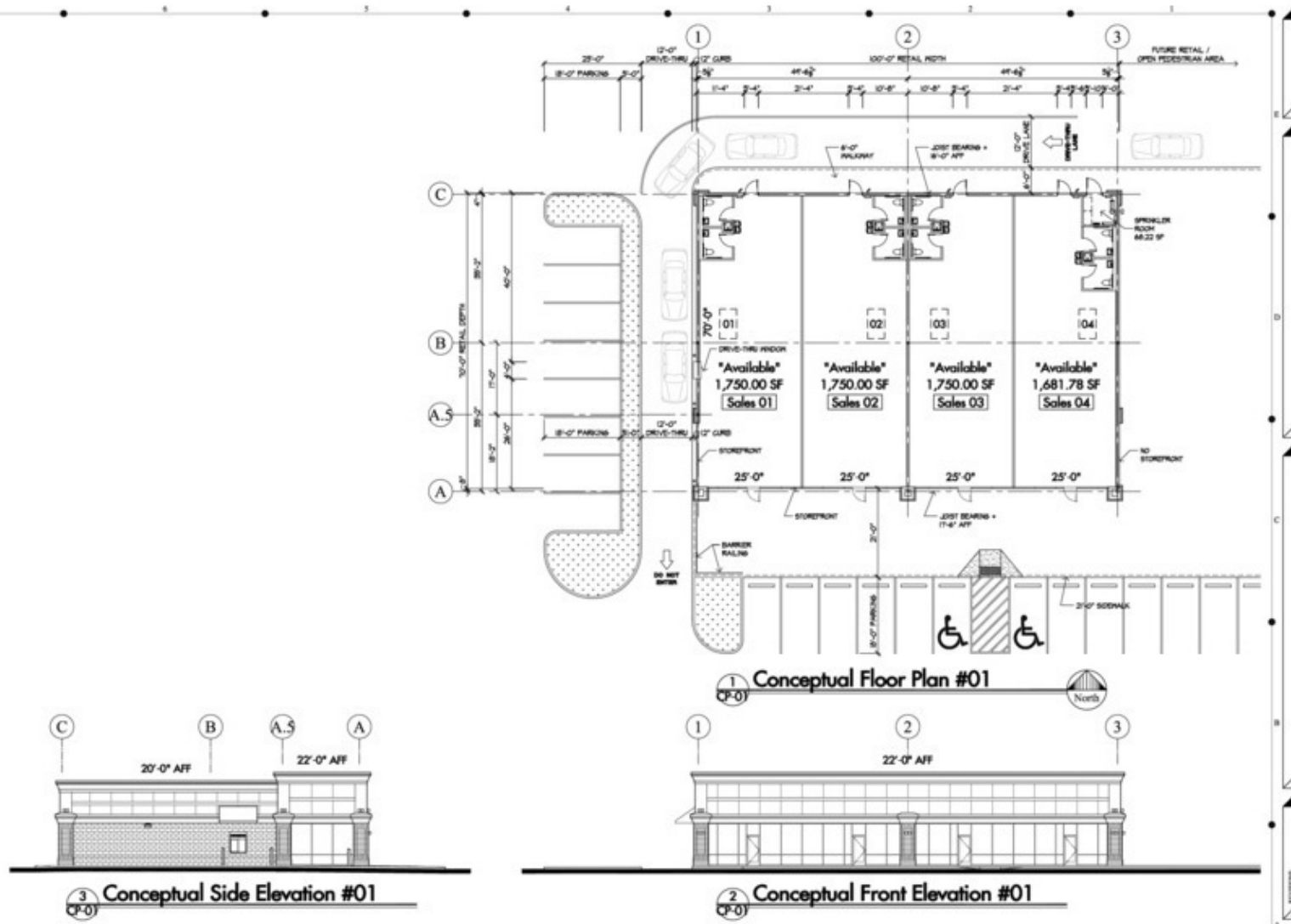
PROPERTY OVERVIEW

Located at the corner of Grindstone Parkway and Bearfield Road in Southeast Columbia next to Club Carwash and Scooter's Coffee.

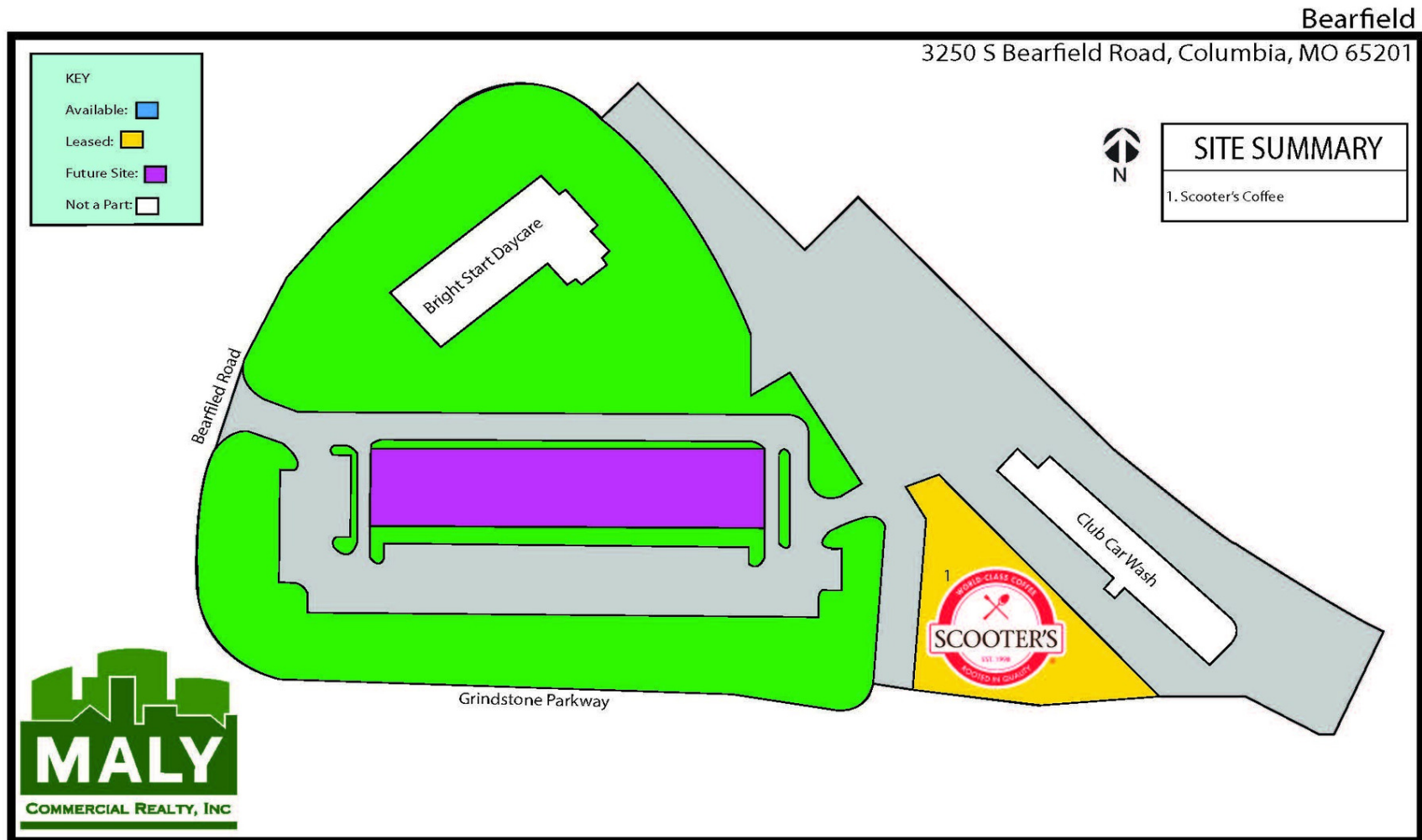
PROPERTY HIGHLIGHTS

- Landlord will Ground Lease pad(s) or Build-to-Suit shops
- Drive Thru's on each Endcap
- Up to 23,800 SF Building for lease
- Lease rent on NNN Basis
- Average Daily Traffic Count on Grindstone Parkway is 35,970
- Land can be split down to 1 acre, corner priced at premium
-

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O: 573.443.3200
C: 314.477.4462



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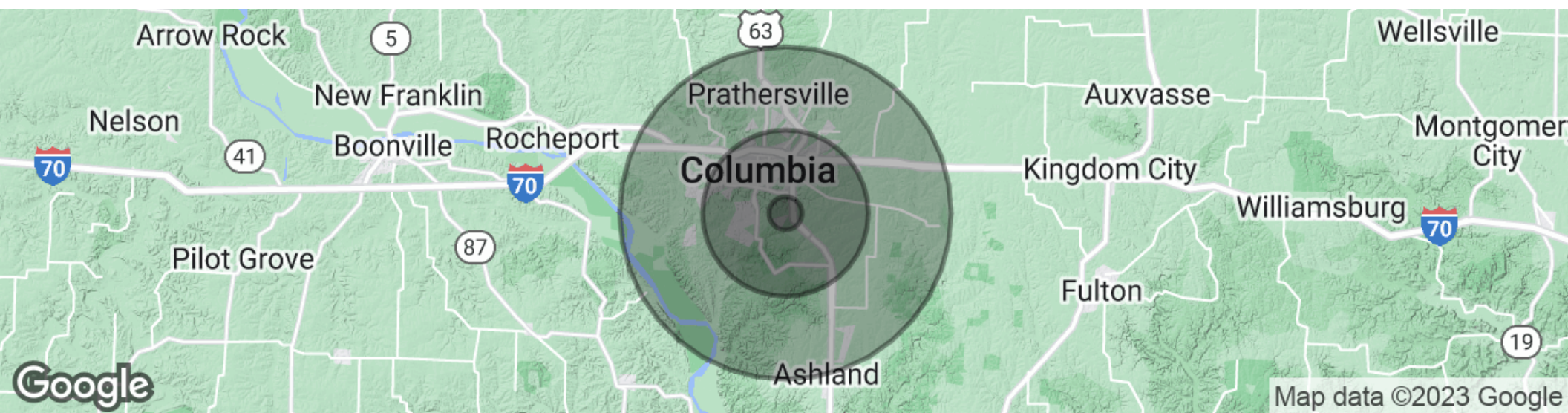
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,890	95,936	160,710
Median age	22.8	29.6	30.7
Median age (Male)	22.9	29.5	30.6
Median age (Female)	22.6	29.8	31.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,224	37,921	64,527
# of persons per HH	2.4	2.5	2.5
Average HH income	\$38,756	\$58,465	\$60,675
Average house value		\$186,178	\$183,523

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

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