



3890 RANGE
LINE ST, SUITE
101

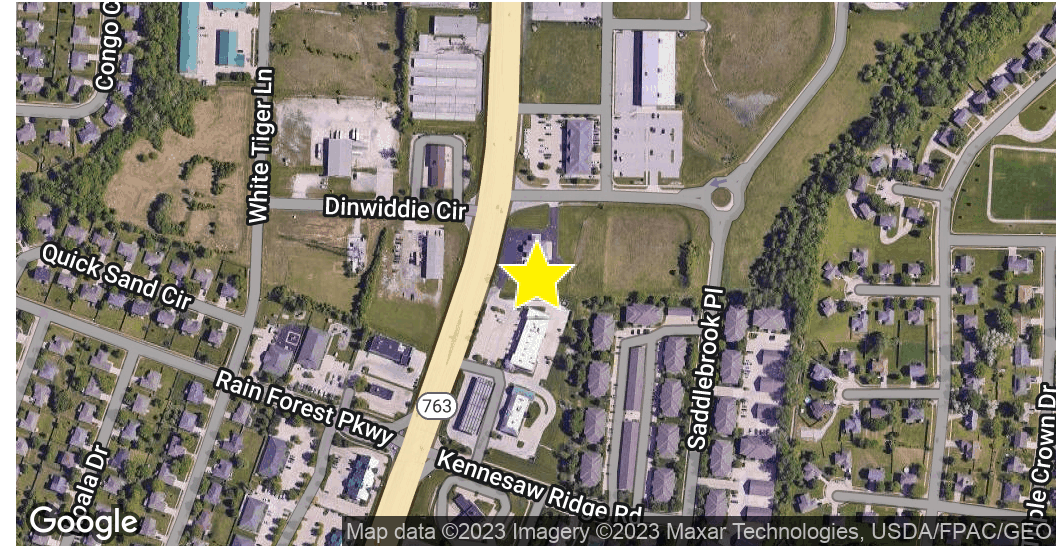
COLUMBIA, MO 65202

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



OFFERING SUMMARY

Lease Rate:	Call For Pricing
Space Size:	72 ft deep x 42 ft wide
Available SF:	3,000 SF
Zoning	C-P

PROPERTY OVERVIEW

North Endcap space with lots of bright light, off Range Line St

PROPERTY HIGHLIGHTS

- Rent on NNN Basis
- 72 ft deep x 42 ft wide
- North Endcap space situated adjacent to China Moon
- Ownership would consider building a drive-through on this endcap for a long term lease
- This space has 7 private offices, reception area, large copy room, large conference room with lots of windows, small storage closet, two ADA restrooms, and a large open storage area in the rear of the space
- Front concrete patio to accommodate outdoor seating
- Formerly the Septagon office

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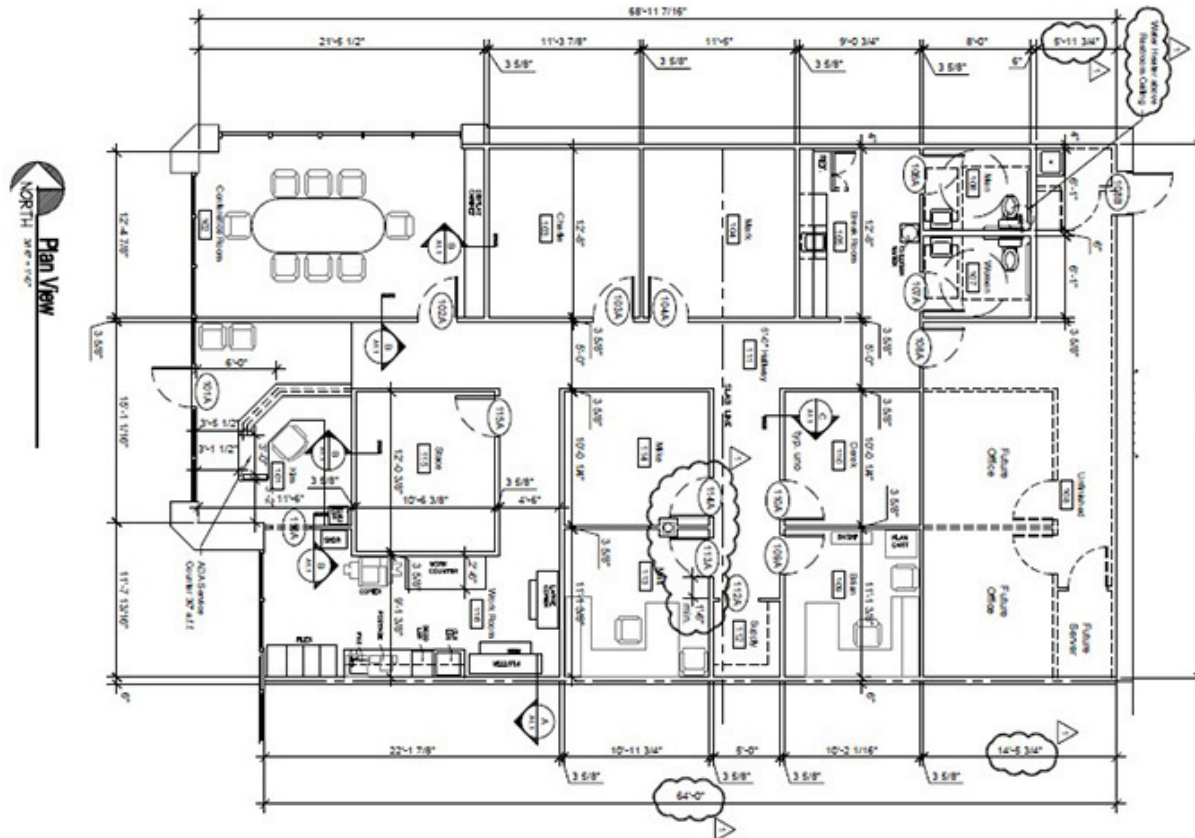
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RECORD DRAWINGS

A1.1



Septagon Const. Co., Inc.
3890 Range Line St.
Columbia, Missouri



**SEPTAGON
CONSTRUCTION**
28 South Peach Street, Columbia, MO 65201
816-441-5151
www.septagon.com

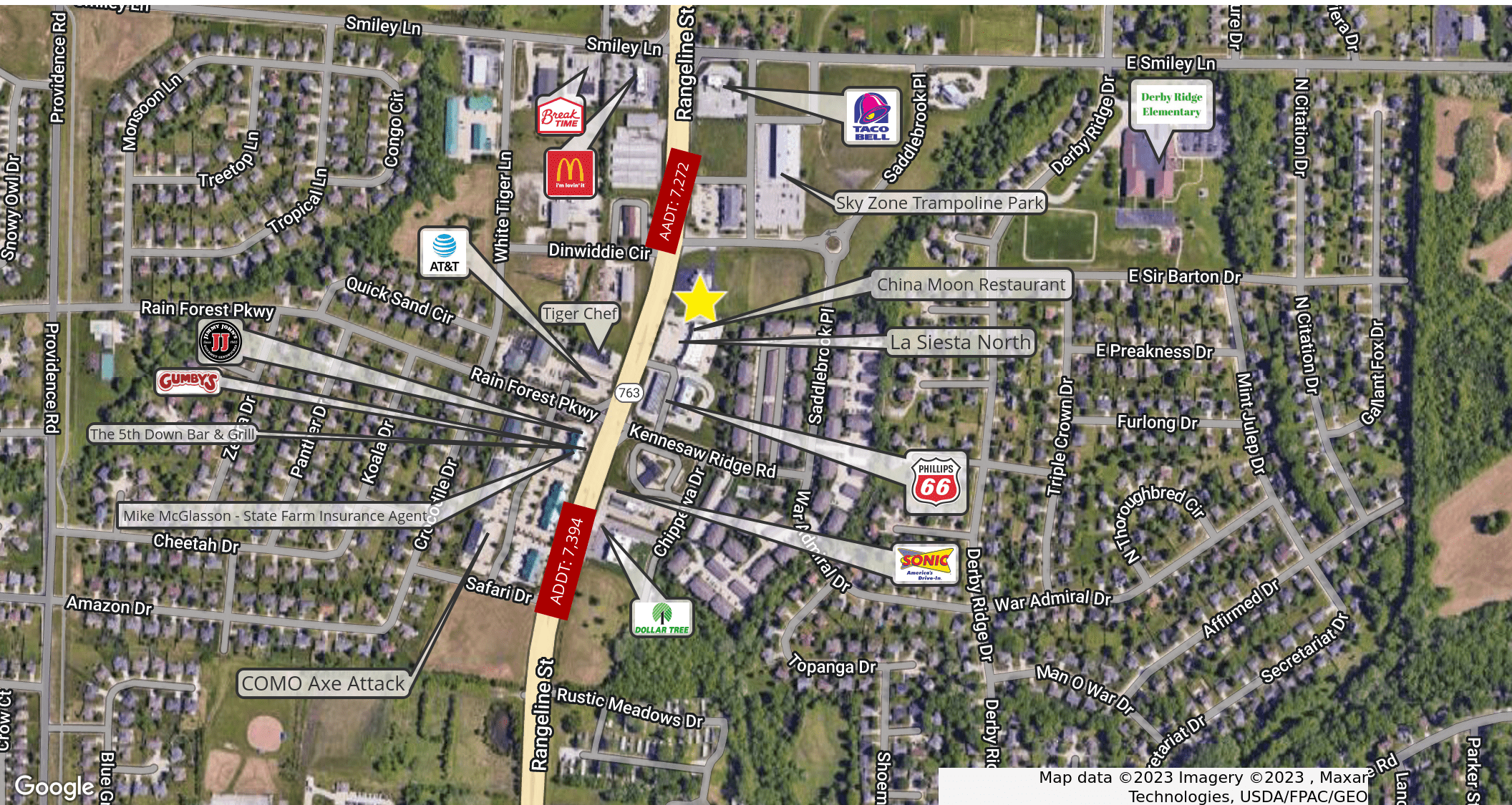
NO.	DATE	REVISIONS:
1	10/12	Relocated column & revised dimensions - rgn
2	3/15/13	Record Drawing - rgn

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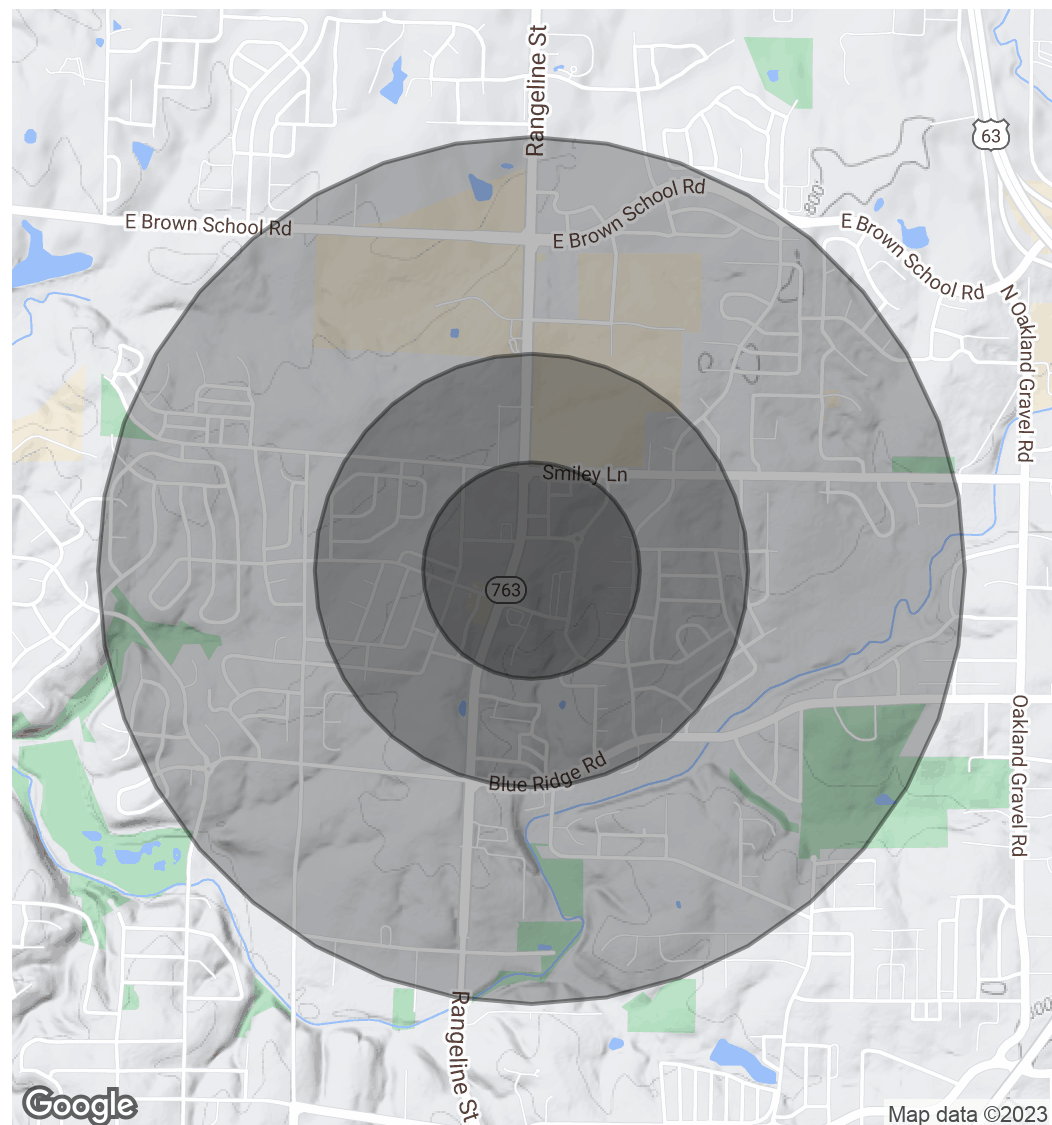
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	701	2,411	7,197
Average Age	33.6	33.3	32.8
Average Age (Male)	36.1	35.9	34.2
Average Age (Female)	32.8	32.6	32.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	264	923	2,919
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$82,322	\$81,473	\$75,451
Average House Value	\$159,167	\$164,659	\$160,193

* Demographic data derived from 2020 ACS - US Census



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