



1100 KNIPP ST.

1100 KNIPP ST., COLUMBIA, MO 65203

GINA RENDE

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OFFERING SUMMARY

Lease Rate:	Call for pricing
Building Size:	6,000 SF
Available SF:	6,000 SF
Lot Size:	1 Acres
Zoning:	M-C

PROPERTY OVERVIEW

6,000 SF restaurant ready space located on Knipp St next to Drury Inn at the Stadium Blvd exit off I-70
 Great visibility from I-70 and Stadium Blvd

PROPERTY HIGHLIGHTS

- Tenant responsible for taxes, insurance, and common area maintenance of the premises
- Plenty of parking
- Other surrounding business include a gas station, Columbia Mall, Holiday Inn Expo Center, and other retail shops
- Excellent Traffic Counts: 10,000-19,999 for Stadium Blvd, 5,000-9,999 for Bernadette Dr and 400-999 for I-70 Dr
- Landlord agreeable to Tenant adding a small outside patio

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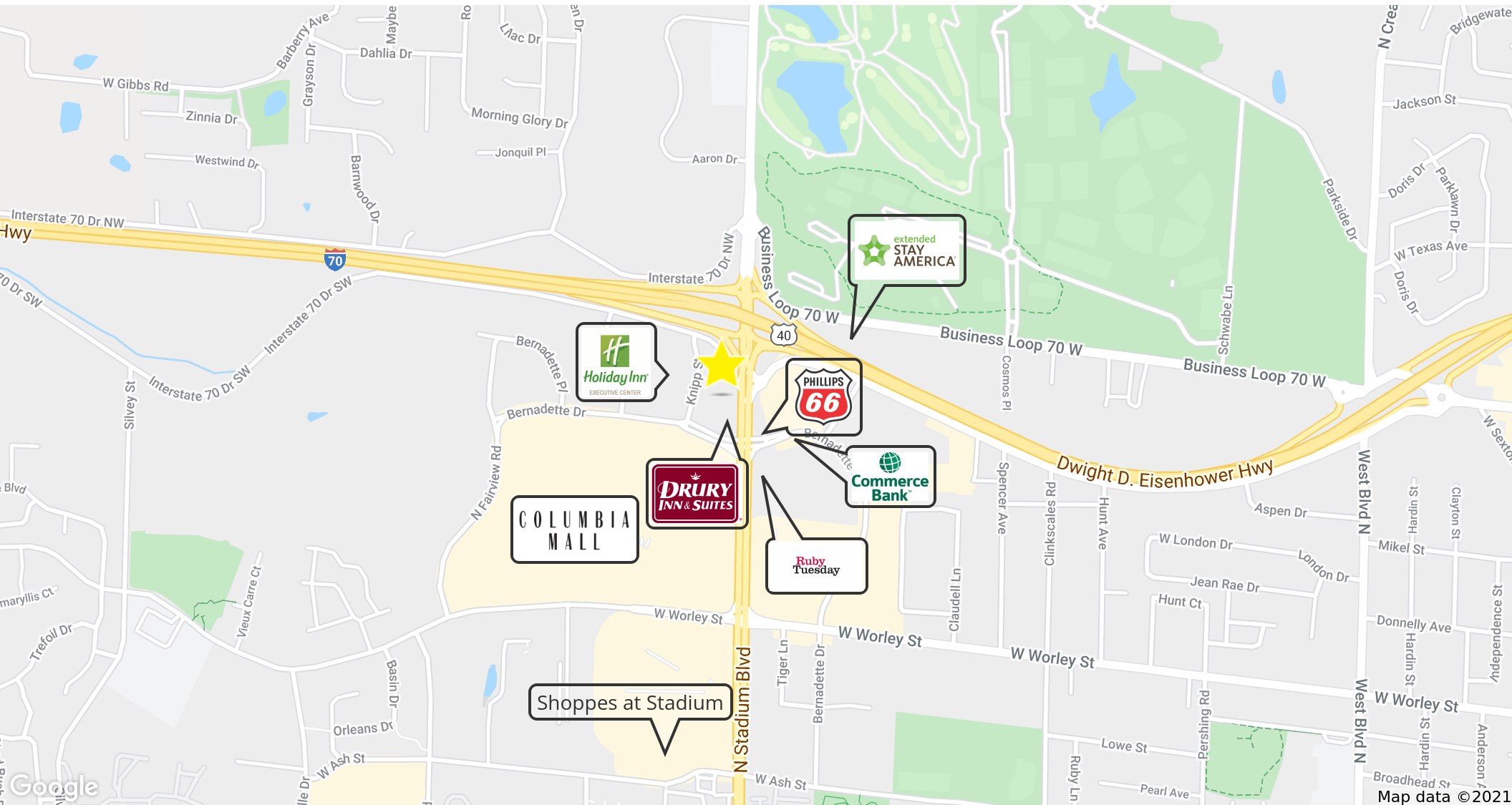
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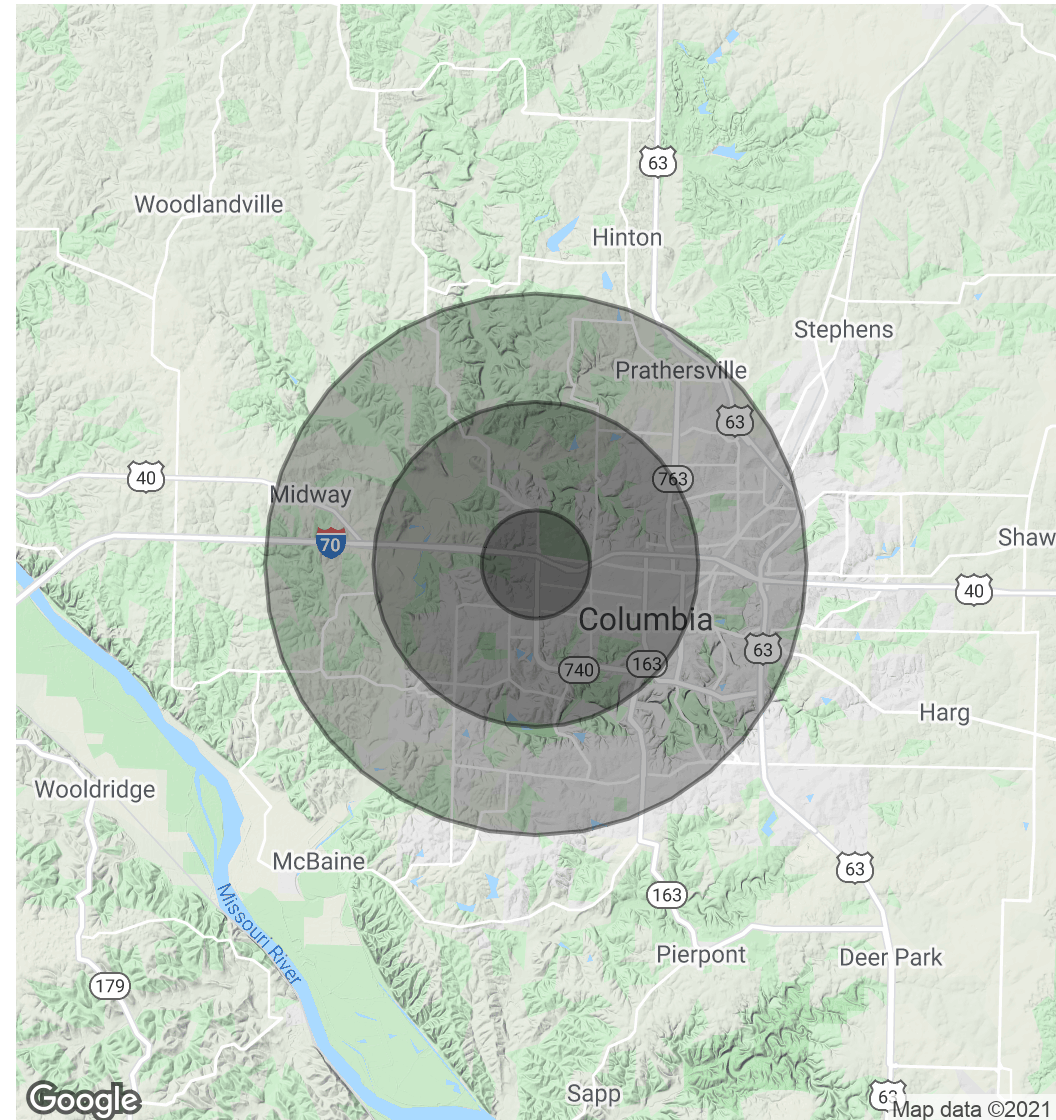
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Map data © 2021

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,534	43,604	99,560
Average age	29.9	34.8	30.9
Average age (Male)	28.9	34.3	30.7
Average age (Female)	31.0	35.7	31.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,338	19,135	39,416
# of persons per HH	1.9	2.3	2.5
Average HH income	\$49,844	\$64,999	\$60,698
Average house value	\$163,016	\$168,833	\$178,592

* Demographic data derived from 2010 US Census



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