



1808 BUSINESS
LOOP 70 WEST

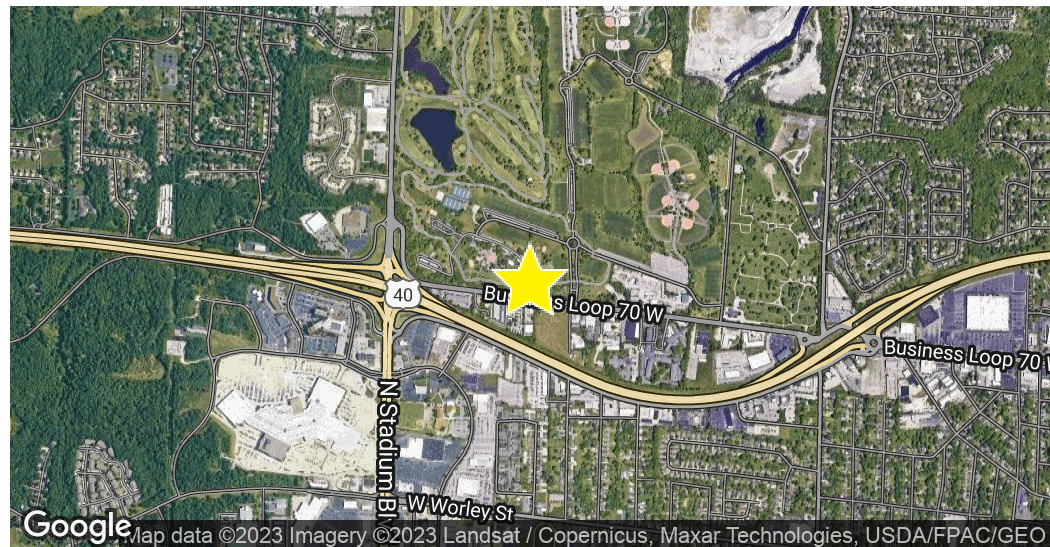
1808 BUSINESS LOOP 70 WEST,
COLUMBIA, MO 65202

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131



OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr NNN
Available SF:	9,000 SF
Zoning:	M-C

PROPERTY OVERVIEW

+/- 9,000 SF industrial property conveniently located on the Business Loop with frontage and easy access to Interstate 70

PROPERTY HIGHLIGHTS

- Industrial Zoning: M-C
- The building offers two dock doors and one 14' drive in door
- There are 17' eaves with 20' centers
- This space offers ample office space with an open reception area, break room, bathroom and a design office
- I-70 Dr E: AADT: 18,385 I-70 Dr W AADT: 19,089
- I-70 East AADT: 30,719 I-70 West AADT: 31,066

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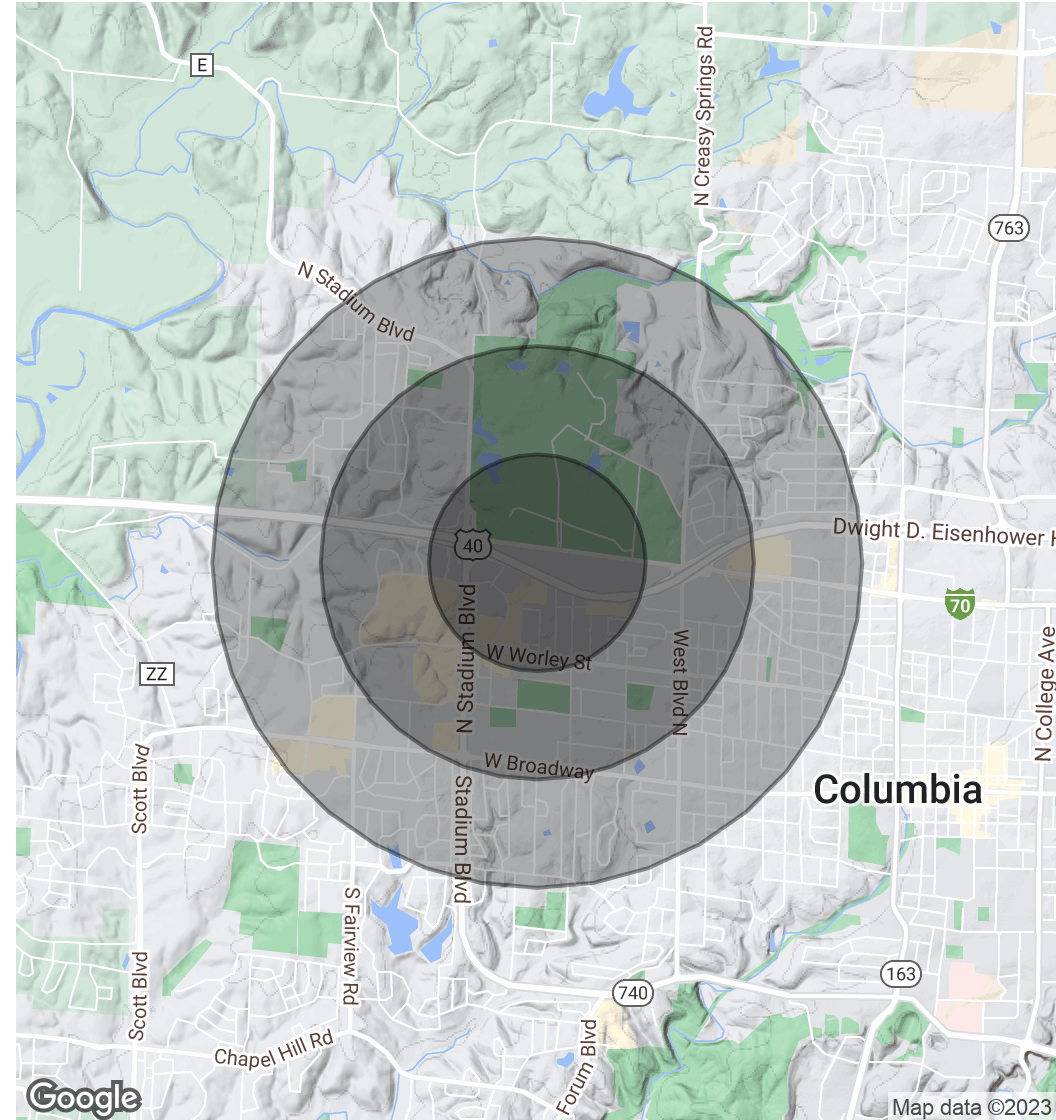
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,416	6,387	13,785
Average Age	36.5	36.7	37.7
Average Age (Male)	36.1	36.5	36.5
Average Age (Female)	37.7	38.1	38.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	858	3,732	7,706
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$37,574	\$44,453	\$52,708
Average House Value	\$75,410	\$100,799	\$118,815

* Demographic data derived from 2020 ACS - US Census



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