



1325
GRINDSTONE
PLAZA DR., SUITE
A

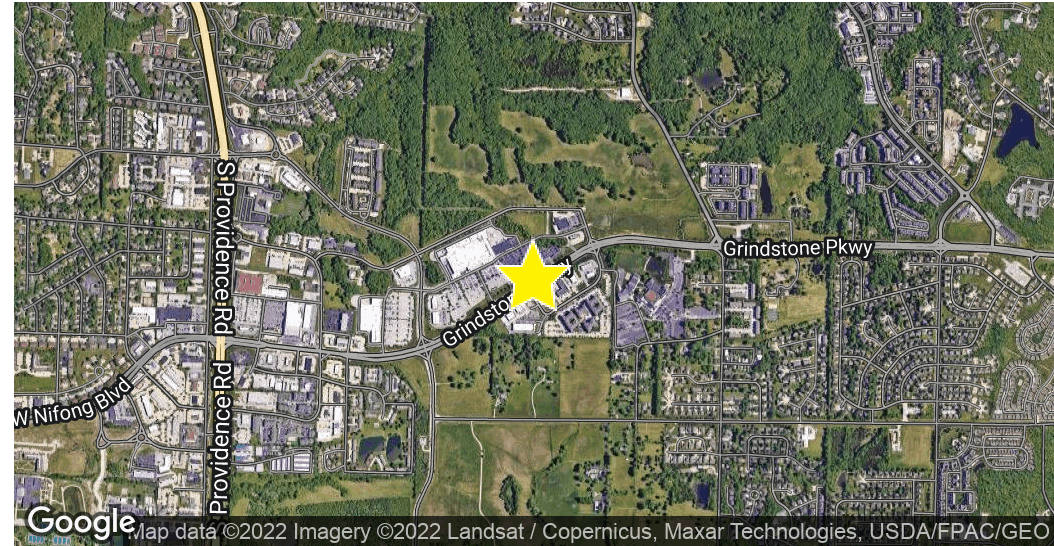
1325 GRINDSTONE PLAZA DR, SUITE A
COLUMBIA, MO 65201

GINA RENDE

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OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	2,500-5,500SF
Zoning:	PD

PROPERTY OVERVIEW

5,500SF East Endcap available at Red Oak Marketplace behind Massage Luxe and Fire House Subs

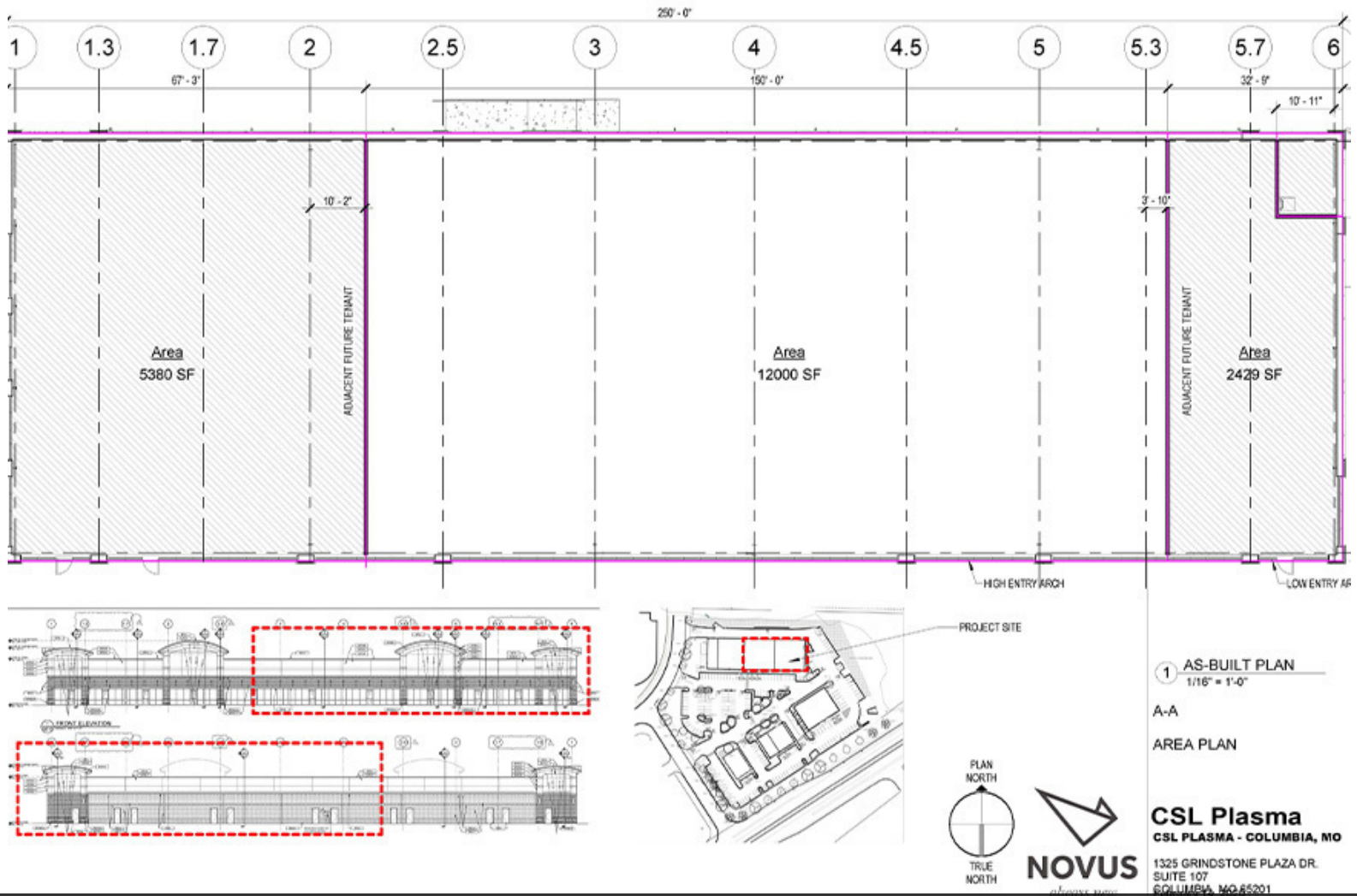
PROPERTY HIGHLIGHTS

- Rent on NNN basis
- Space can be sub-divided as small as 2,500 SF
- East Endcap with 900+ SF outdoor patio space in the Red Oak Marketplace strip center
- Current condition is cold dark shell, Landlord will whitebox
- Across from Walmart Supercenter, Aldi and Kohl's
- AADT is 38,598
- Double sided well designed Pylon sign with a generous amount of space for customized branding

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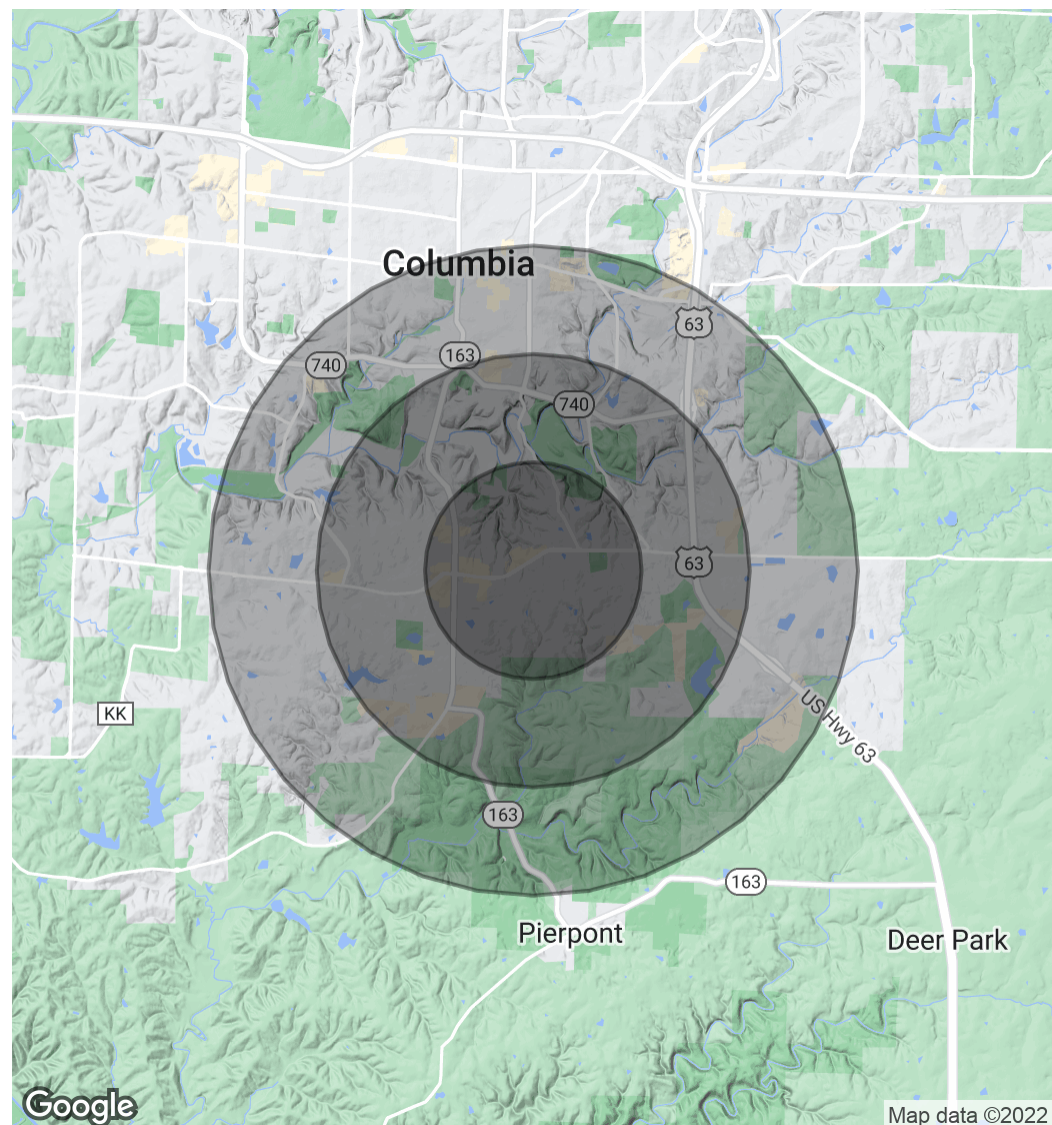


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,016	22,615	52,182
Average Age	25.7	27.5	28.4
Average Age (Male)	28.9	26.6	27.6
Average Age (Female)	27.0	28.6	29.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,042	10,112	21,902
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$45,533	\$56,230	\$62,535
Average House Value	\$108,483	\$138,216	\$158,307

* Demographic data derived from 2020 ACS - US Census



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