MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE



BATTLE CROSSING UNIT 5

E. ST. CHARLES RD. & CLARK LANE,
COLUMBIA, MO 65201

GINA RENDE
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OFFERING SUMMARY

Lease Rate:	Call for pricing
Building Size:	7,800 SF
Available SF:	1,200 - 3,000 SF
Lot Size:	

PROPERTY OVERVIEW

Lease opportunities at new shopping center, Battle Crossing, located in East Columbia at the Southwest corner of E. St. Charles Rd. and Clark Lane, near the Lake of the Woods exit. This center offers great visibility from the Interstate and is scheduled to be delivered in May 2021.

PROPERTY HIGHLIGHTS

- Rent on NNN basis
- Landlord will white-box for a term lease
- Space can be demised according to tenants ideal SF footprint
- Anticipated delivery date: April 1, 2022

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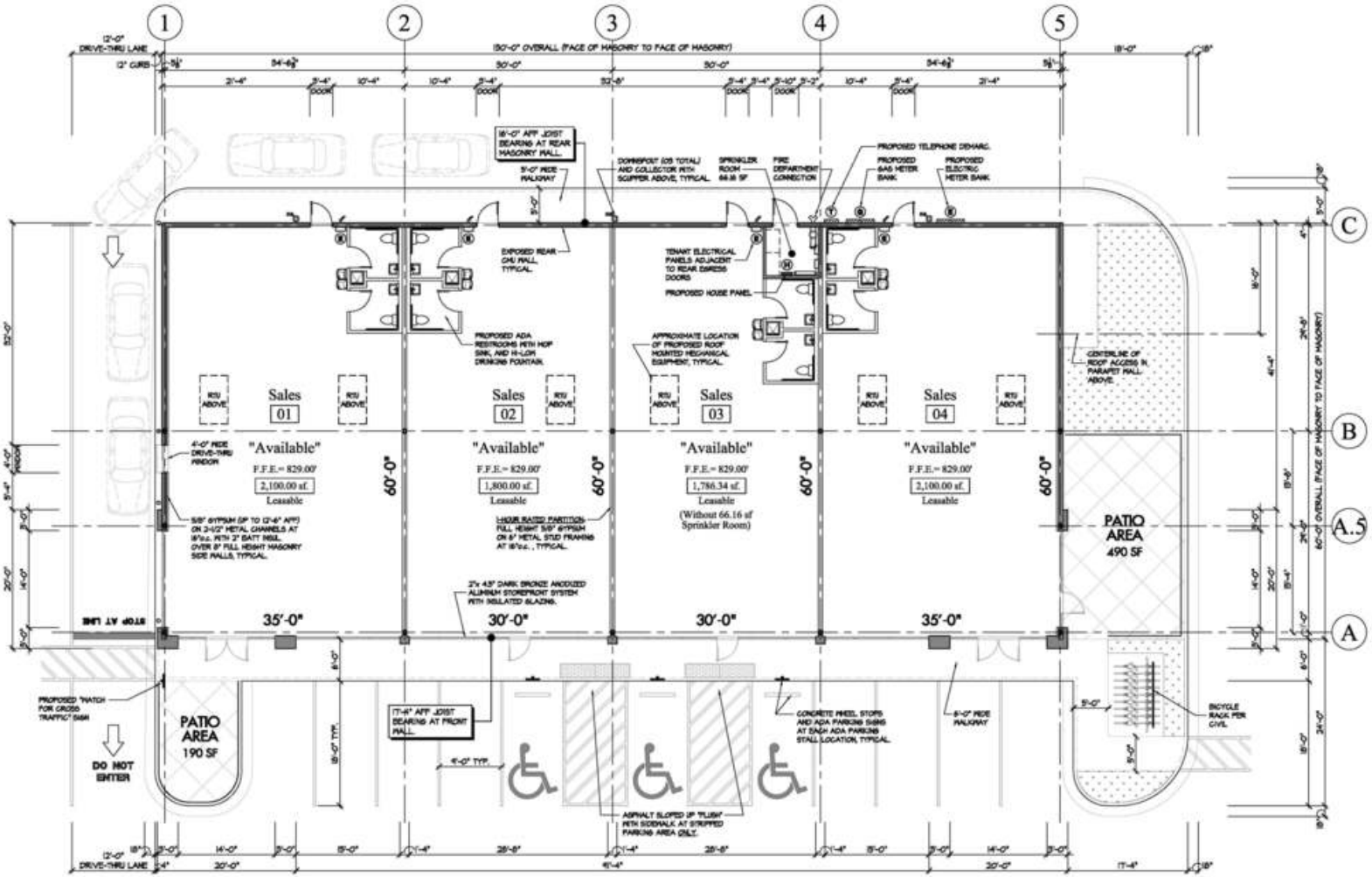
Heights Venture

SCHNUCKS COLUMBIA

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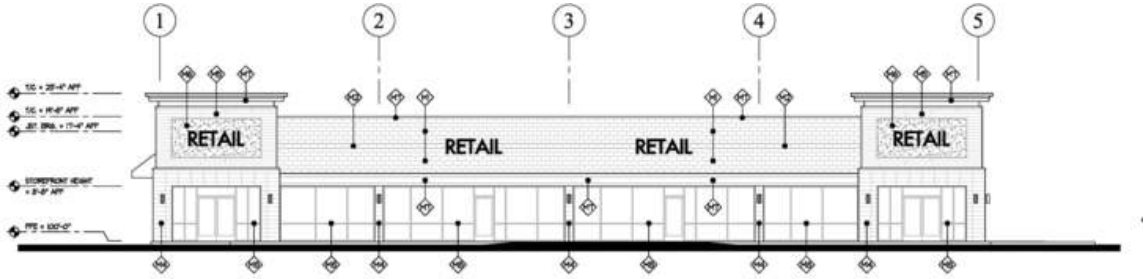
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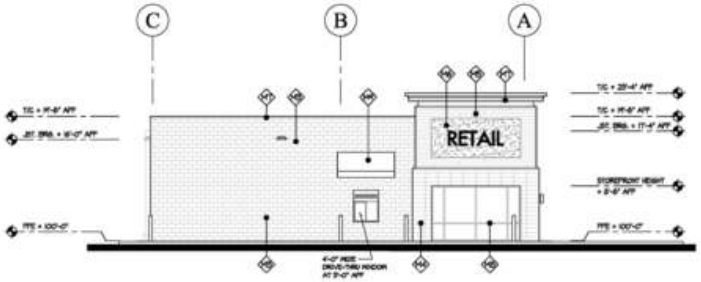
1 CP-2 Conceptual Floor Plan #02

NORTH

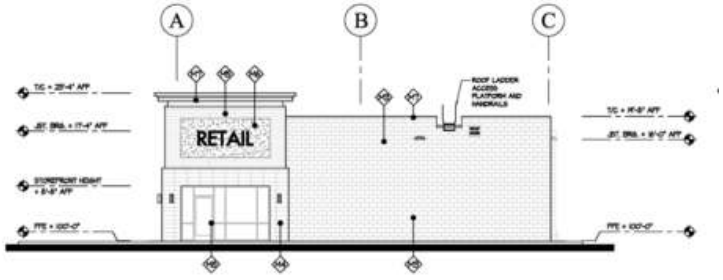
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1 CE-2 Conceptual North Elevation #02



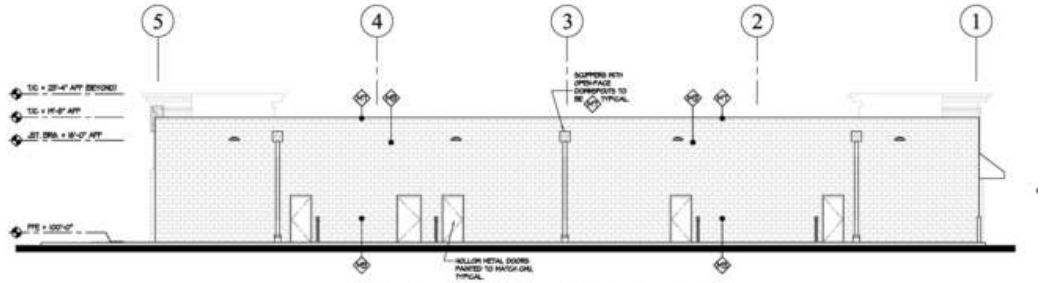
2 CE-2 Conceptual East Elevation #02



3 CE-2 Conceptual West Elevation #02

Color & Materials Legend

TAG	MATERIAL	COLOR NAME	TEXTURE	MANUFACTURER	NOTES
	4"D x 8"H x 16"L MASONRY UNIT	BURGUNDY	SPLIT-FACE RUNNING BOND	MIDWEST BLOCK	SCHNUCKS PREVIOUSLY APPROVED MATERIAL
	4"D x 8"H x 16"L MASONRY UNIT	BURGUNDY	SMOOTH RUNNING BOND	MIDWEST BLOCK	SCHNUCKS PREVIOUSLY APPROVED MATERIAL
	8"D x 8"H x 16"L MASONRY UNIT	BURGUNDY	SPLIT-FACE RUNNING BOND	MIDWEST BLOCK	SCHNUCKS PREVIOUSLY APPROVED MATERIAL
	4"D x 8"H x 24"L MASONRY UNIT	GRAY LIMESTONE	SMOOTH STACK BOND	VANDERBILT CLASSICS	SCHNUCKS PREVIOUSLY APPROVED MATERIAL
	6" V-GROOVE ALUMINUM SIDING	PERUVIAN WALNUT BROWN	SMOOTH	DIZAL	SCHNUCKS PREVIOUSLY APPROVED MATERIAL
	E.I.F.S. SYSTEM	SW 7642 "PAVESTONE"	STOLIT LOTUSAN 1.5	STO CORP.	SCHNUCKS PREVIOUSLY APPROVED MATERIAL
	PREFINISHED METAL	CHARCOAL	SMOOTH	PAC-CLAD	SCHNUCKS PREVIOUSLY APPROVED MATERIAL
	STOREFRONT SYSTEM	DARK BRONZE ANODIZED	1" INSULATED GLAZING	KAWNEER	SCHNUCKS PREVIOUSLY APPROVED MATERIAL
	CANVAS AWNING	#4630 CADET GREY	CANVAS	SUNBRELLA	ACCENT MATERIAL



4 CE-2 Conceptual South Elevation #02

REVIEWER NOTE:
ALL MATERIALS AND COLORS HAVE SCHNUCKS PREAPPROVAL BY THE CITY OF COLUMBIA, MISSOURI AS INDICATED PER LEGEND CATEGORY ABOVE REFERENCED.

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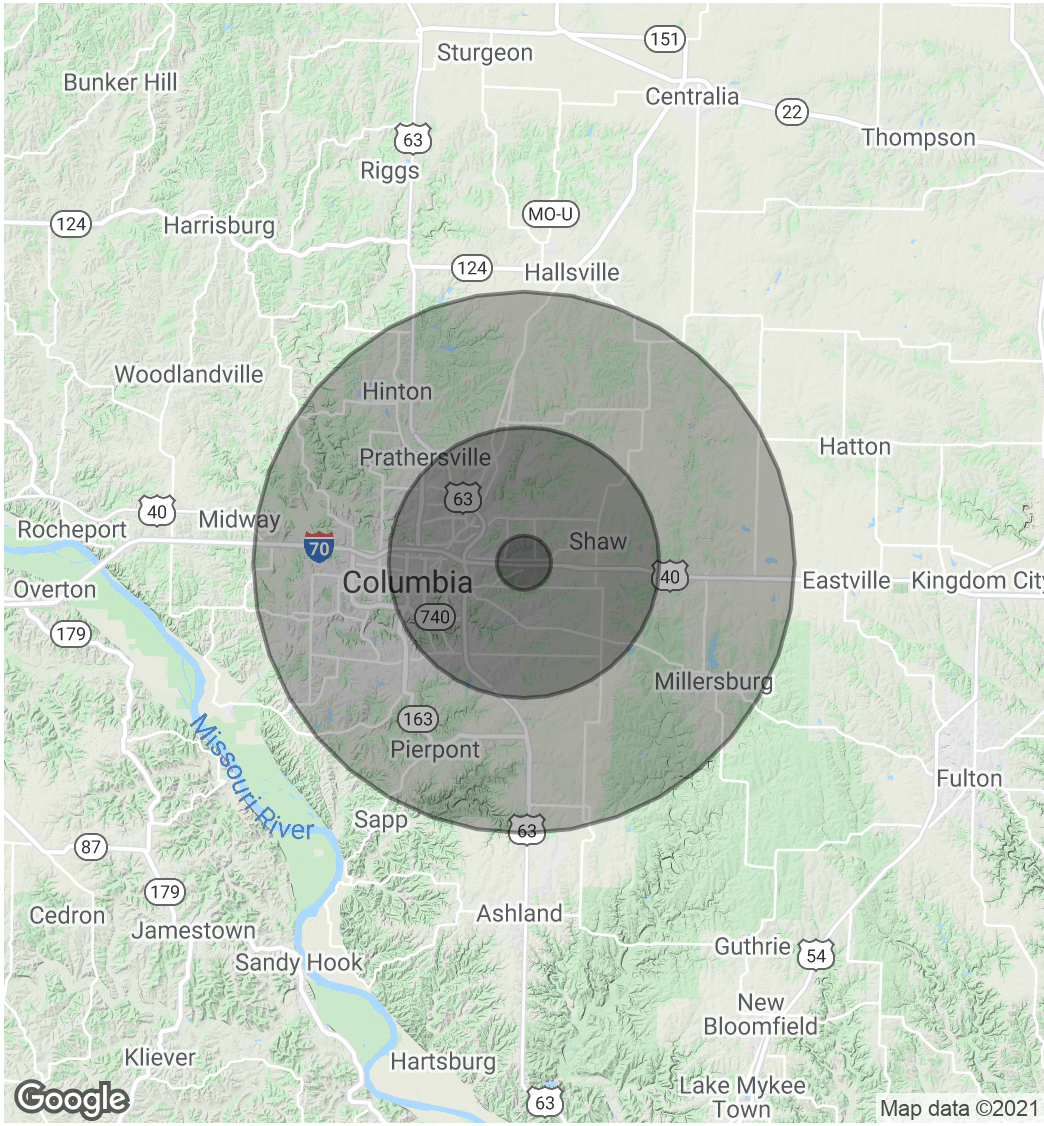
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,548	56,447	149,956
Average age	30.9	27.6	30.7
Average age (Male)	29.0	26.8	30.2
Average age (Female)	32.7	28.6	31.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	641	22,194	60,591
# of persons per HH	2.4	2.5	2.5
Average HH income	$60,191	$48,512	$58,419
Average house value	$141,407	$150,890	$173,170

** Demographic data derived from 2010 US Census*



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