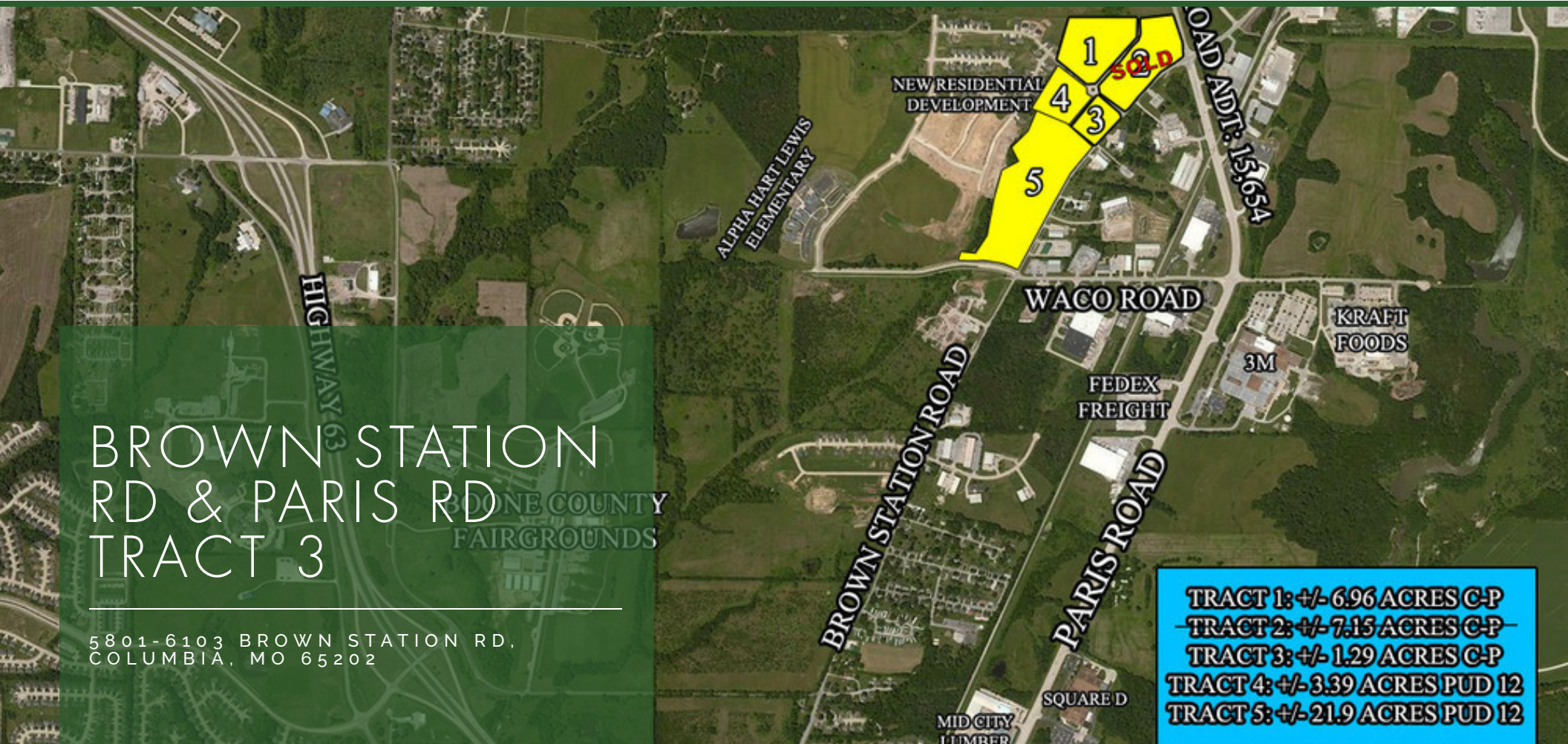
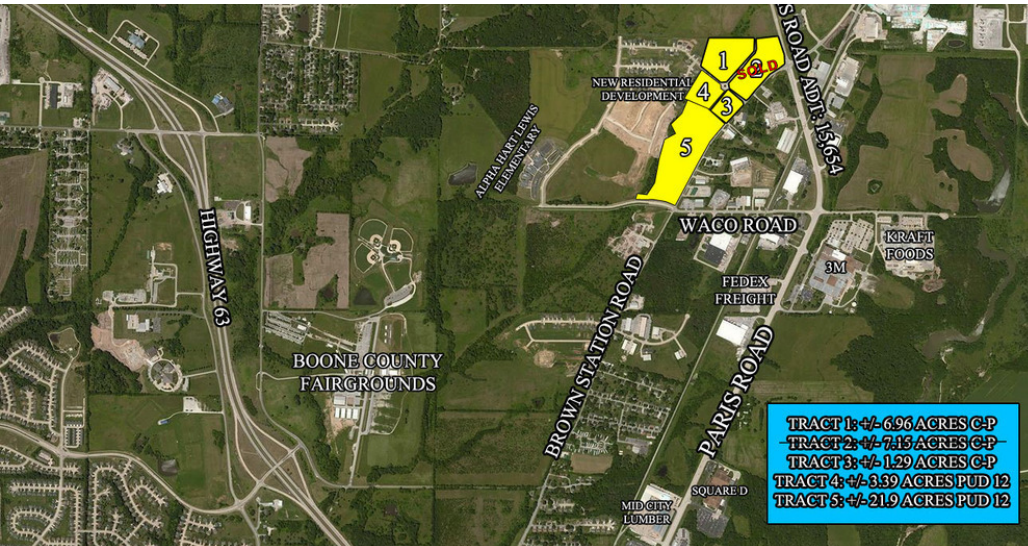


BROWN STATION RD & PARIS RD TRACT 3

5801-6103 BROWN STATION RD,
COLUMBIA, MO 65202

MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131





OFFERING SUMMARY

Sale Price:	\$6.00 / SF
Available SF:	
Lot Size:	1.29 Acres
Price / Acre:	\$261,360

PROPERTY OVERVIEW

Priced to sell

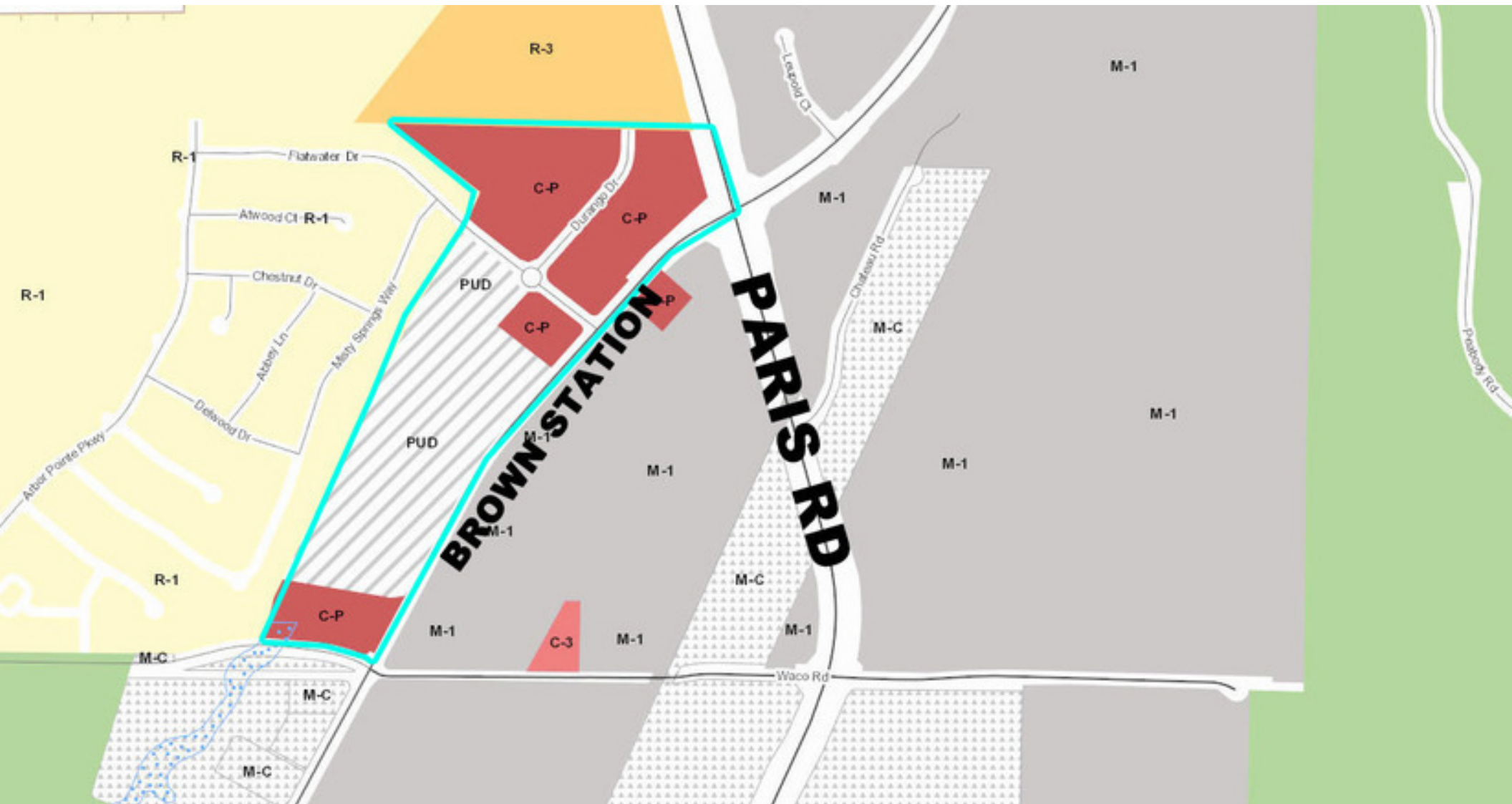
PROPERTY HIGHLIGHTS

- Great traffic counts
- Signalized intersection
- Open zoning for majority of commercial ground

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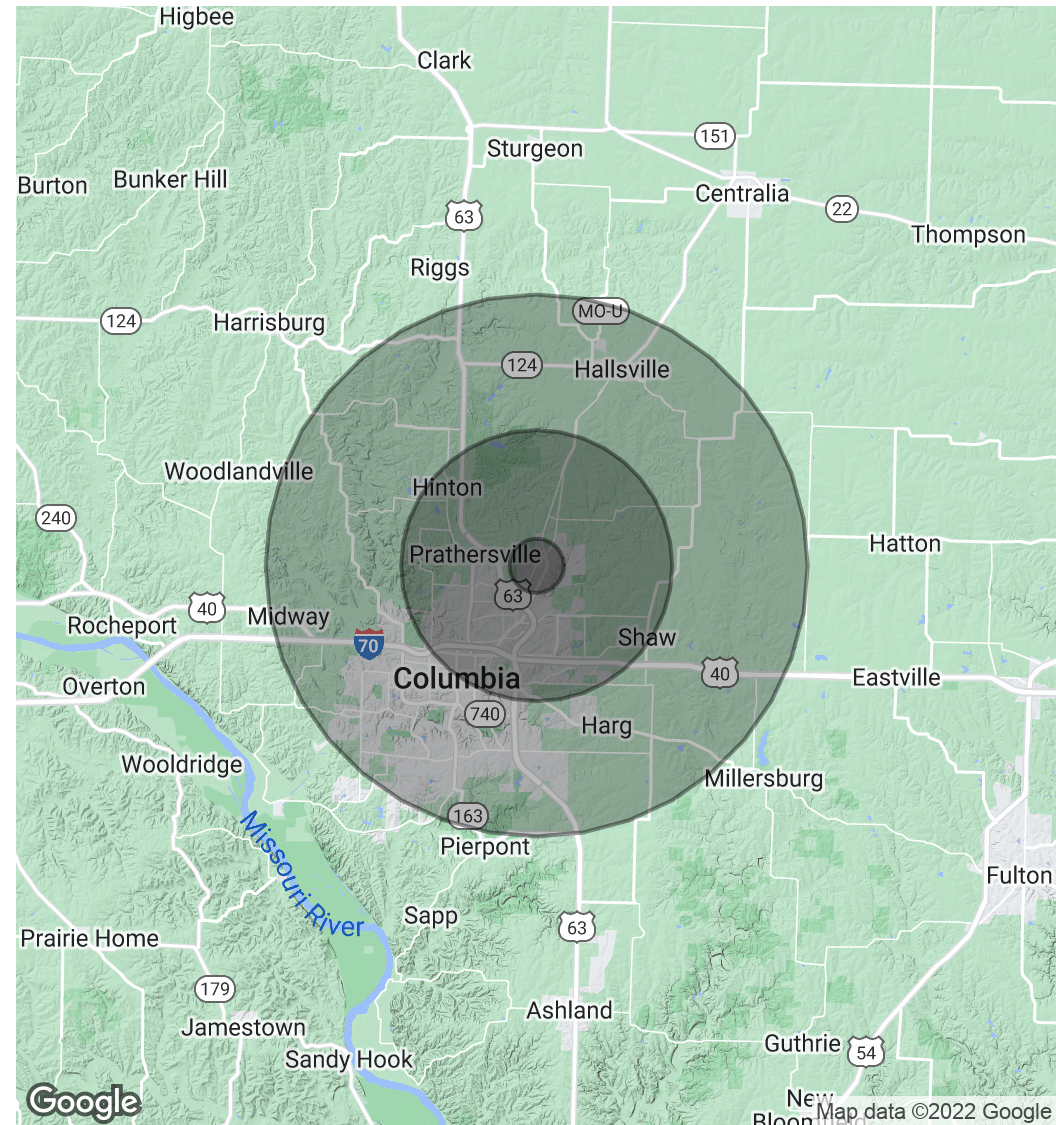
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,954	46,744	148,637
Average age	29.8	29.5	30.8
Average age (Male)	29.7	28.6	30.2
Average age (Female)	30.0	30.6	31.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	797	19,784	60,717
# of persons per HH	2.5	2.4	2.4
Average HH income	\$41,478	\$49,032	\$57,433
Average house value	\$127,977	\$143,211	\$167,154

* Demographic data derived from 2020 ACS - US Census



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