



206 E. TEXAS
AVE.

206 EAST TEXAS AVE., COLUMBIA, MO
65202

GINA RENDE
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OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Sale Price:	\$999,500.00
Building Size:	4,000 SF
Available SF:	4,000 SF
Lot Size:	0.82 Acres
Zoning:	M-C

PROPERTY OVERVIEW

Free standing building North of I-70/Providence Rd, walking distance to restaurants and shops

PROPERTY HIGHLIGHTS

- Rent on NNN basis
- Entire 4,000 SF can be leased or space can be split into up to 3 separate units
- Just West of Enterprise Rent-A-Car and across the street from Joe Machens Hyundai
- Large lighted pylon sign available with great visibility from I-70
- Fenced courtyard on South side of building adjacent to I-70
- Covered concrete patio in rear of building
- Well lit parking lot

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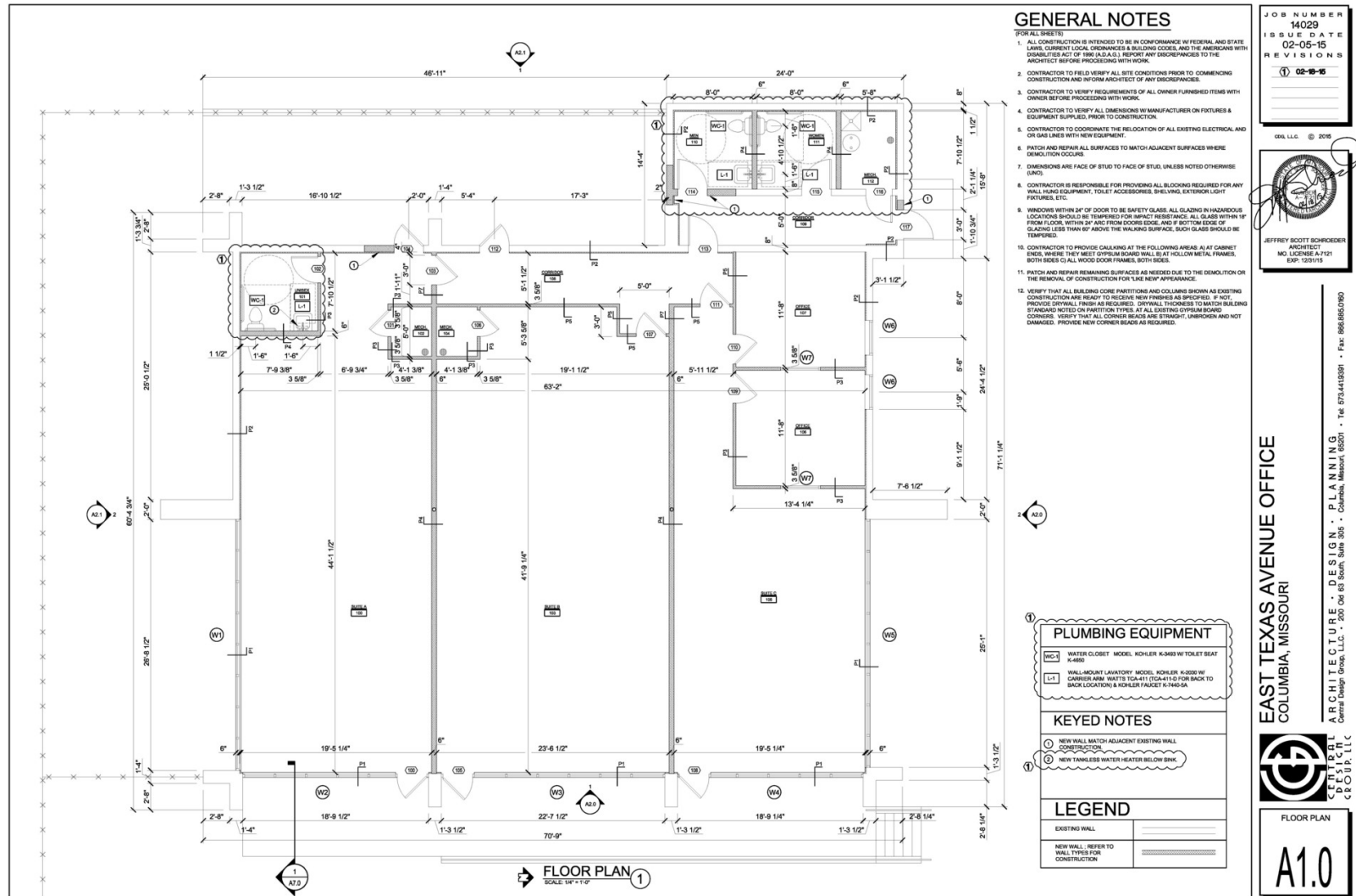
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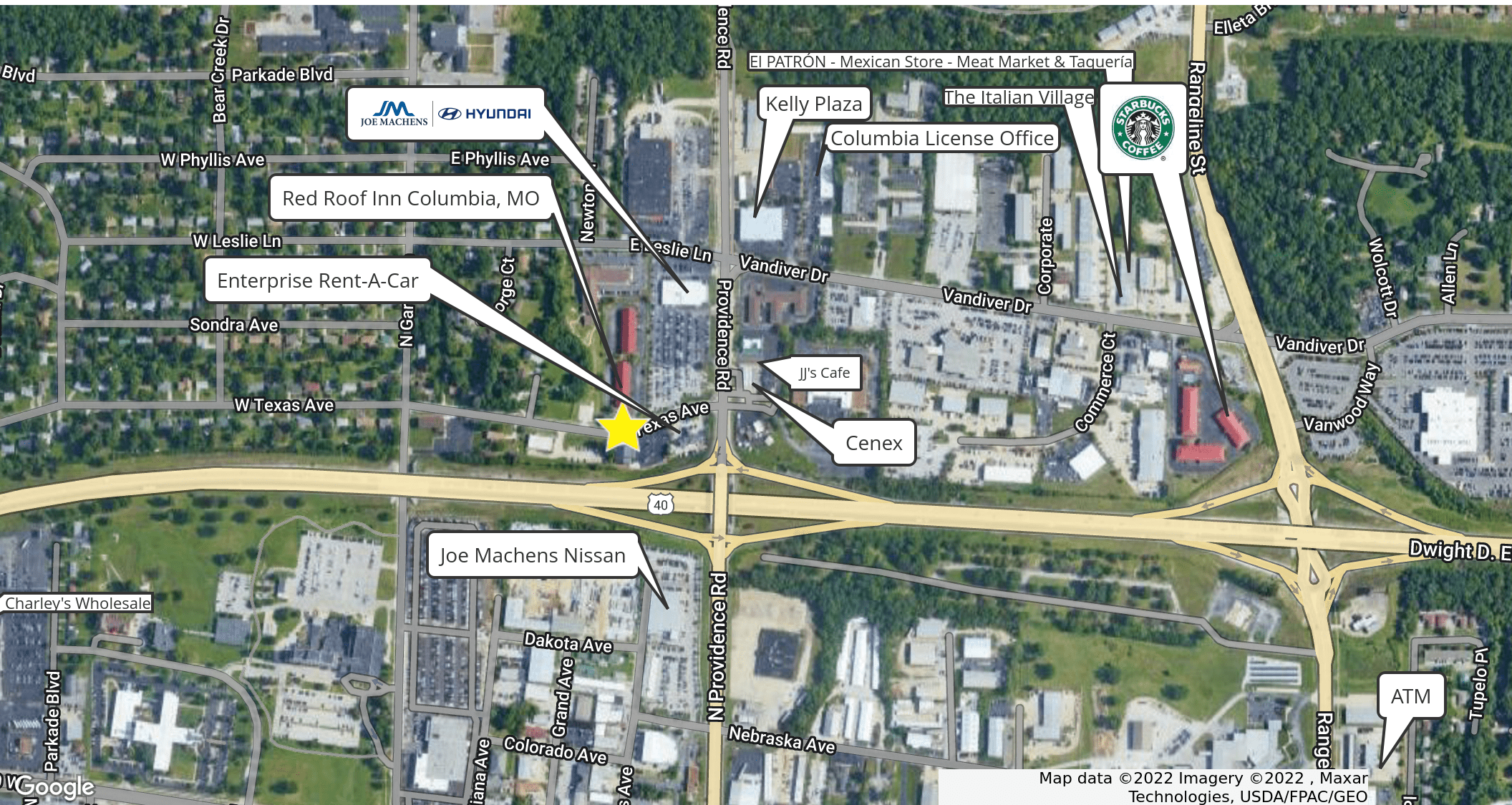


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RETAIL PROPERTY FOR LEASE



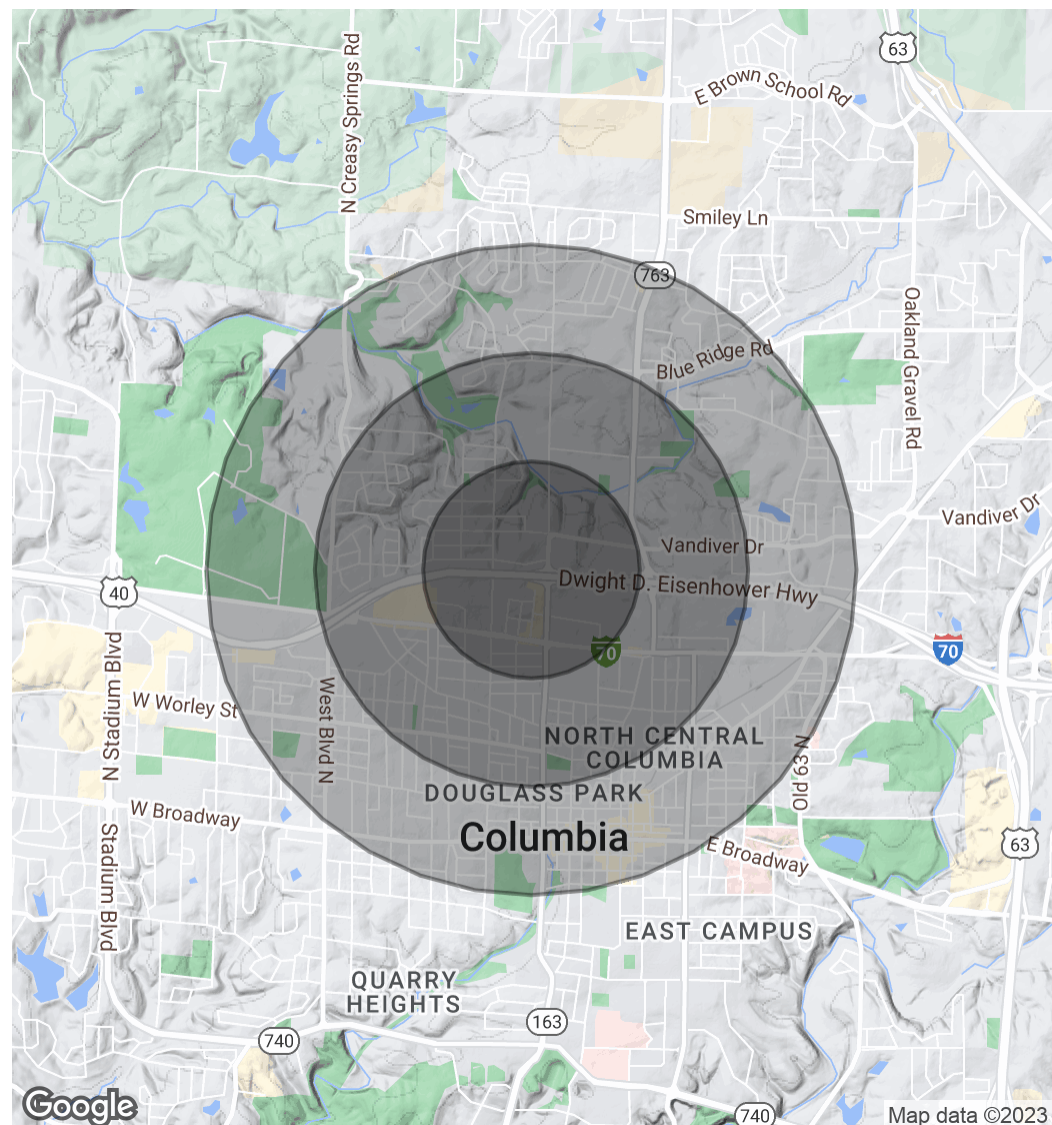
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,082	5,803	14,098
Average Age	35.6	33.7	32.6
Average Age (Male)	35.9	34.2	32.1
Average Age (Female)	34.6	32.5	33.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	596	3,005	7,275
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$52,650	\$49,176	\$48,286
Average House Value	\$499,735	\$272,005	\$206,759

* Demographic data derived from 2020 ACS - US Census



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