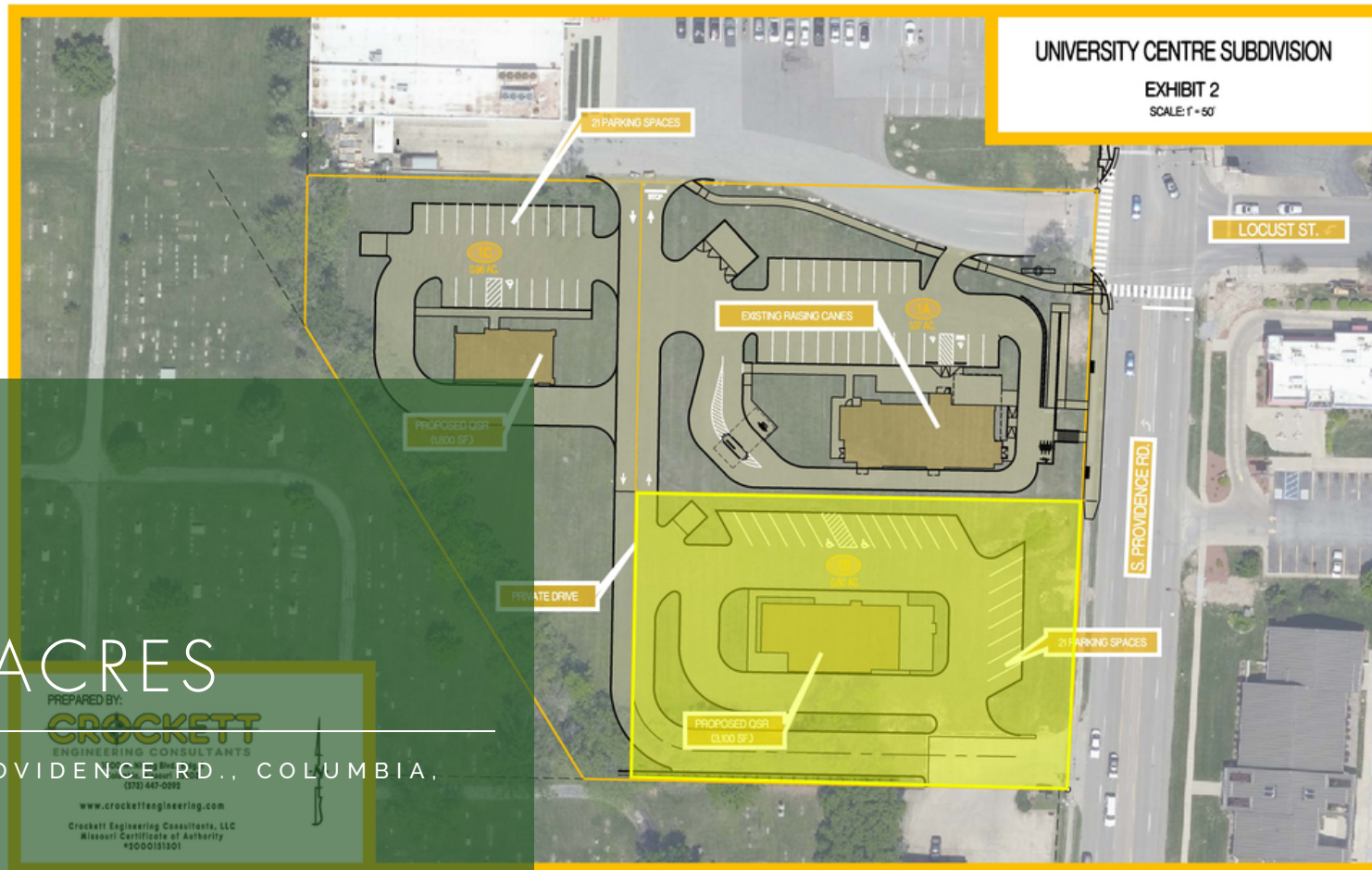


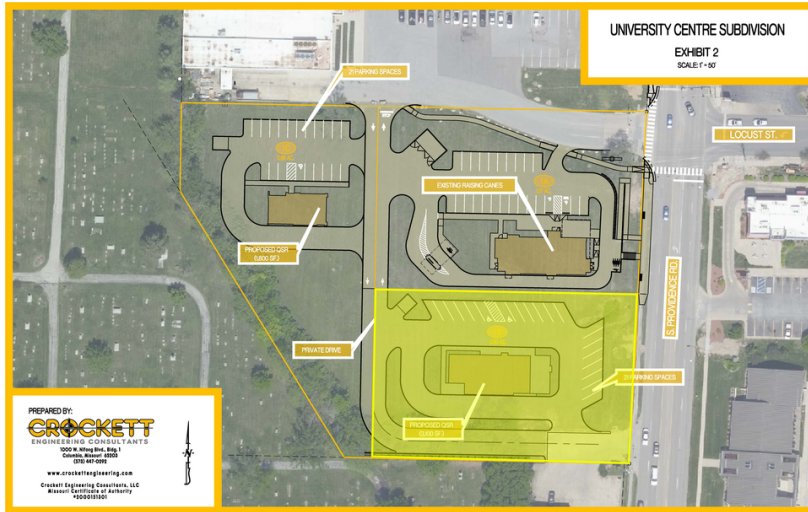


0.8 ACRES

201 S. PROVIDENCE RD., COLUMBIA,
MO 65203

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 N. GARDEN ST.
COLUMBIA, MO 65203
(314) 447-0095
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#0000131301

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462



OFFERING SUMMARY

Lease Rate:	Please call for pricing
Available SF:	3,000 SF
Lot Size:	0.8 Acres
Zoning:	M-DT

PROPERTY OVERVIEW

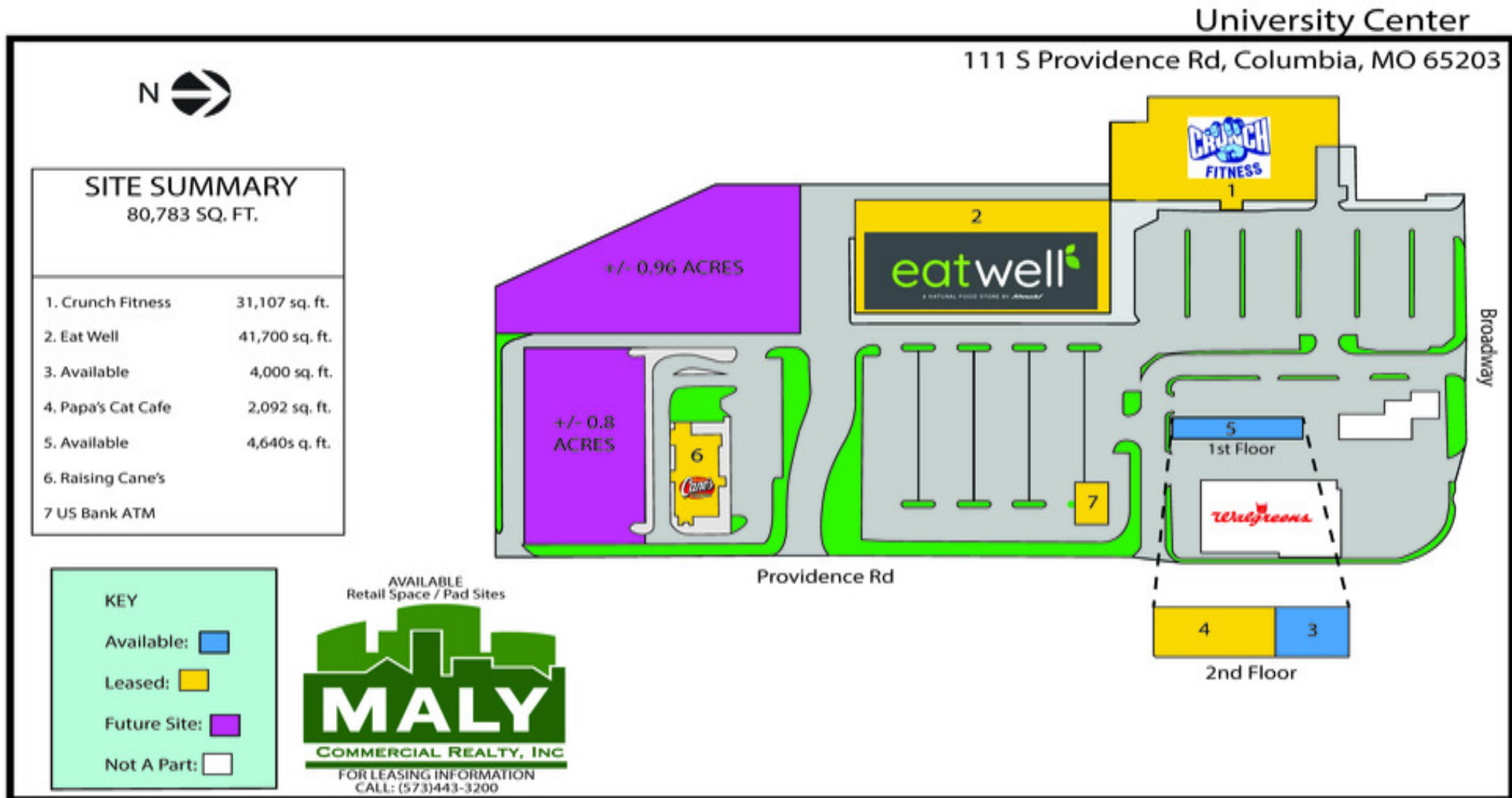
Land available for Ground Lease at S. Providence Rd. located South of Raising Canes.

PROPERTY HIGHLIGHTS

- Ground Lease Opportunity
- Center anchored by Eat Well and Crunch Fitness
- Proposed 3,000 SF building
- Tenant to self maintain lot and pay taxes and insurance
- Great visibility from S. Providence Rd.

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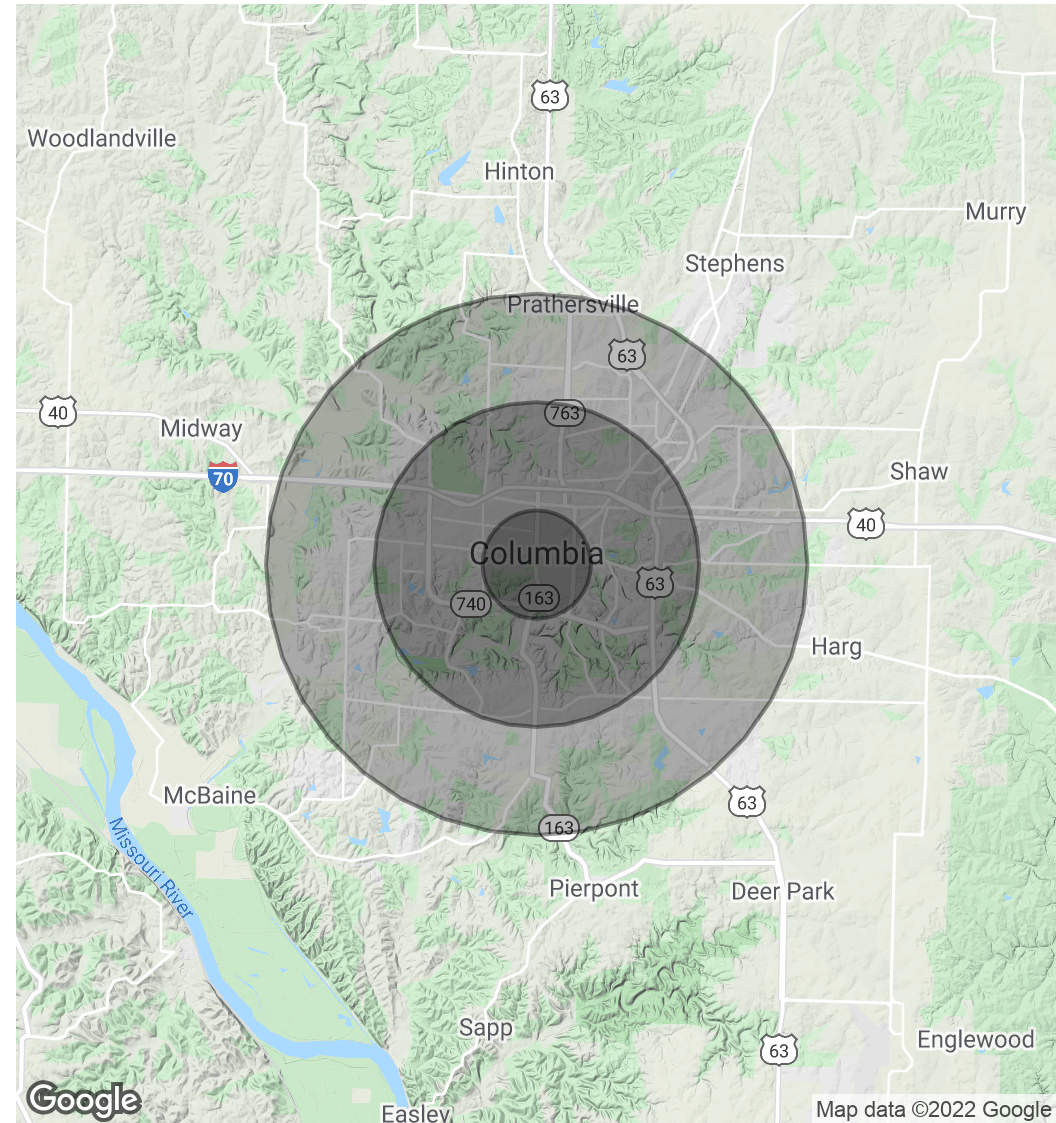


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,149	65,814	119,467
Average Age	27.0	29.1	30.1
Average Age (Male)	26.2	28.6	29.7
Average Age (Female)	28.2	29.9	30.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,301	25,655	47,849
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$36,095	\$52,871	\$58,246
Average House Value	\$94,213	\$152,975	\$176,584

* Demographic data derived from 2010 US Census



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