



MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
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OFFERING SUMMARY

Sale Price:	\$525,000
Lease Rate:	\$80,000.00 per year (Ground)
Lot Size:	0.71 Acres
Price / Acre:	\$739,437
Zoning:	M-C

PROPERTY OVERVIEW

Ideal corner lot situated at the signalized intersection of Rangeline & Vandiver. The site offers visibility from Interstate 70 and access off both Rangeline and Vandiver. This is an ideal location for a QSR or similar high traffic user.

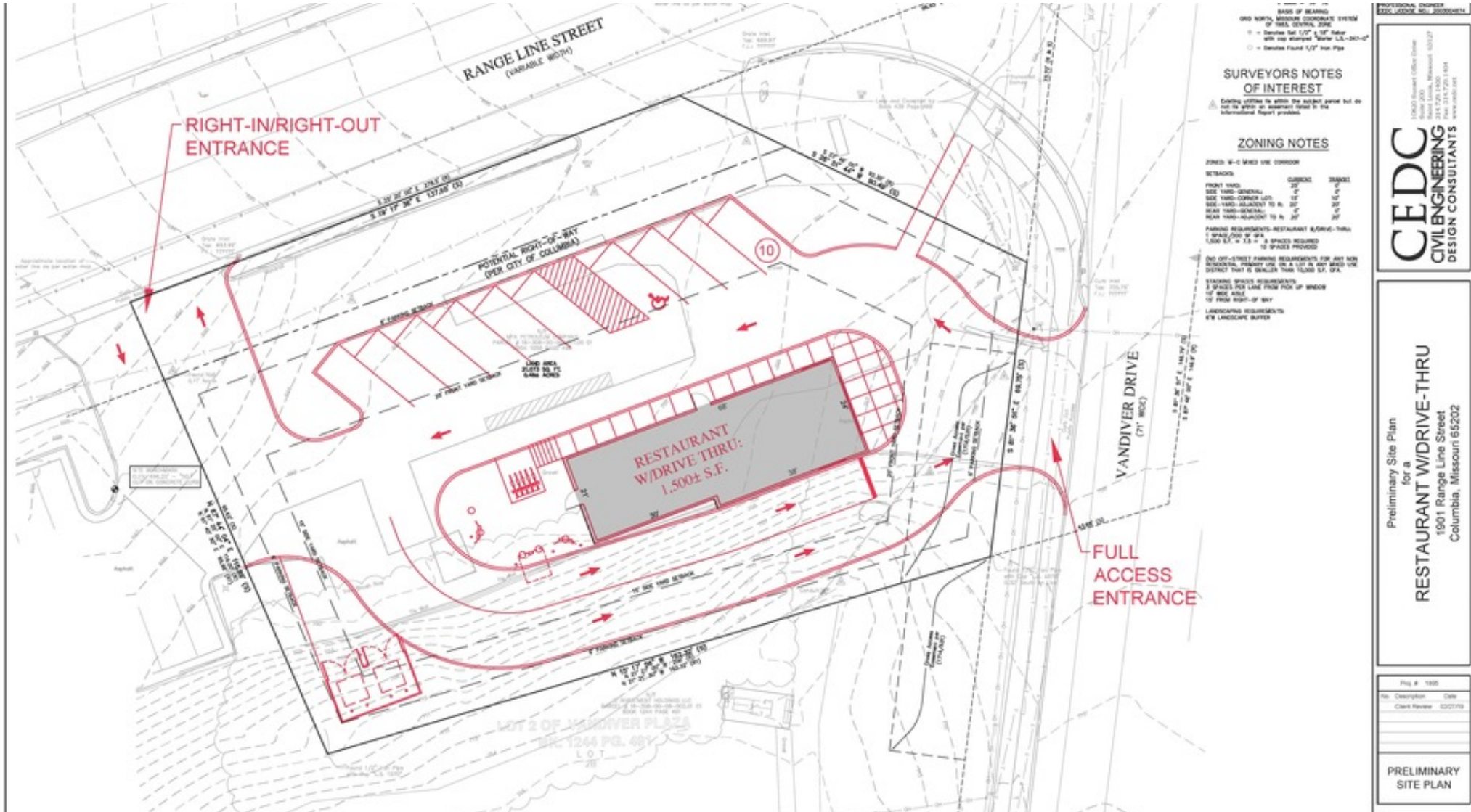
PROPERTY HIGHLIGHTS

- \$80,000 Lease
- \$525,000 Sale
- Corner signalized intersection
- Visibility from Interstate 70
- Access points off both Rangeline and Vandiver

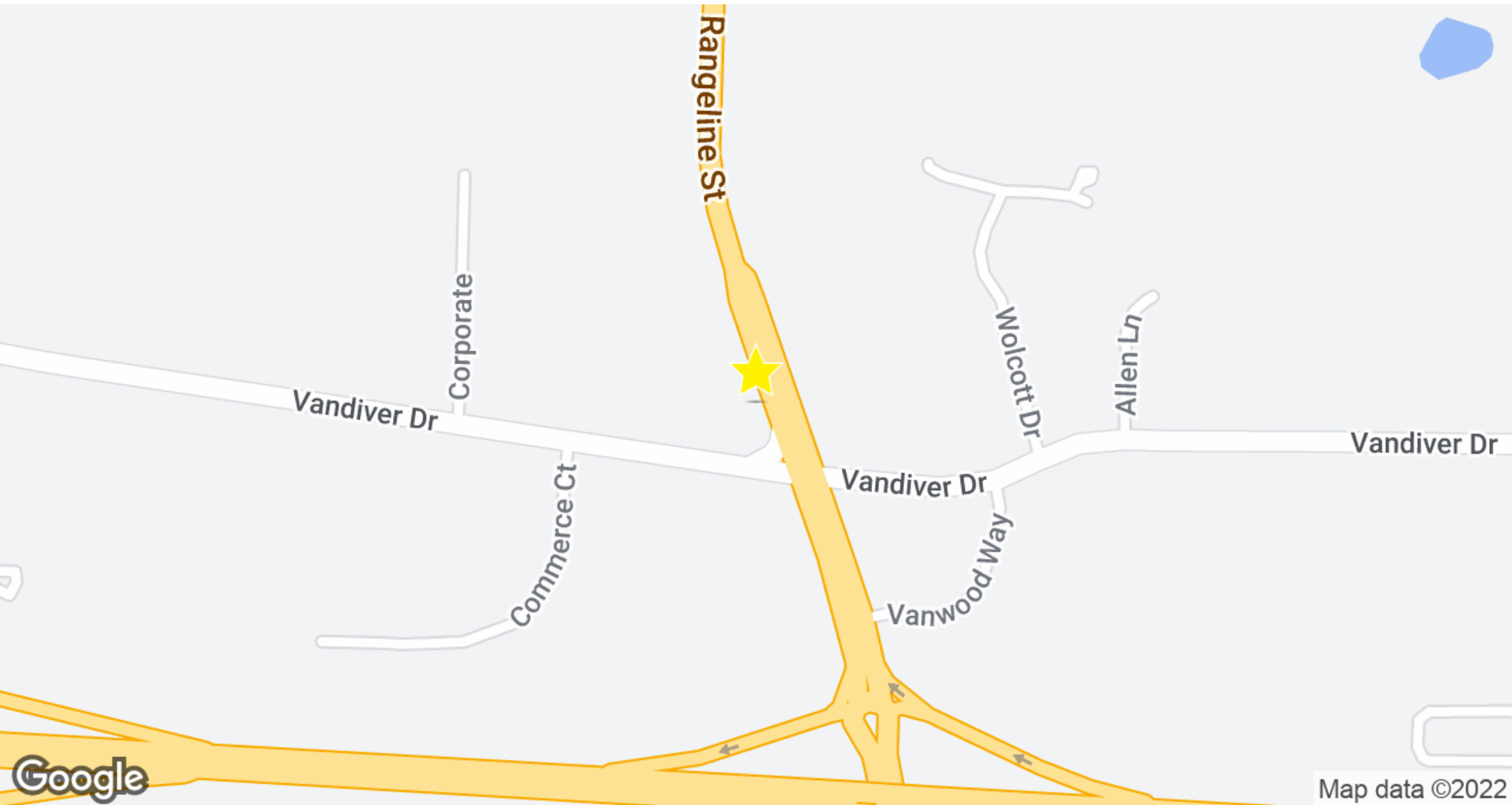
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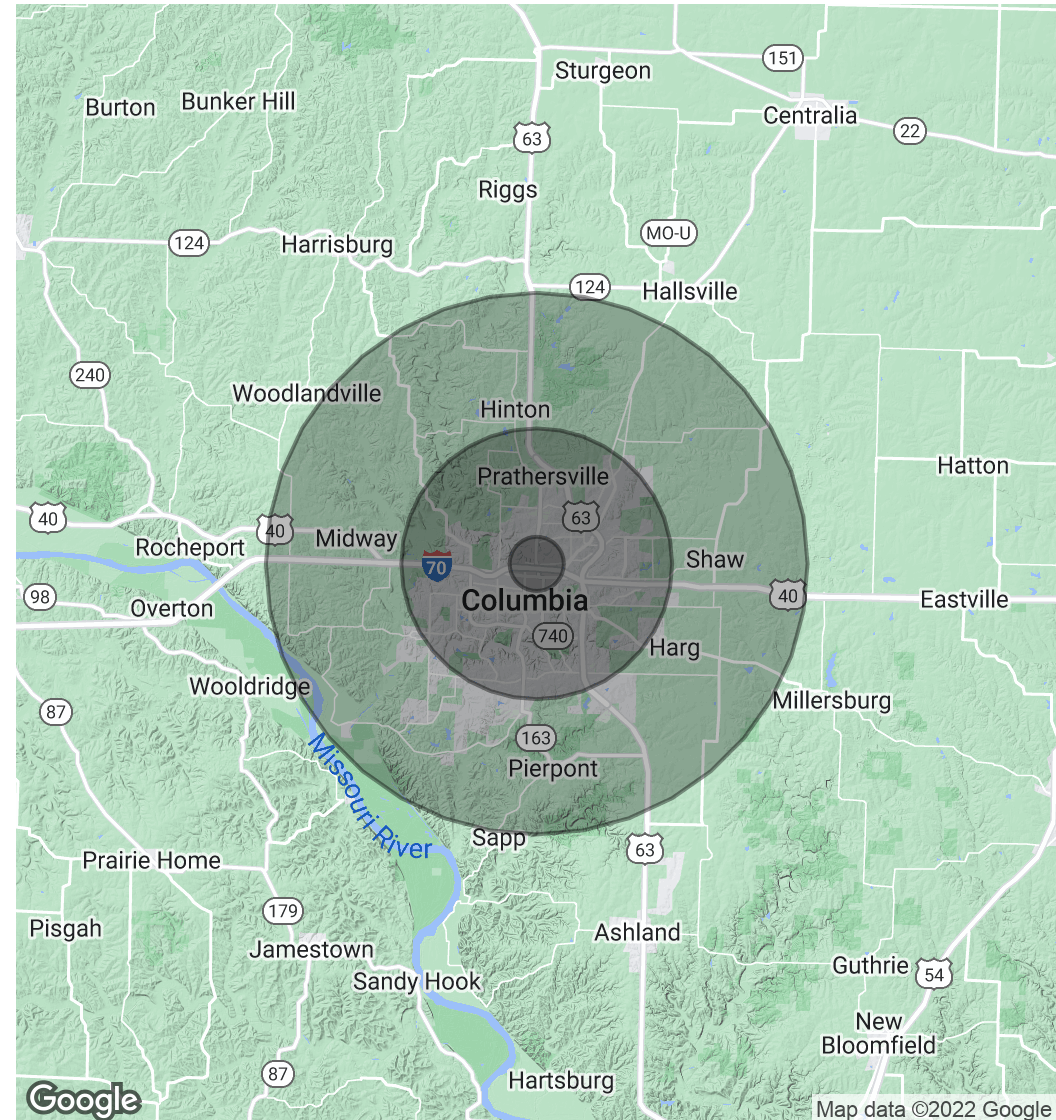


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,476	108,477	162,826
Average Age	29.1	30.0	30.6
Average Age (Male)	28.0	29.3	30.4
Average Age (Female)	29.8	30.9	30.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,357	43,591	65,565
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$41,584	\$54,649	\$59,967
Average House Value	\$135,580	\$159,073	\$179,255

* Demographic data derived from 2020 ACS - US Census



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