



900 RAIN FOREST PKWY, SUITE C

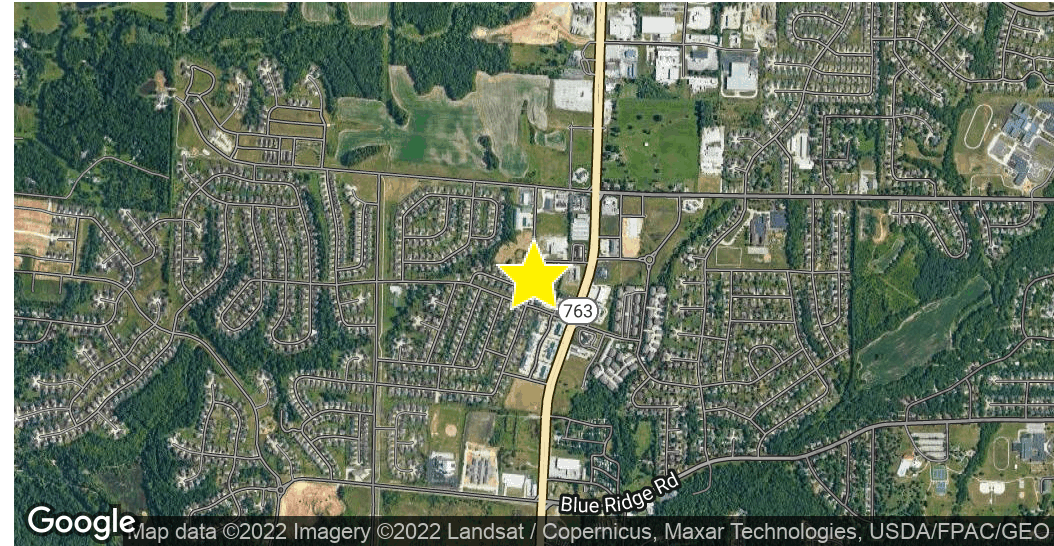
900 RAIN FOREST PKWY, SUITE C,
COLUMBIA, MO 65202

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN)
Available SF:	2,054 SF
Zoning:	IG - General Industrial

PROPERTY OVERVIEW

Off Rangeline Rd., charming endcap space just behind Jimmy John's and Gumby's Pizza

PROPERTY HIGHLIGHTS

- \$14.50/SF
- Rent on NNN basis
- Space roughly 38' W x 54' D
- Formerly a hair salon, sink/shampoo bowl plumbing in tact
- One ADA restroom, reception area, kitchenette/breakroom, waiting area, two private offices, and a large open workspace
- Lots of natural light

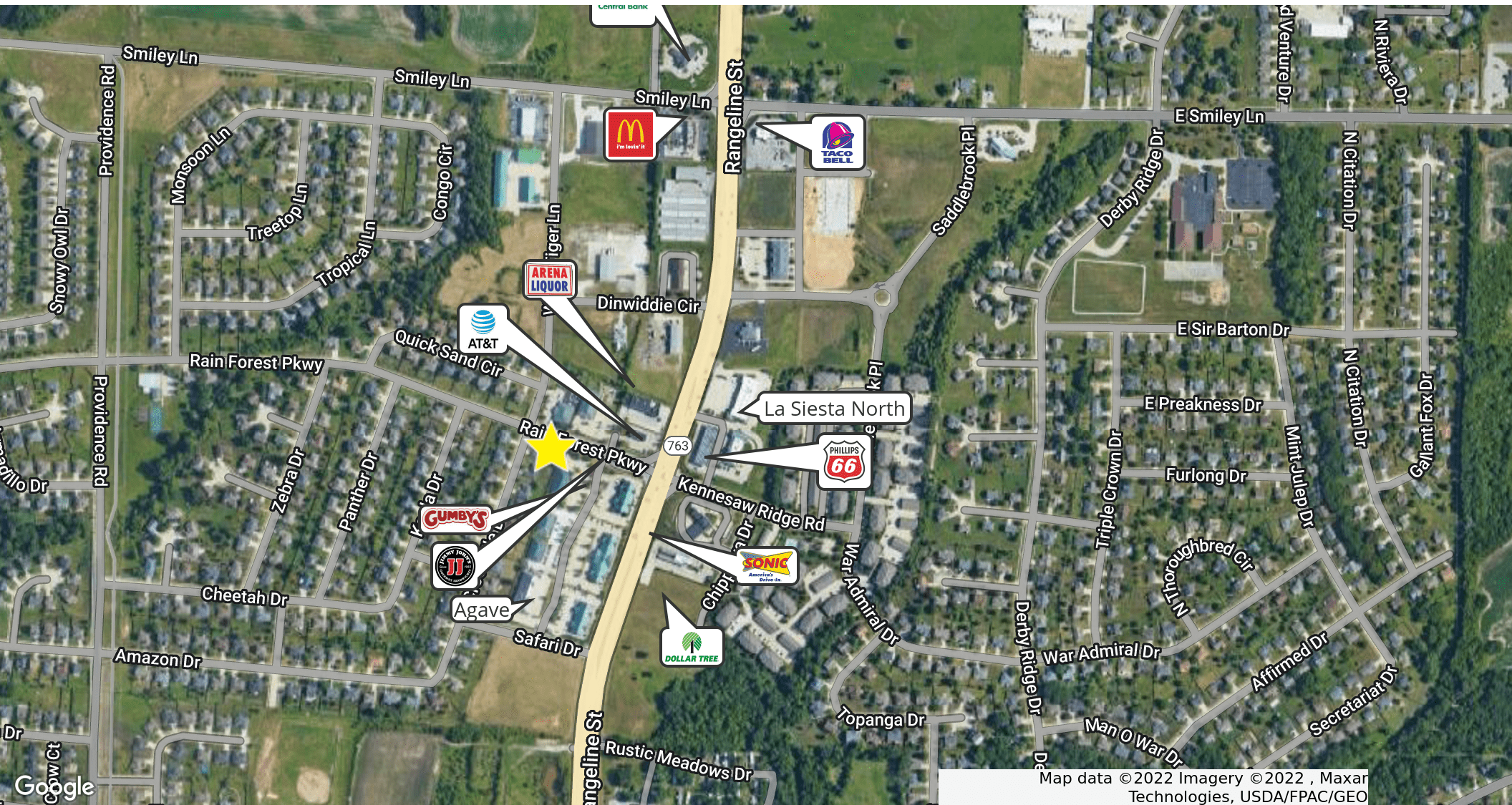
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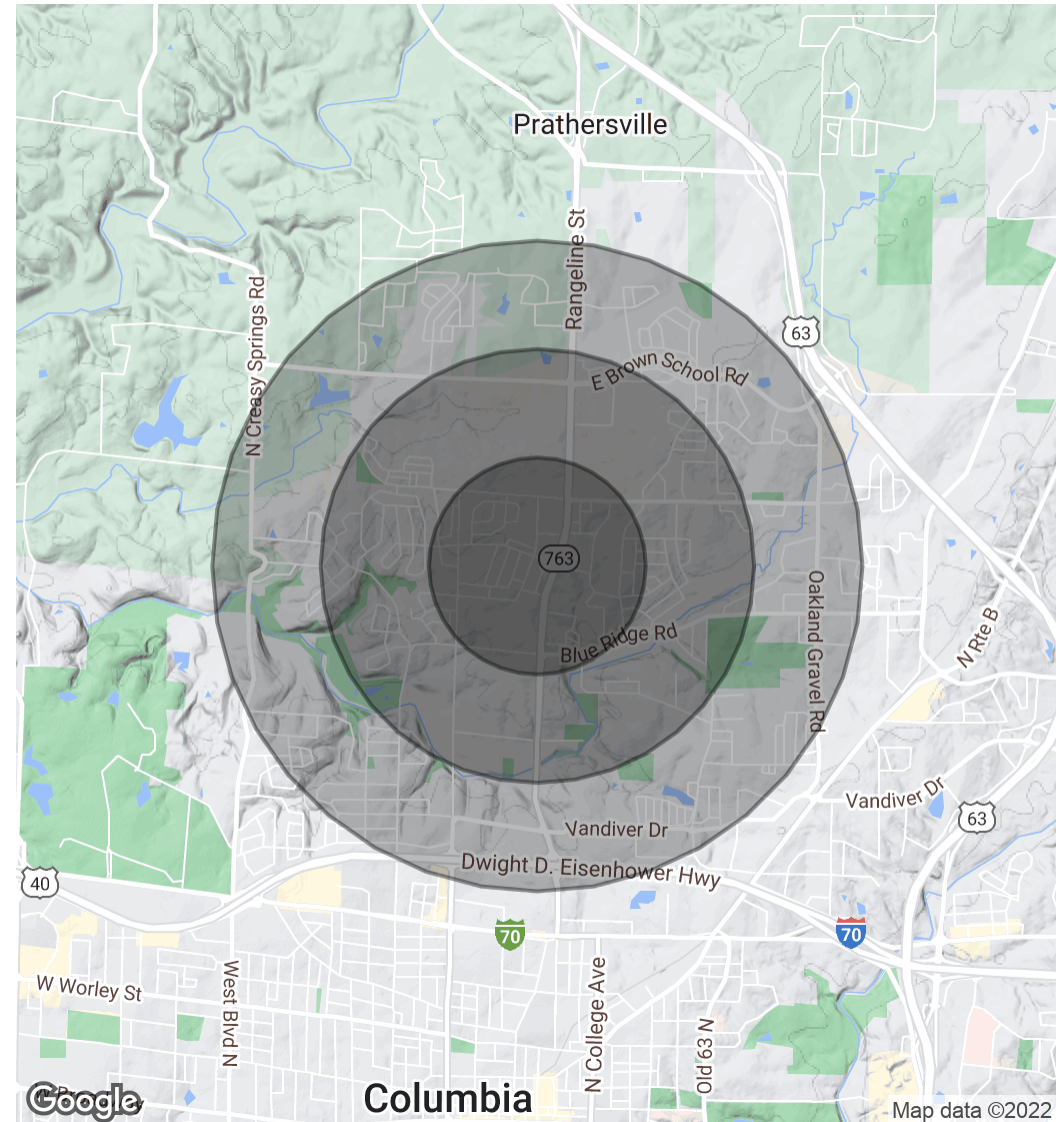
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,239	7,067	12,178
Average Age	33.5	32.9	33.2
Average Age (Male)	35.1	34.0	34.3
Average Age (Female)	33.0	32.5	32.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	849	2,847	5,187
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$83,616	\$77,842	\$71,461
Average House Value	\$469,589	\$273,761	\$232,579

* Demographic data derived from 2020 ACS - US Census



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