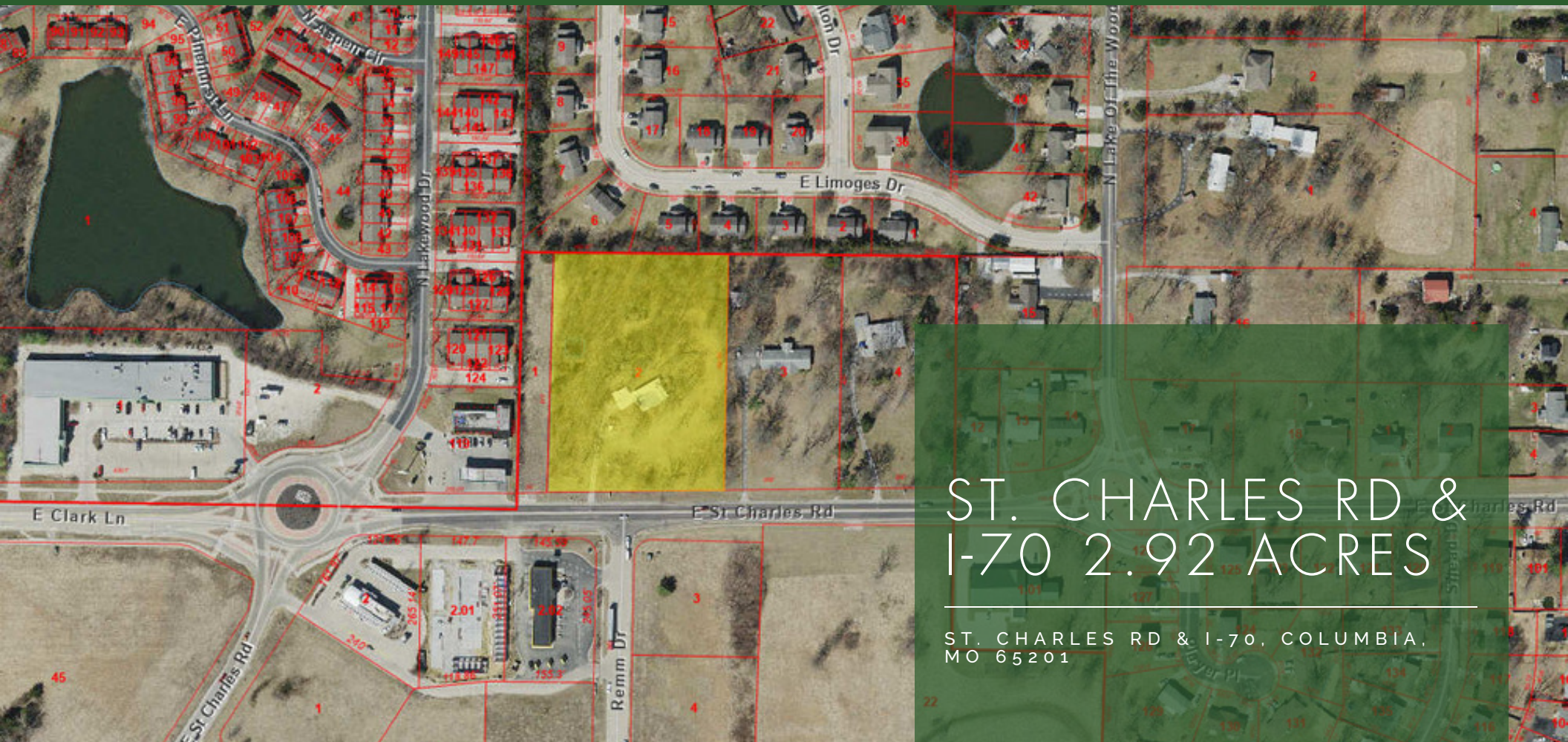




ST. CHARLES RD & I-70 2.92 ACRES

ST. CHARLES RD & I-70, COLUMBIA,
MO 65201

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131



OFFERING SUMMARY

Sale Price:	\$826,770
Available SF:	
Lot Size:	2.92 Acres
Price / Acre:	\$283,140
Zoning:	PD

PROPERTY OVERVIEW

Phenomenal site located near the intersection of St. Charles Road and Clark Lane

PROPERTY HIGHLIGHTS

- Ideally situated just off the Lake of the Woods & Interstate 70 ramp just West of the New Battle High School

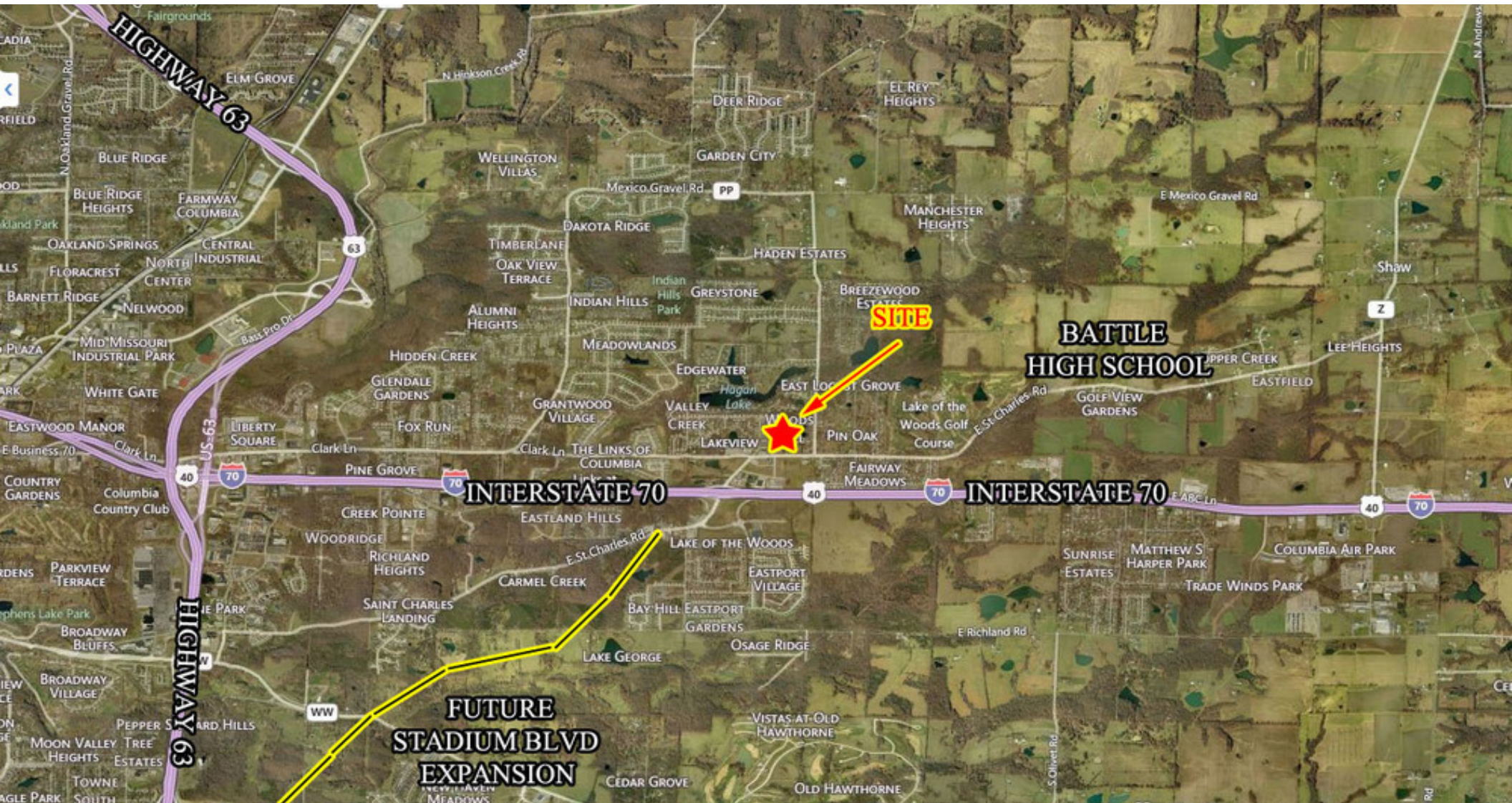
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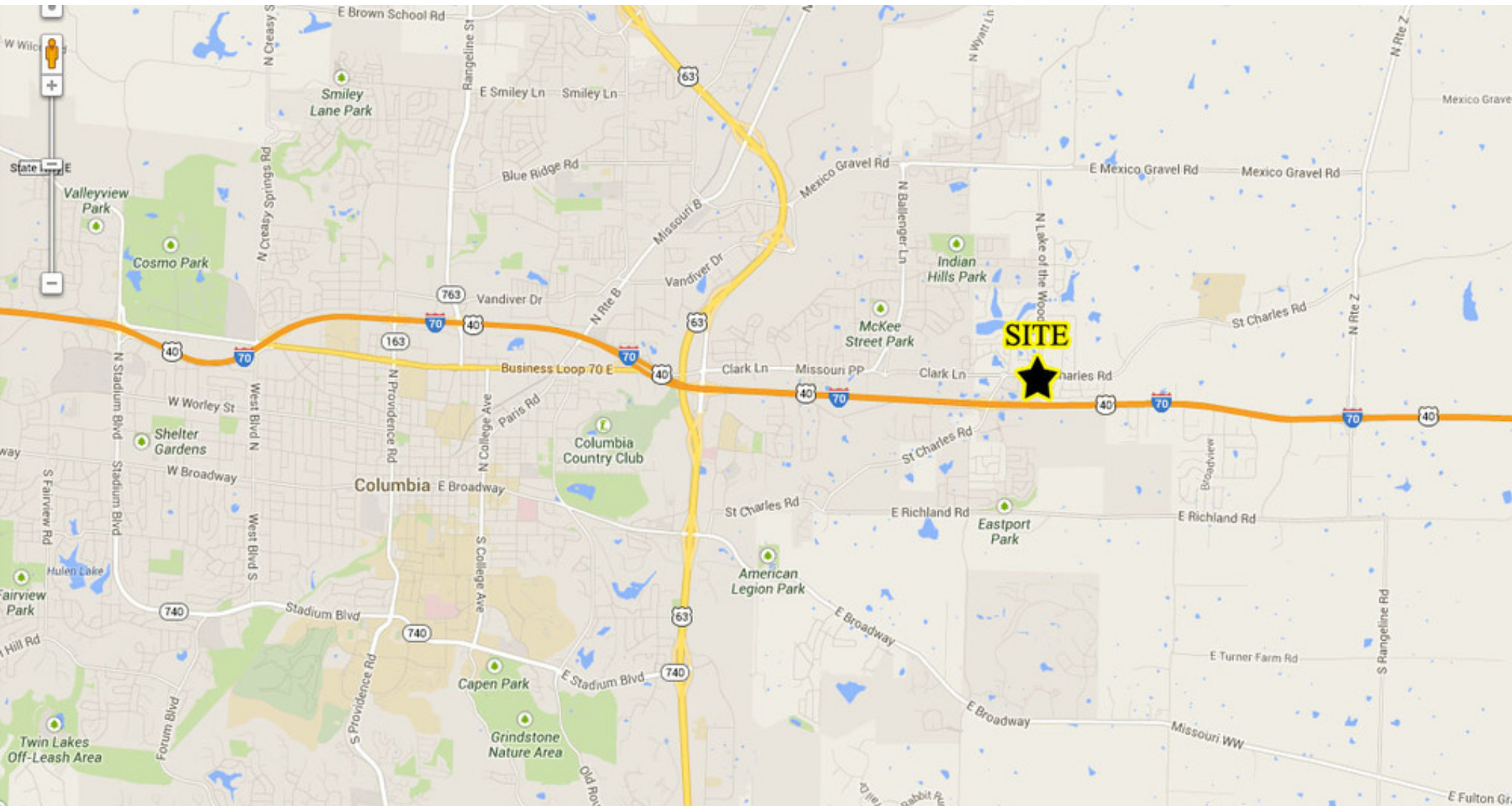
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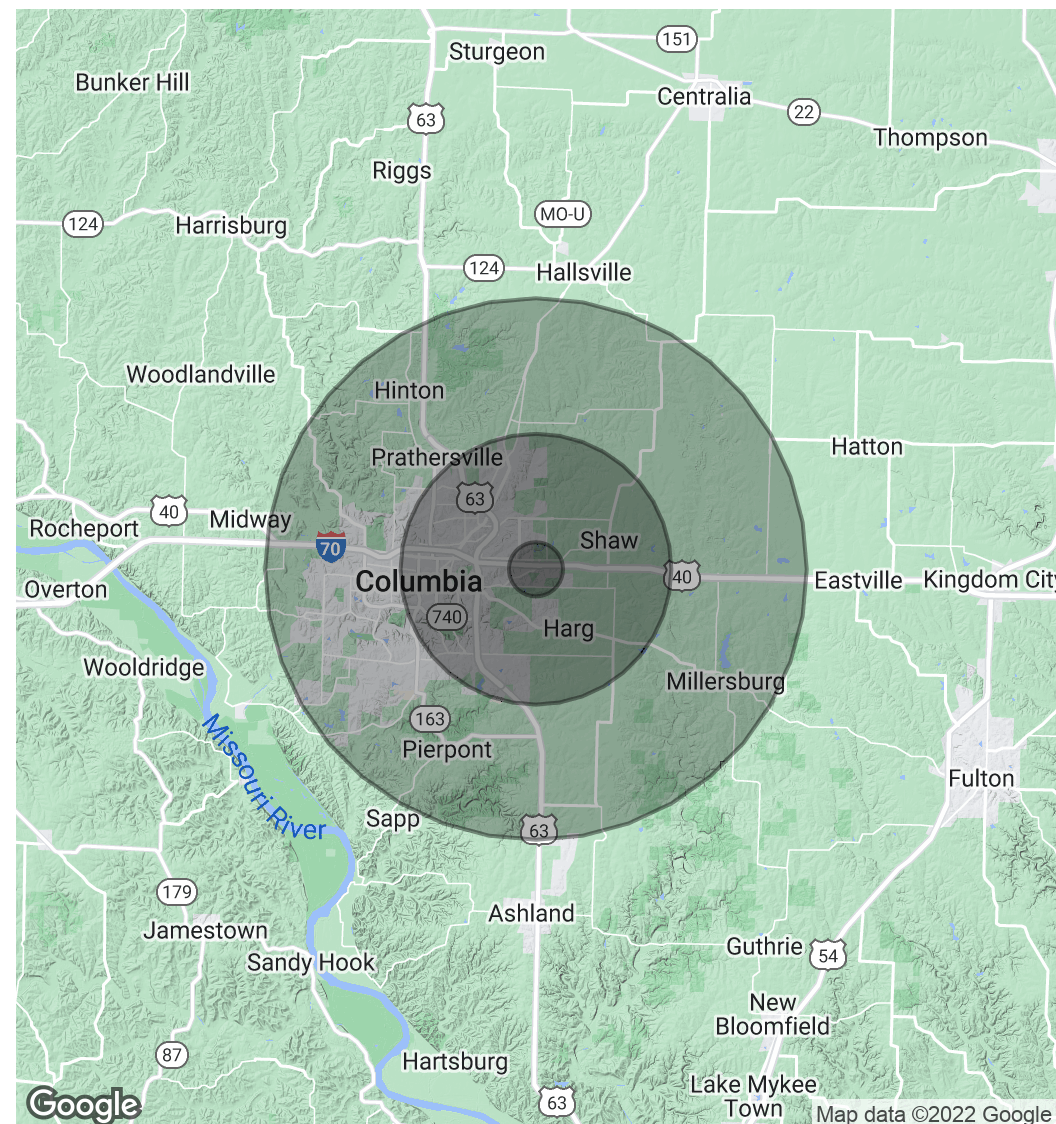
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,542	56,246	150,069
Average age	31.2	27.5	30.7
Average age (Male)	29.1	26.7	30.2
Average age (Female)	33.1	28.4	31.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	632	22,063	60,642
# of persons per HH	2.4	2.5	2.5
Average HH income	\$60,981	\$48,365	\$58,636
Average house value	\$142,505	\$151,992	\$173,841

* Demographic data derived from 2020 ACS - US Census



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