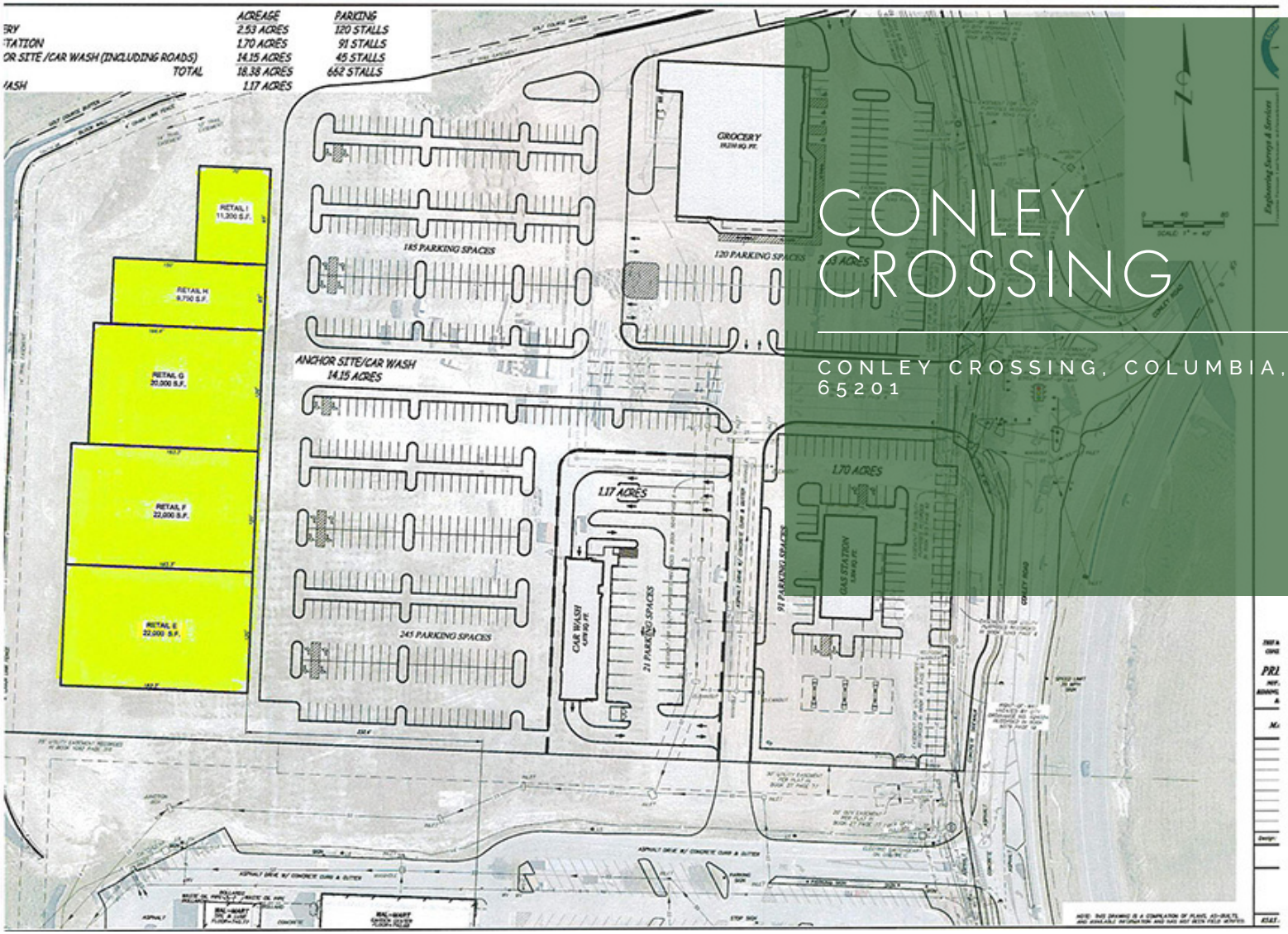
MALY
COMMERCIAL REALTY, INC

LAND FOR LEASE



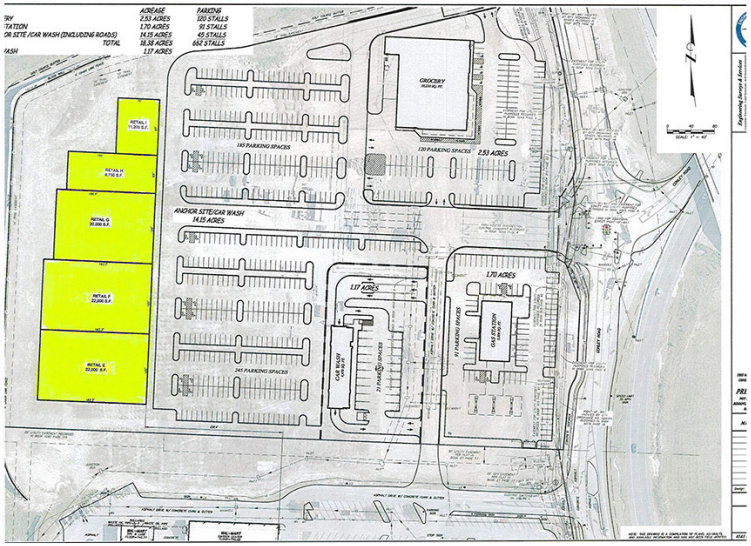
CONLEY CROSSING

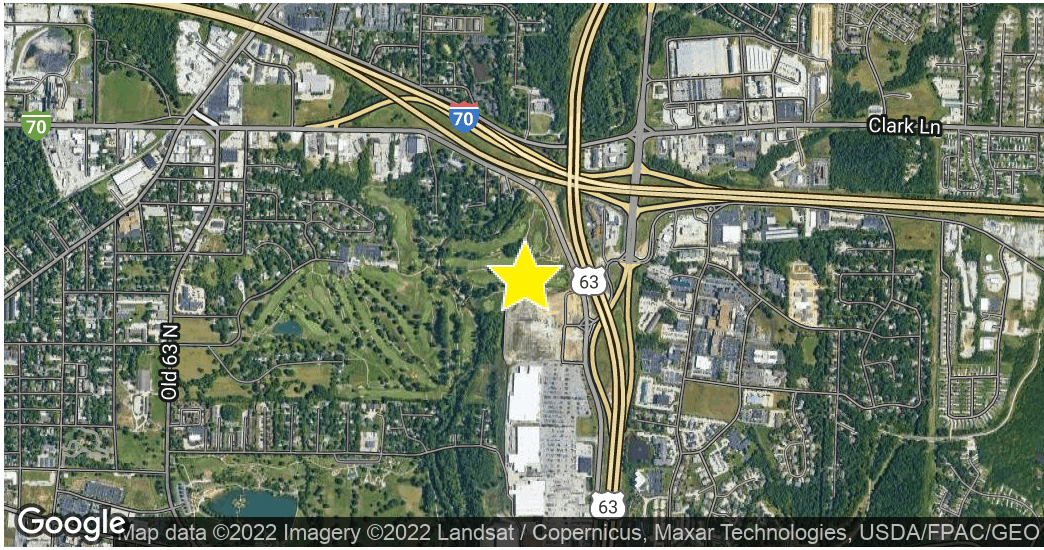
CONLEY CROSSING, COLUMBIA, MO 65201

GINA RENDE
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LAND FOR LEASE





OFFERING SUMMARY

Lease Rate:	Call For Pricing
Lot Size:	3,000-22,000 SF
Zoning:	M-C

PROPERTY OVERVIEW

Land situated near I-70 and Hwy 63 just behind new Aldi and Club Carwash developments

PROPERTY HIGHLIGHTS

- Rent on NNN basis
- In-line with Walmart, highly visible from I-70 and Hwy 63
- New construction Built-To-Suit shops coming soon
- Highway 63 ADT: 28,799 and I-70 ADT: 54,306

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1818 HWY M
BARNHART, MO 63012
PH: 636-464-0200
FAX: 636-464-9990
WWW.PIROSSIGNS.COM
GRAPHICS@PIROSSIGNS.COM

CUSTOMER
TKG - Conley Crossing

JOB LOCATION
Conley Crossing

CONTACT

SALES PERSON
Rhonda Kassen

DATE
1-18-21

DRAWN BY
Eric Irvin

SAVED AS
221014 TKG Conley Crossing Tenant Pylon

RENDERING #
221014-01

REVISED ON & DATE

REVISIONS:
-02:
-03:
-04:
-05:
-06:
-07:
-08:
-09:

APPROVED AS IS
APPROVED AS NOTED
REVISE & RESUBMIT

INITIALS

ELECTRIC SIGN

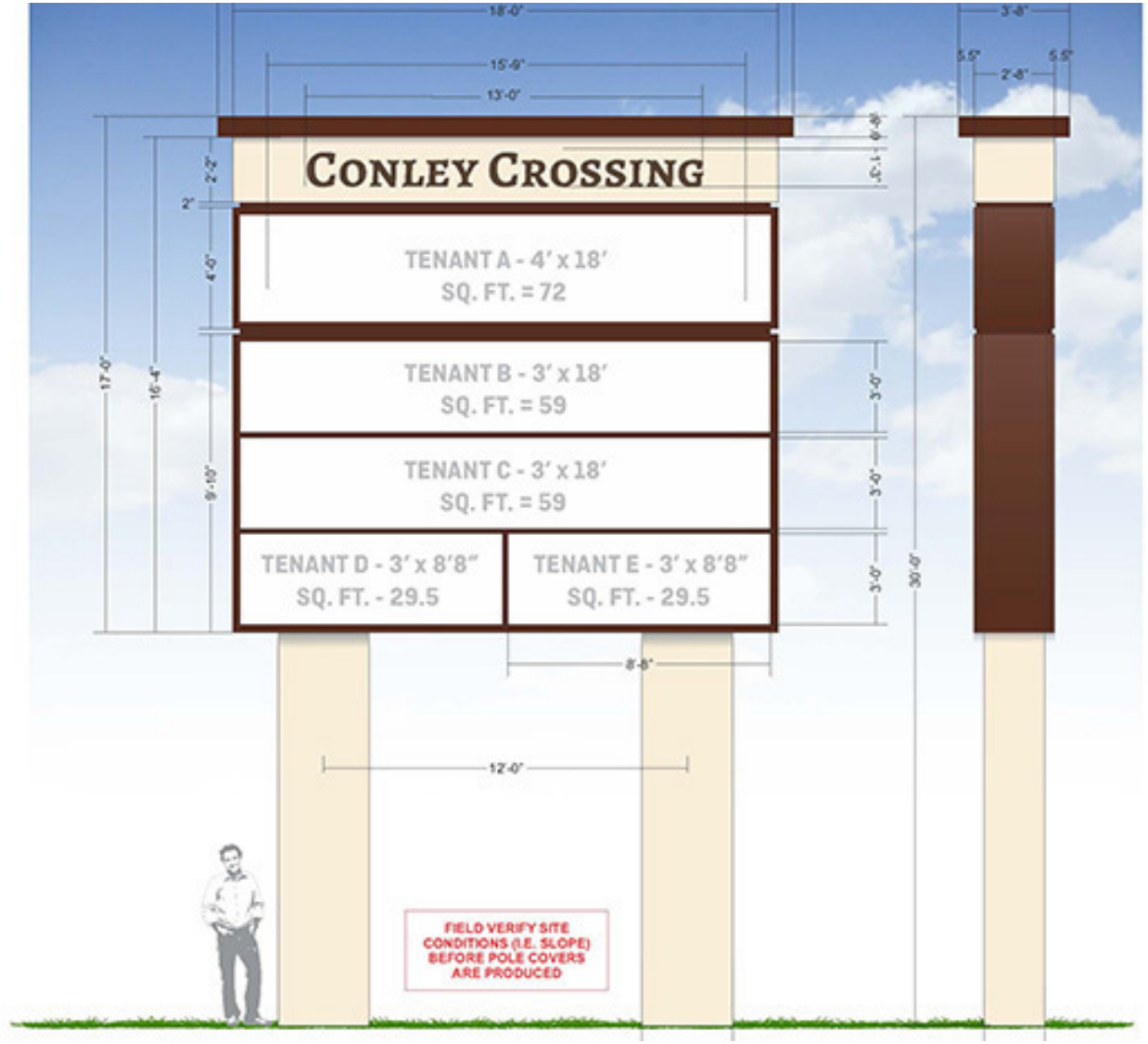
A - Tenant Pylon - Large

Scale: 1/4"=1'-0"

PRODUCE AND INSTALL (x1) DOUBLE SIDED TENANT PYLON.

- FABRICATED ALUMINUM STRUCTURE
- STRUCTURE / CABINETS WITH CREAM COLOR (COLOR TBD) TO HAVE TEXTURED FINISH
- STRUCTURE / CABINETS WITH BROWN COLOR (COLOR TBD) TO HAVE SMOOTH FINISH

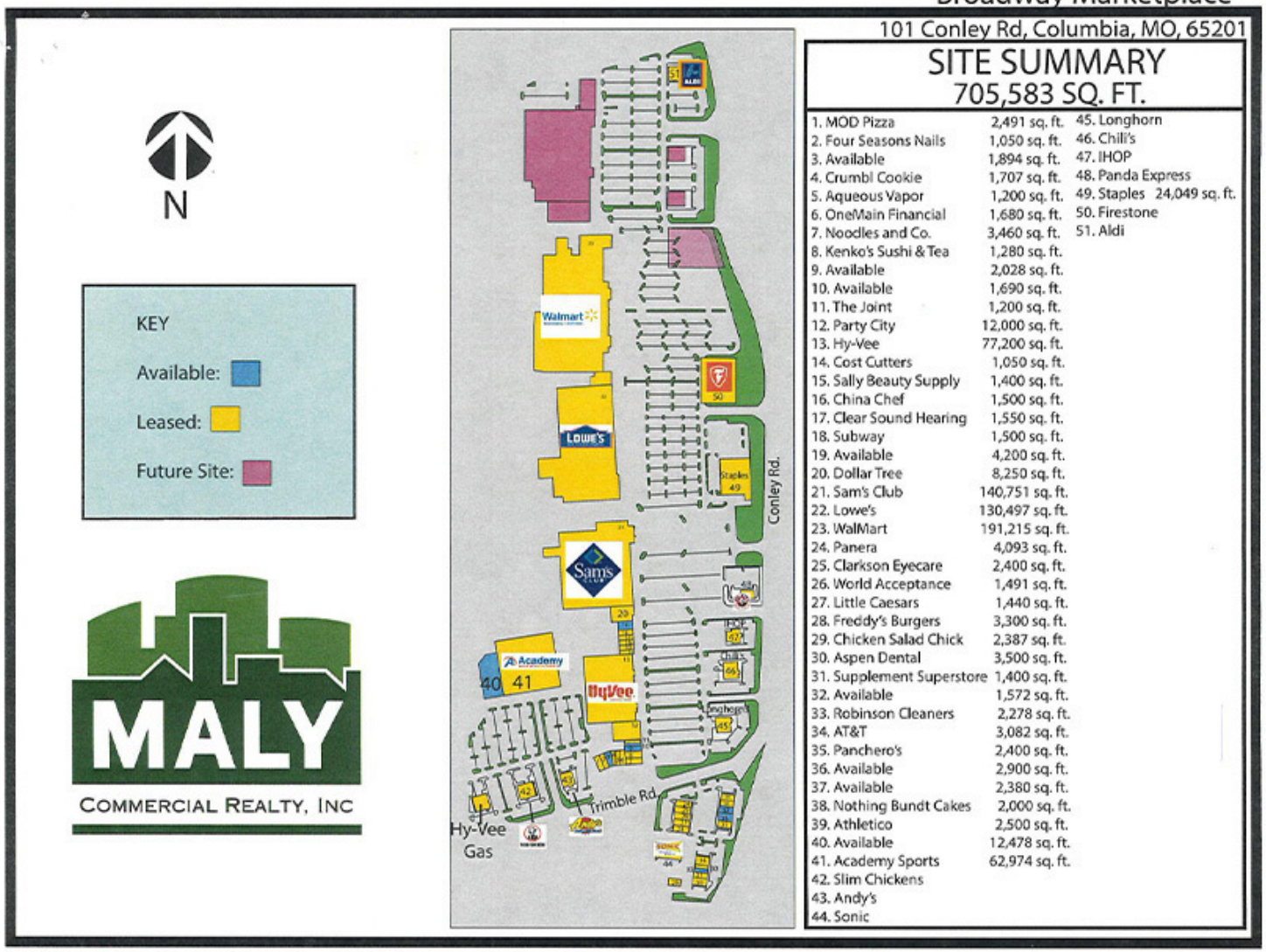
- ALUMINUM TENANT CABINETS WITH 3" RETAINER
- 2" DIVIDER BARS
- WHITE PLASTIC FACES
- ILLUMINATED WITH WHITE LED



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Broadway Marketplace

101 Conley Rd, Columbia, MO, 65201



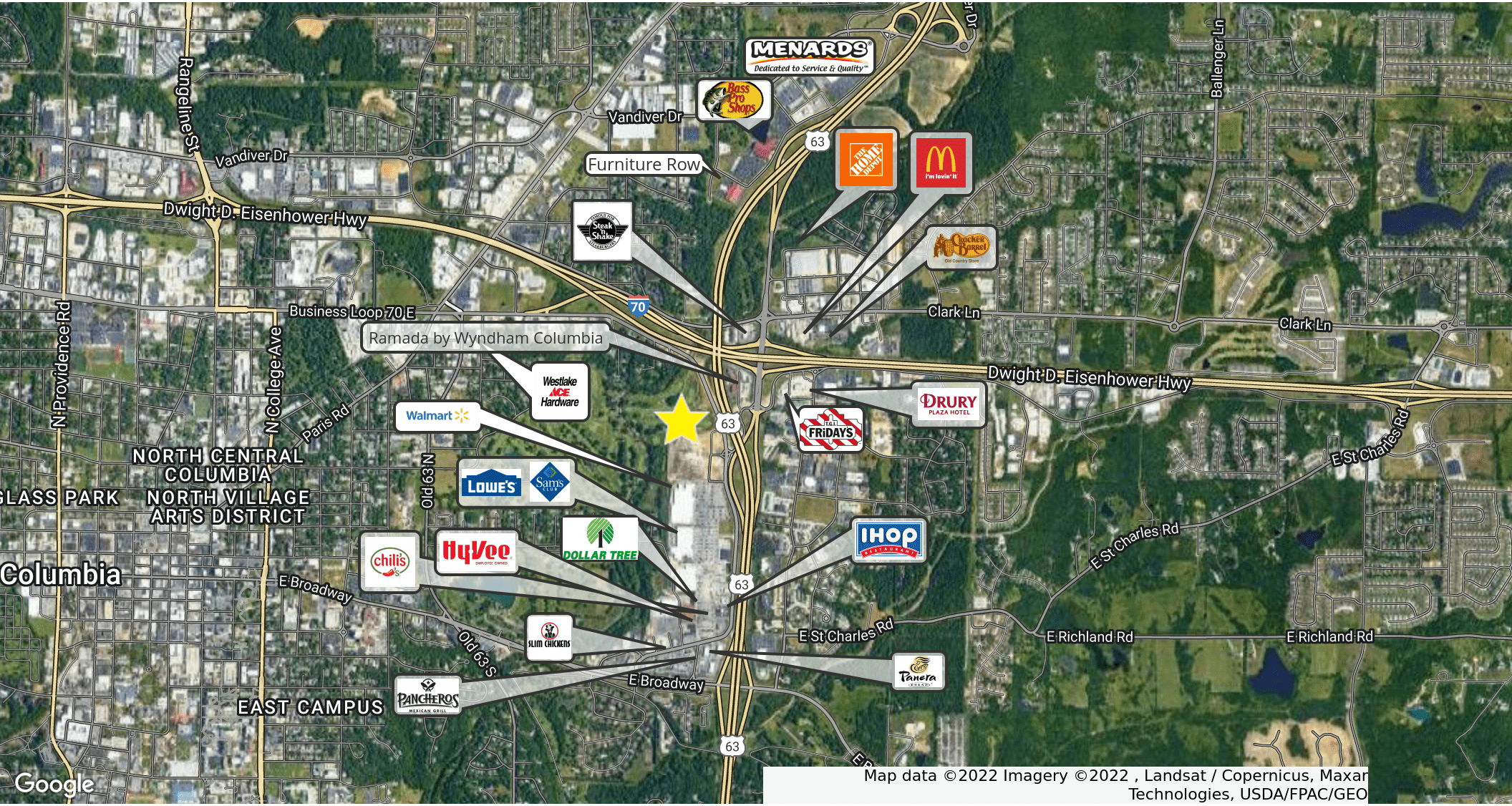
SITE SUMMARY
705,583 SQ. FT.

1. MOD Pizza	2,491 sq. ft.	45. Longhorn
2. Four Seasons Nails	1,050 sq. ft.	46. Chili's
3. Available	1,894 sq. ft.	47. IHOP
4. Crumbl Cookie	1,707 sq. ft.	48. Panda Express
5. Aqueous Vapor	1,200 sq. ft.	49. Staples 24,049 sq. ft.
6. OneMain Financial	1,680 sq. ft.	50. Firestone
7. Noodles and Co.	3,460 sq. ft.	51. Aldi
8. Kenko's Sushi & Tea	1,280 sq. ft.	
9. Available	2,028 sq. ft.	
10. Available	1,690 sq. ft.	
11. The Joint	1,200 sq. ft.	
12. Party City	12,000 sq. ft.	
13. Hy-Vee	77,200 sq. ft.	
14. Cost Cutters	1,050 sq. ft.	
15. Sally Beauty Supply	1,400 sq. ft.	
16. China Chef	1,500 sq. ft.	
17. Clear Sound Hearing	1,550 sq. ft.	
18. Subway	1,500 sq. ft.	
19. Available	4,200 sq. ft.	
20. Dollar Tree	8,250 sq. ft.	
21. Sam's Club	140,751 sq. ft.	
22. Lowe's	130,497 sq. ft.	
23. WalMart	191,215 sq. ft.	
24. Panera	4,093 sq. ft.	
25. Clarkson Eyecare	2,400 sq. ft.	
26. World Acceptance	1,491 sq. ft.	
27. Little Caesars	1,440 sq. ft.	
28. Freddy's Burgers	3,300 sq. ft.	
29. Chicken Salad Chick	2,387 sq. ft.	
30. Aspen Dental	3,500 sq. ft.	
31. Supplement Superstore	1,400 sq. ft.	
32. Available	1,572 sq. ft.	
33. Robinson Cleaners	2,278 sq. ft.	
34. AT&T	3,082 sq. ft.	
35. Panchero's	2,400 sq. ft.	
36. Available	2,900 sq. ft.	
37. Available	2,380 sq. ft.	
38. Nothing Bundt Cakes	2,000 sq. ft.	
39. Athletico	2,500 sq. ft.	
40. Available	12,478 sq. ft.	
41. Academy Sports	62,974 sq. ft.	
42. Slim Chickens		
43. Andy's		
44. Sonic		

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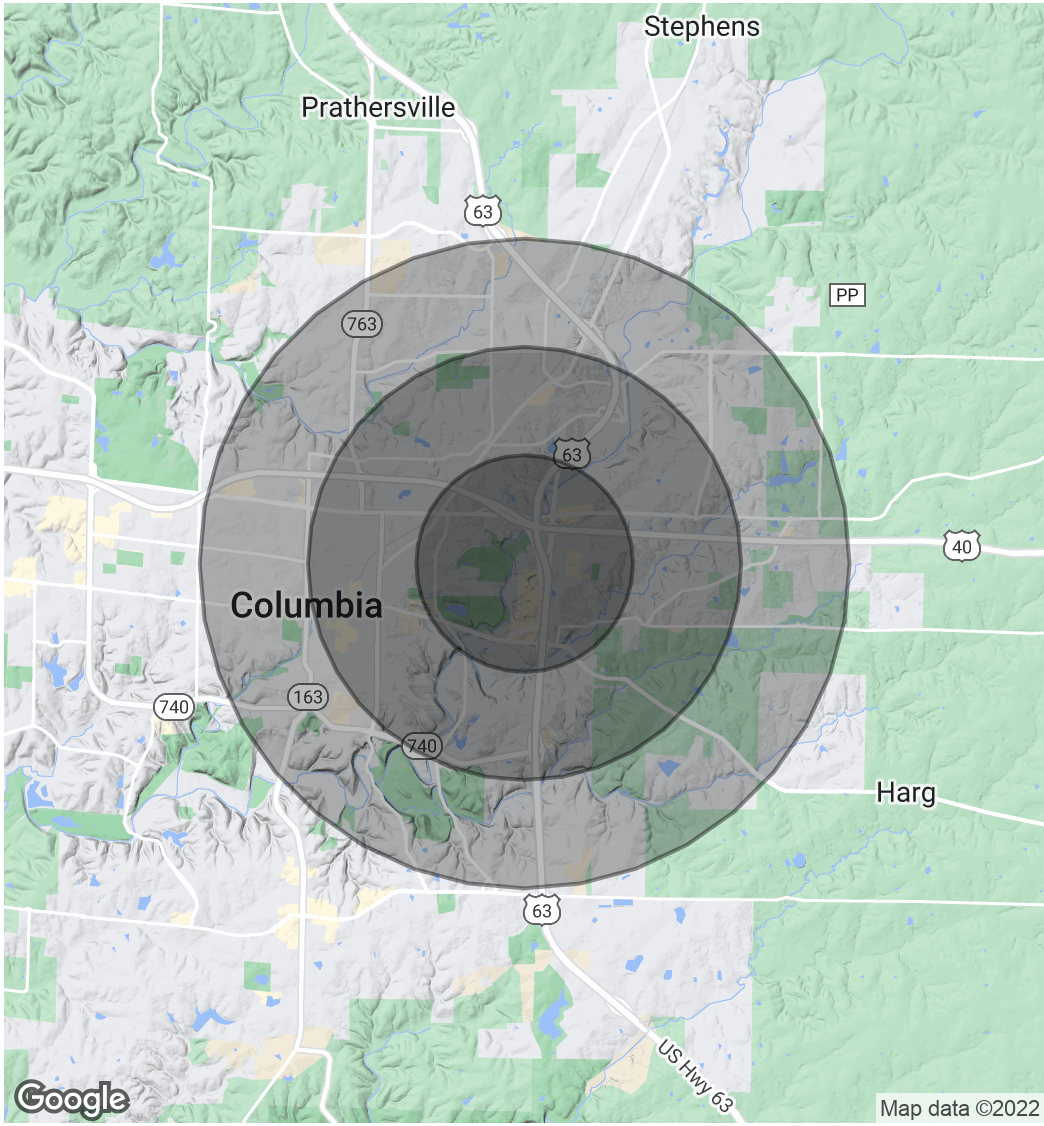
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LAND FOR LEASE

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,336	28,829	60,685
Average Age	30.1	27.7	29.0
Average Age (Male)	29.7	27.2	28.8
Average Age (Female)	31.5	27.8	29.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,778	13,395	26,445
# of Persons per HH	1.9	2.2	2.3
Average HH Income	$44,797	$44,285	$53,687
Average House Value	$114,972	$96,143	$121,074

** Demographic data derived from 2020 ACS - US Census*



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