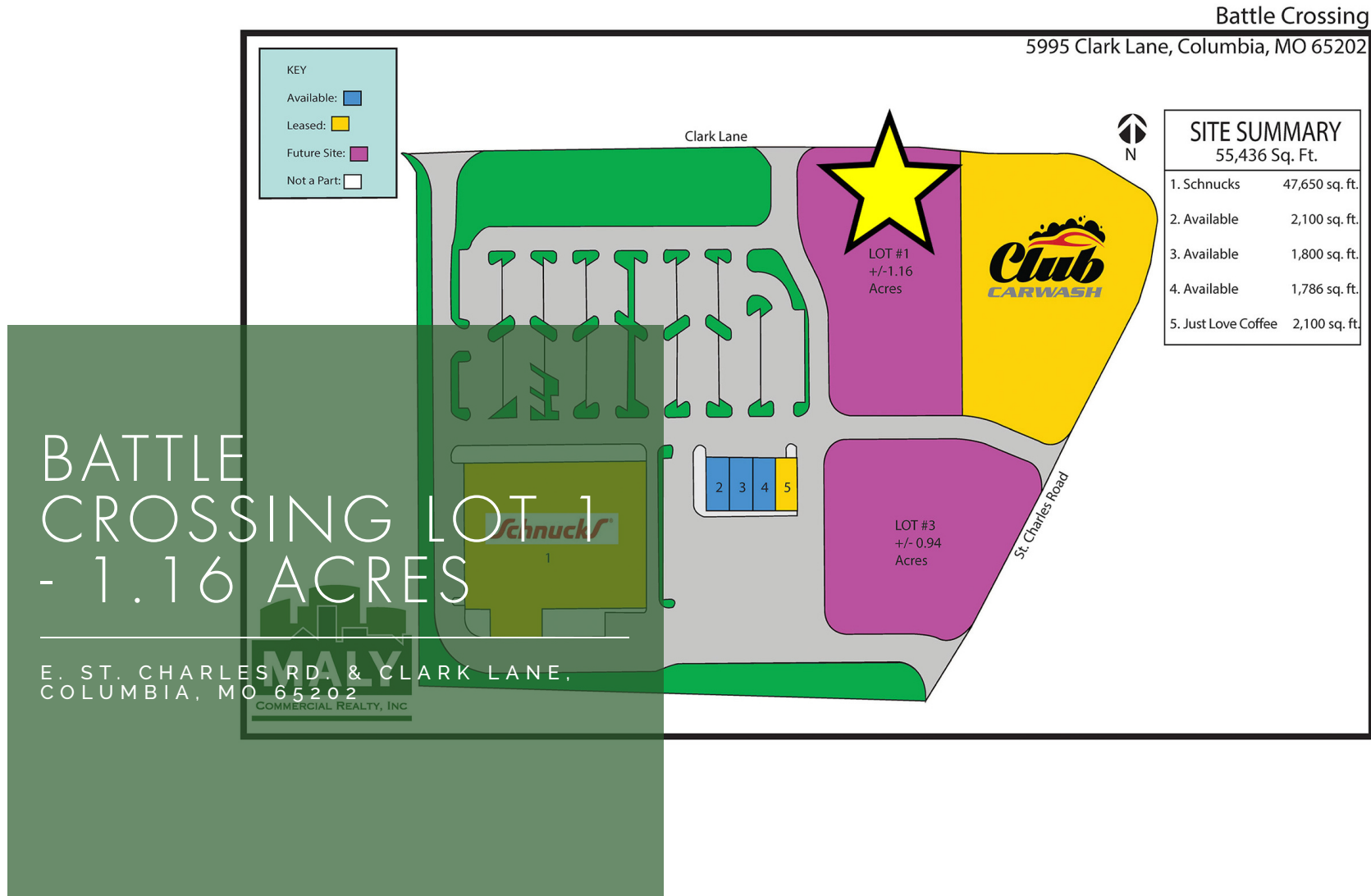


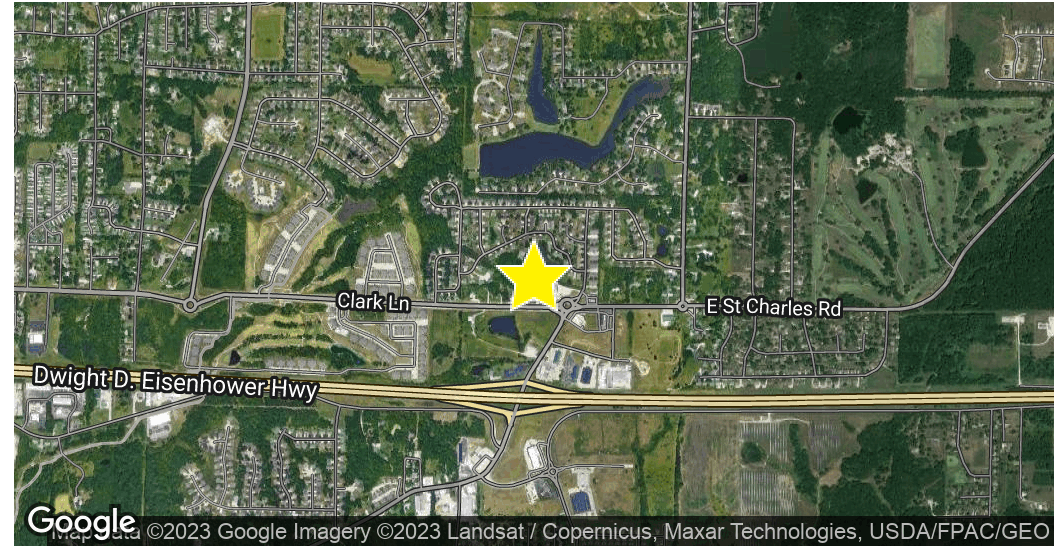
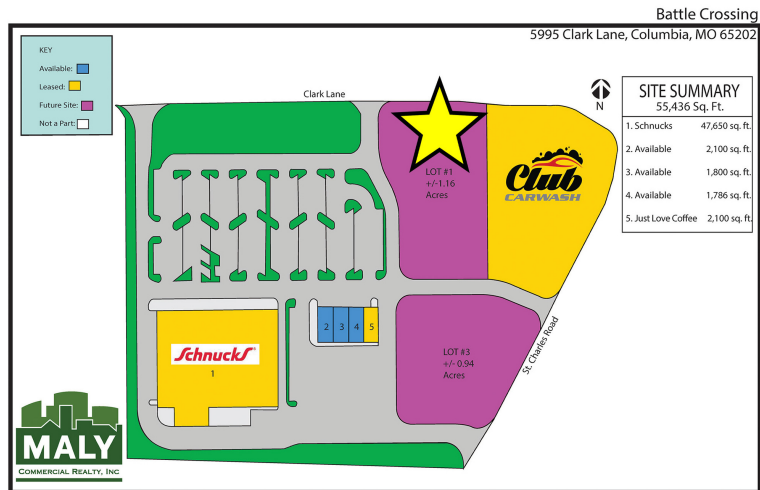


GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



OFFERING SUMMARY

Lease Rate:	Email For Pricing gina@malyrealty.com
Lot Size:	1.16 Acres
Zoning:	M-C

PROPERTY OVERVIEW

Ground 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.

PROPERTY HIGHLIGHTS

- Rent Based on a NNN Basis
- Ground lease or Build-To-Suit

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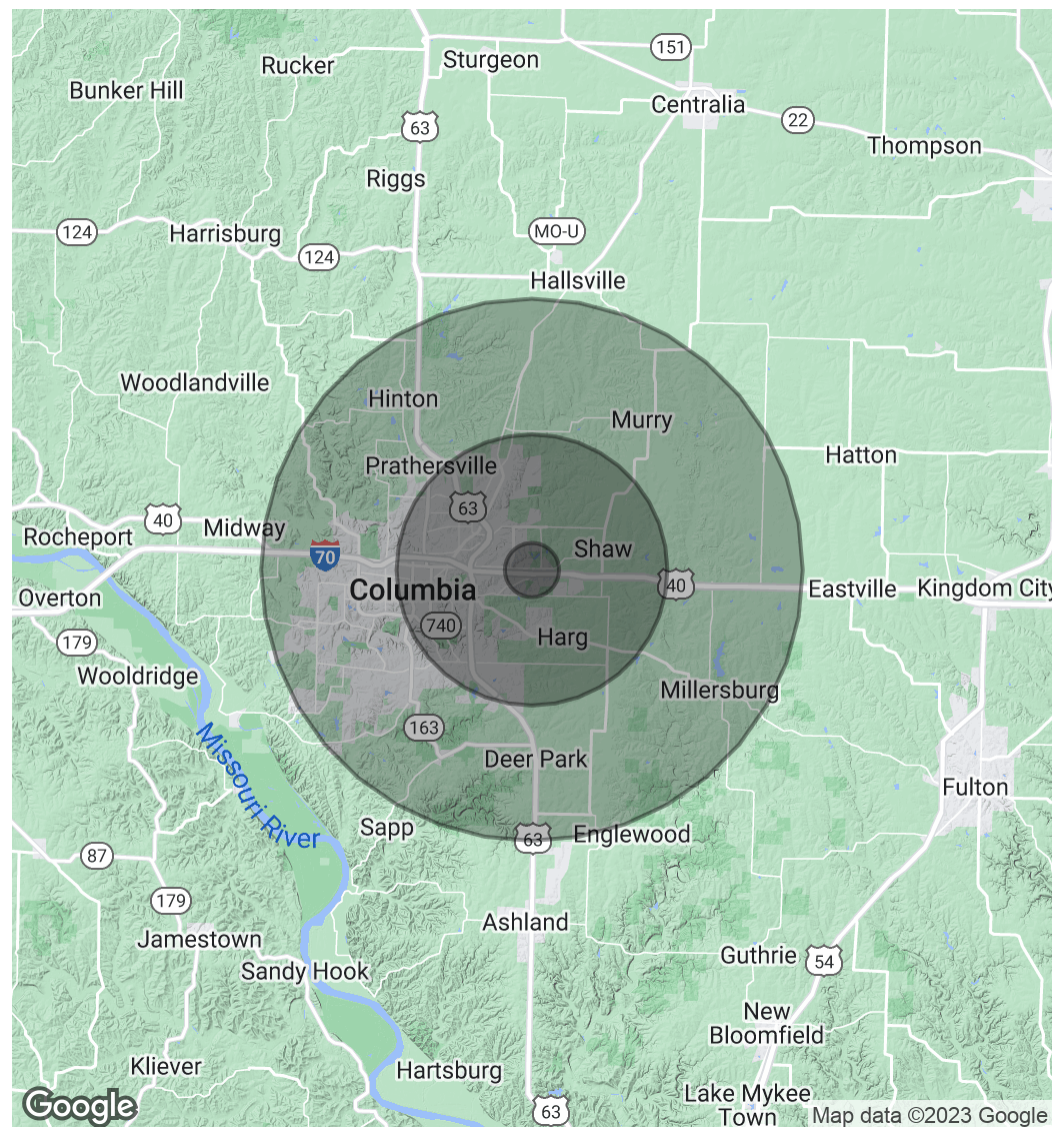
C: 314.477.4462

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,698	63,032	153,591
Average age	31.3	27.0	30.6
Average age (Male)	29.1	26.2	30.2
Average age (Female)	33.2	27.8	31.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	695	24,221	62,002
# of persons per HH	2.4	2.6	2.5
Average HH income	\$59,785	\$46,522	\$58,940
Average house value	\$141,766	\$150,707	\$175,837

* Demographic data derived from 2020 ACS - US Census



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