



821 ELM STREET

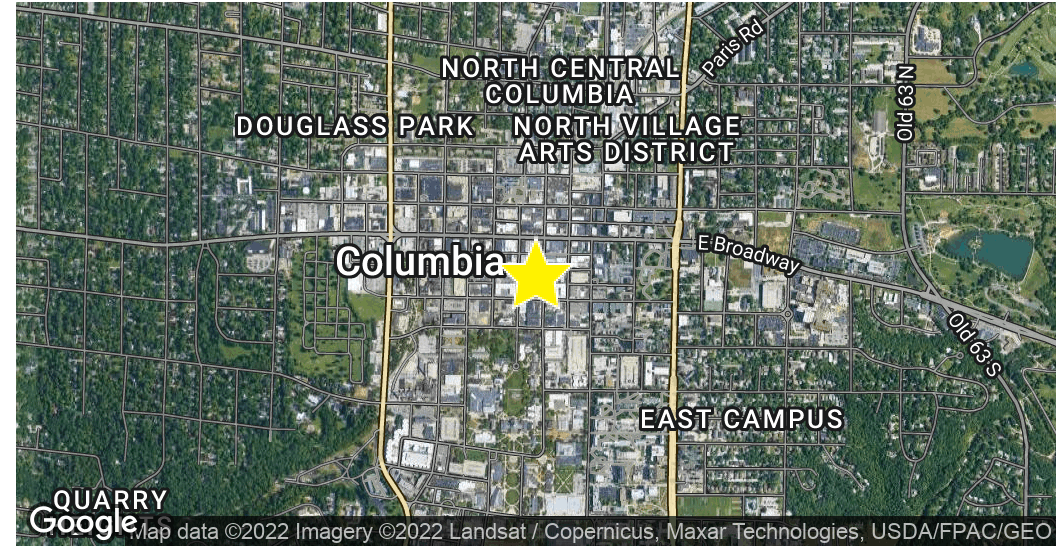
COLUMBIA, MO 65201

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	2,485 SF
Type:	Restaurant
Finished:	Yes with Equipment
Zoning:	M-DT

PROPERTY OVERVIEW

Ideal location in Downtown Columbia, MO. This site sits at the highly trafficked signalized intersection of 9th Street & Elm Street in Downtown Columbia. This +/- 2,485 square foot unit sits immediately South of the University of Missouri's Columbia campus (Enrollment + 31,000) and is ideal for any restaurant user. Formerly built-out for a fast casual operator the unit offers in dining seating, kitchen equipment including a large walk-in and hood, a restroom and a small office area.

PROPERTY HIGHLIGHTS

- 2,485 square feet
- Finished out as fast casual restaurant
- Much of the kitchen equipment (including large walk in and hood) remain
- Ideal location at the signalized intersection of 9th Street & Elm Street
- Adjacent to iconic Shakespeare's Pizza
- \$22 per square foot

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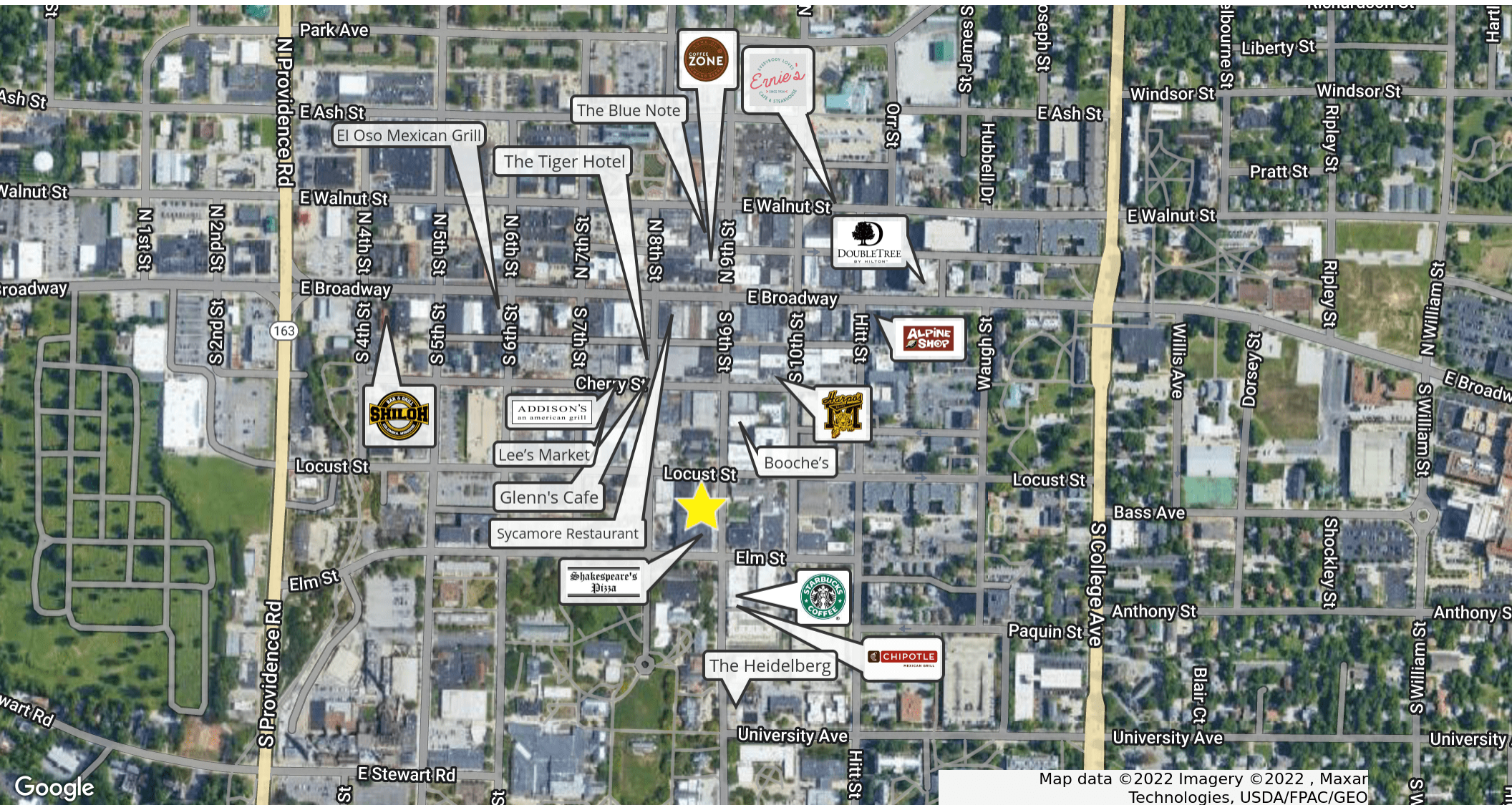
323 Elm St.
Level 1 Plan
(Commercial Use)

Brookside
DOWNTOWN

Leased: 10,692 sf
Available: 8,999 sf



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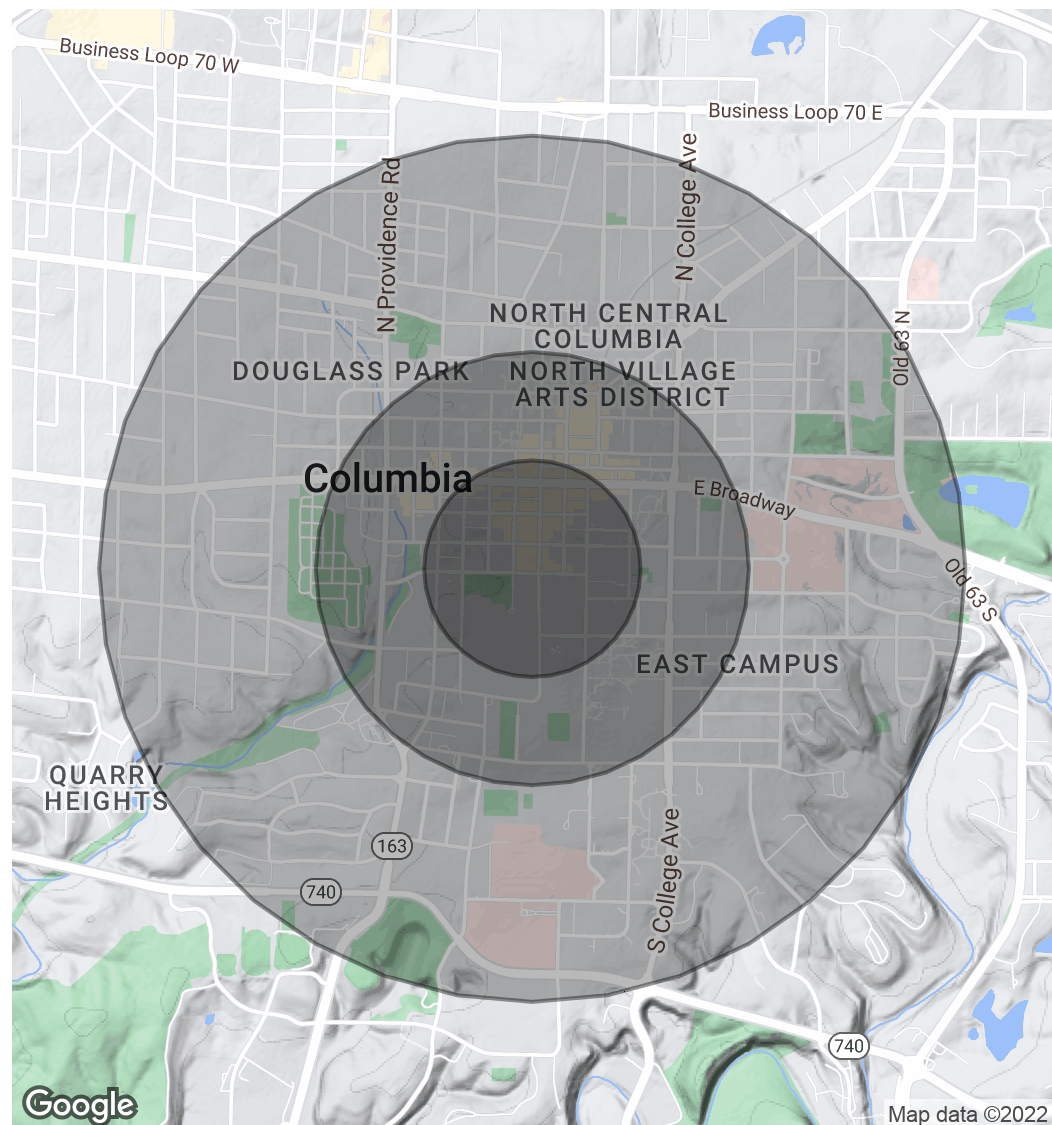
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,849	6,581	19,899
Average Age	22.0	22.1	23.5
Average Age (Male)	22.7	22.2	23.5
Average Age (Female)	21.6	22.4	24.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	894	2,725	6,955
# of Persons per HH	2.1	2.4	2.9
Average HH Income	\$24,381	\$27,906	\$37,368
Average House Value	\$0	\$23,532	\$75,244

* Demographic data derived from 2020 ACS - US Census



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