



GROUND LEVEL -  
3,100 SF

3005 CHINABERRY DR., SUITE A,  
COLUMBIA, MO 65201

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



### OFFERING SUMMARY

|               |                         |
|---------------|-------------------------|
| Lease Rate:   | Please call for pricing |
| Available SF: | 3,100 SF                |
| Zoning:       | M-C                     |

### PROPERTY OVERVIEW

Nicely configured office condominium for lease in the Bluff Creek neighborhood, off Grindstone in South Columbia.

### PROPERTY HIGHLIGHTS

- Rent on NNN basis
- High level of interior finish, currently occupied by an insurance company who will vacate upon new lease.
- Approximately 3,100 sq ft of space on the ground floor
- Convenient location in south Columbia just minutes from Highway 63 Located in the Bluff Creek neighborhood with nice views of the neighborhood lake.

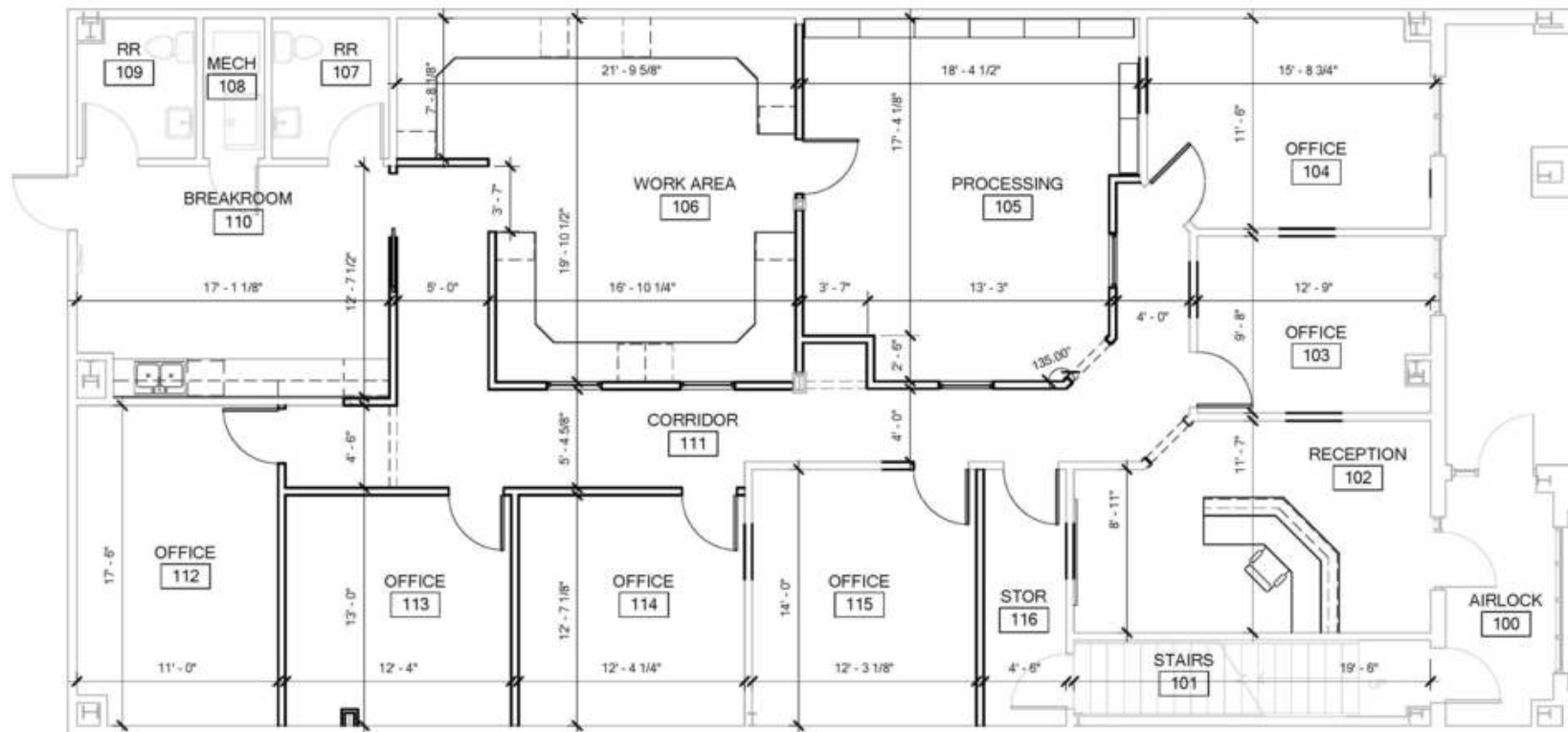
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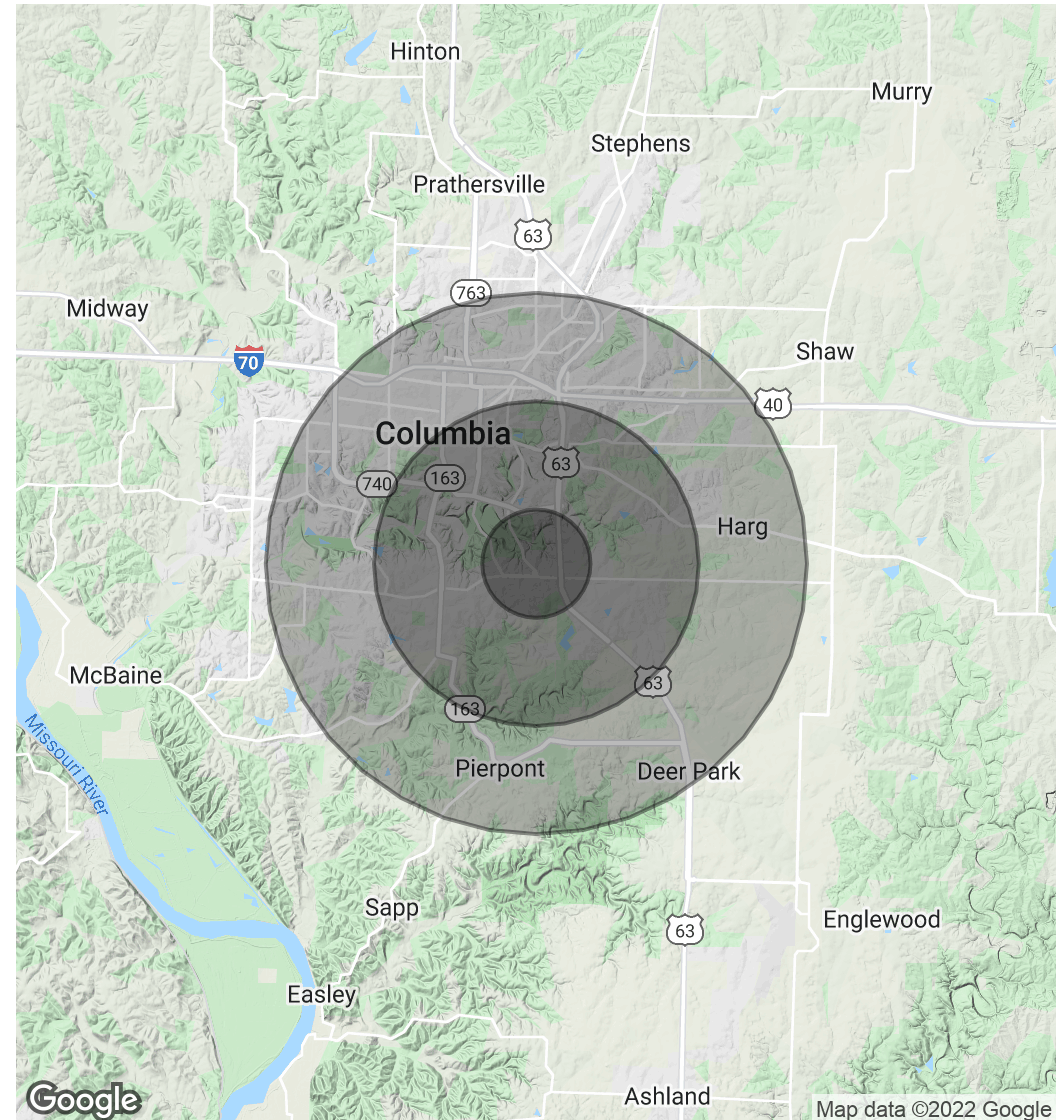
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,278  | 42,722  | 87,424  |
| Average Age          | 25.0   | 24.5    | 28.8    |
| Average Age (Male)   | 24.5   | 24.3    | 28.4    |
| Average Age (Female) | 25.8   | 24.8    | 29.4    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,492     | 14,965    | 34,436    |
| # of Persons per HH | 2.2       | 2.9       | 2.5       |
| Average HH Income   | \$50,355  | \$44,467  | \$54,581  |
| Average House Value | \$186,172 | \$168,045 | \$169,220 |

\* Demographic data derived from 2010 US Census



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