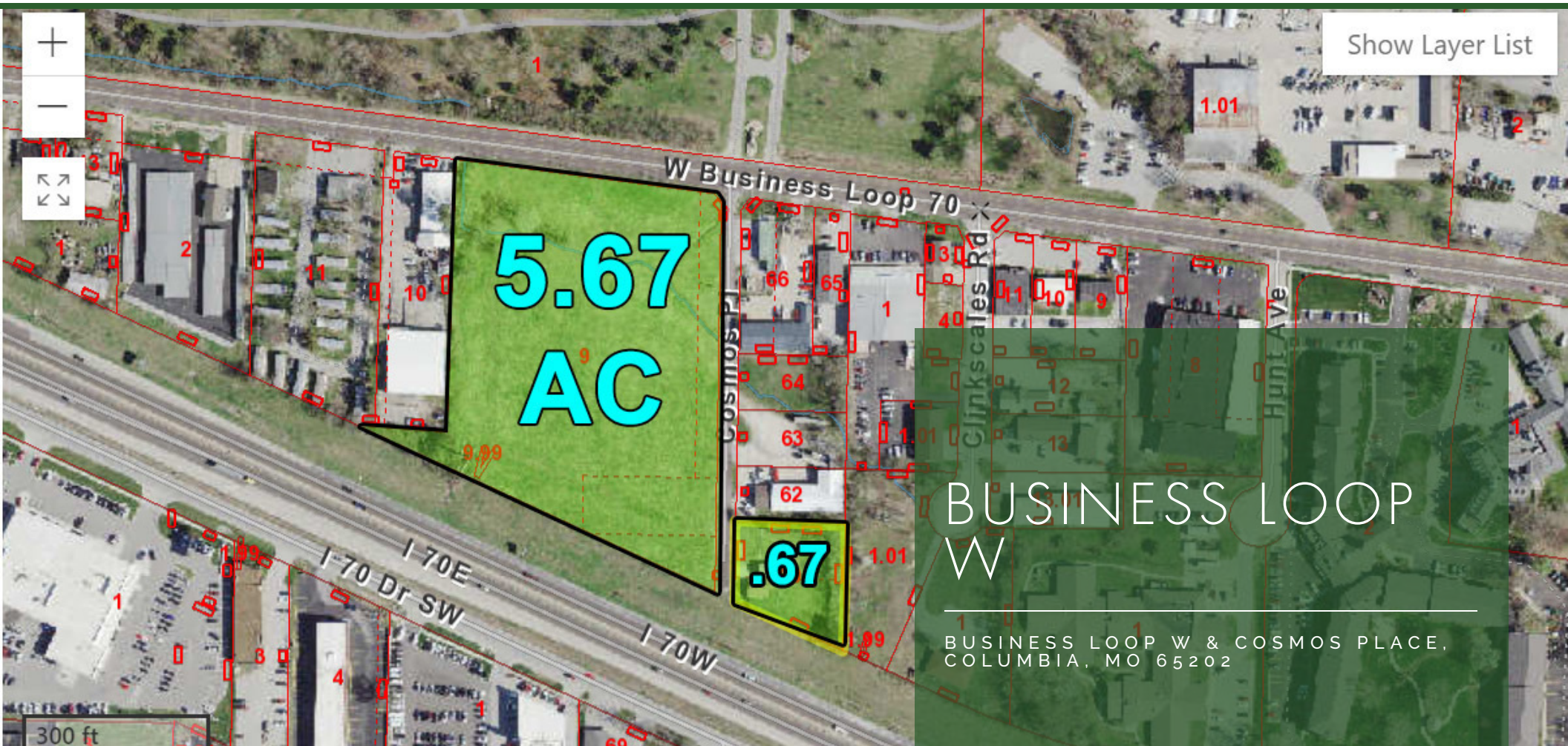


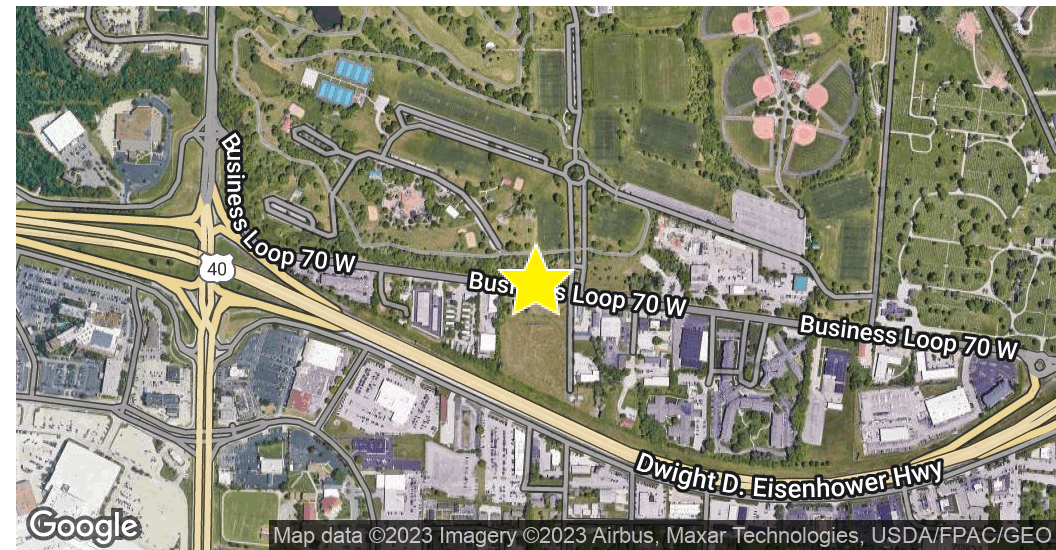


MEL ZELENAK

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OFFERING SUMMARY

Sale Price:	\$1,667,150
Lot Size:	5.67 Acres
Price / SF	\$6.75
Zoning:	M-C

PROPERTY OVERVIEW

This site is immediately off Interstate 70 on the West side of Columbia.

PROPERTY HIGHLIGHTS

- Site is zoned M-C (Mixed Use Corridor) which is the most dense commercial zoning designation in Columbia.
- Site offers easy access to Interstate 70 and offers a billboard for additional exposure.
- Priced at \$6.75 per square foot

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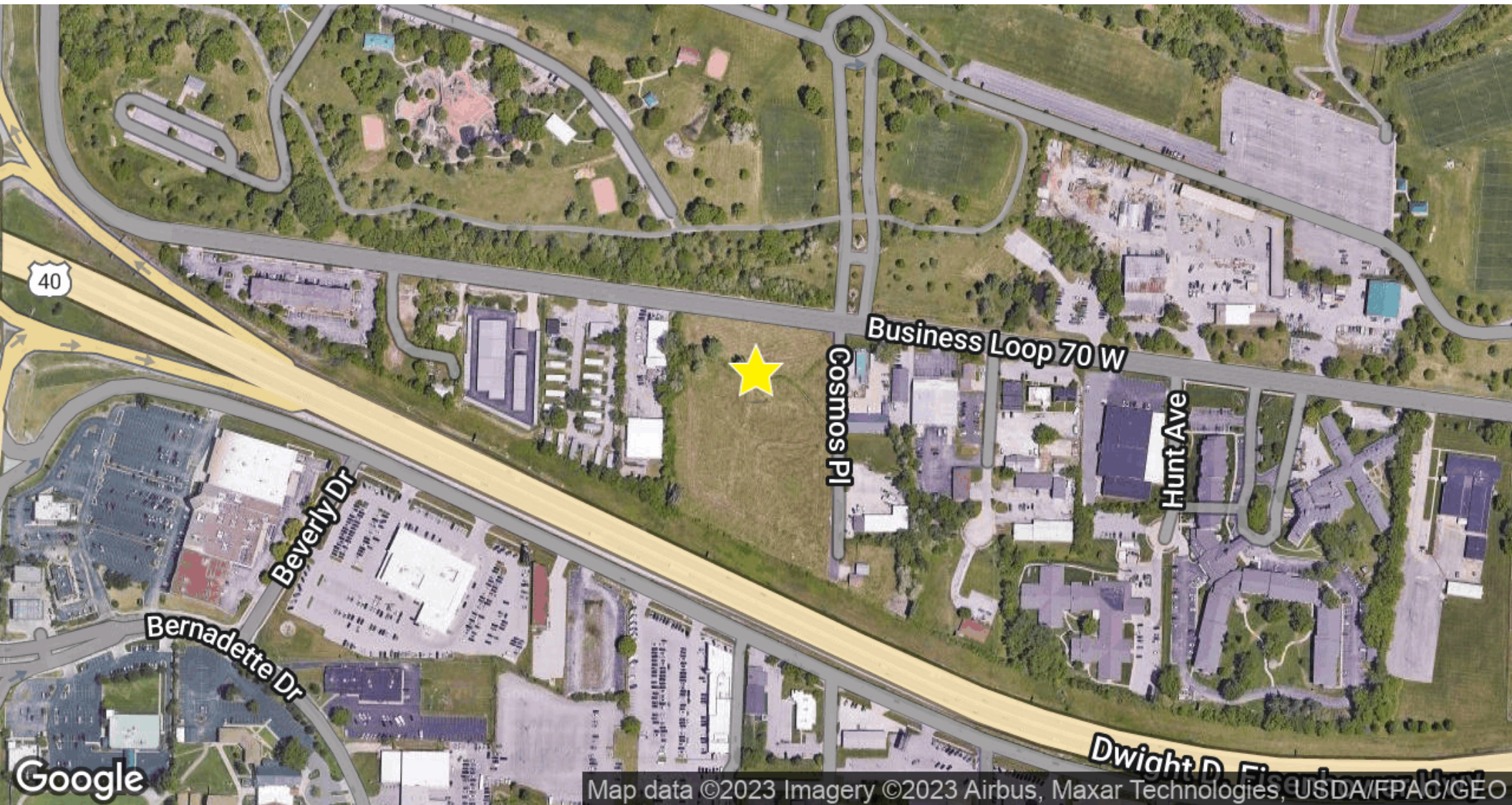
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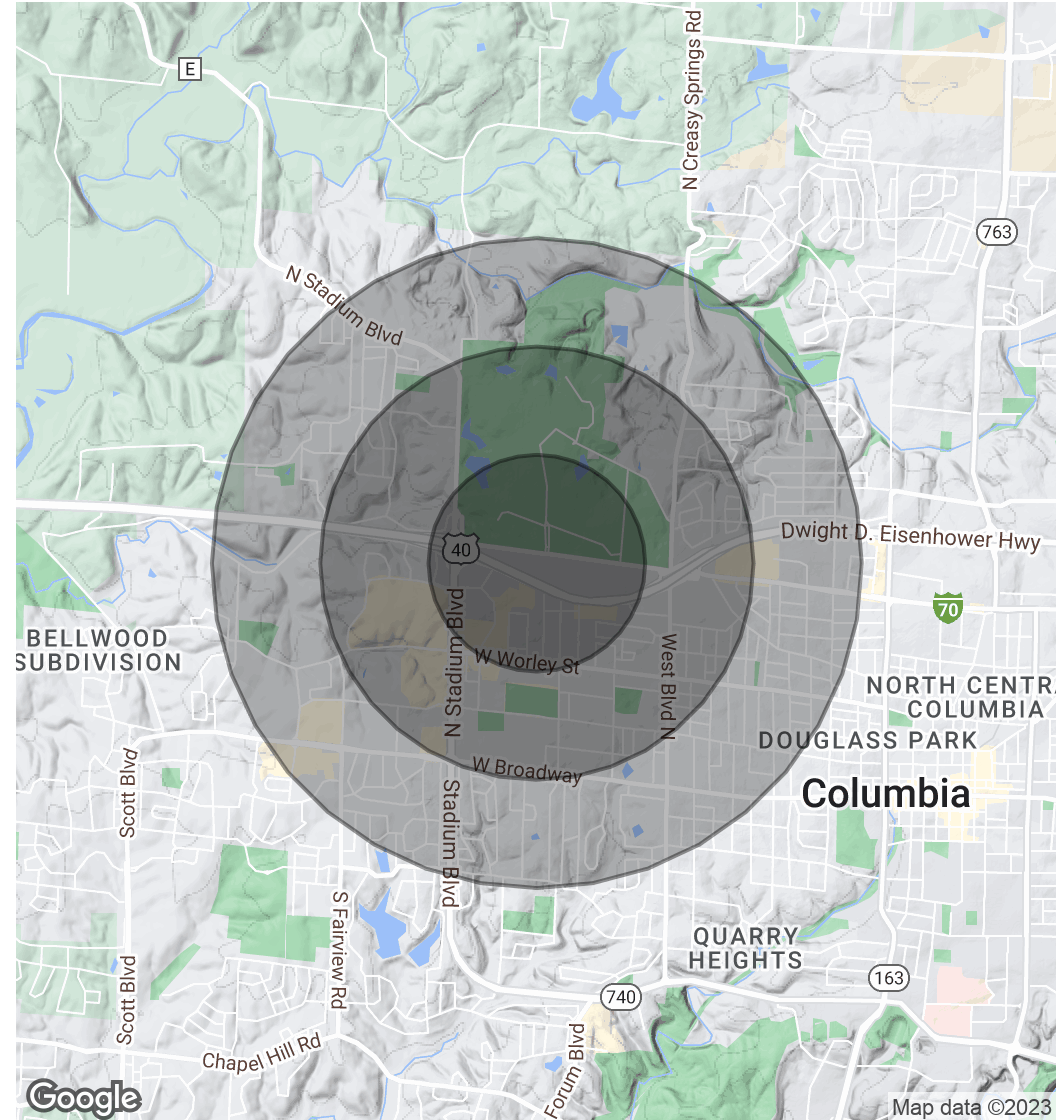
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,525	8,036	20,195
Average Age	31.1	28.0	28.3
Average Age (Male)	33.3	29.0	28.1
Average Age (Female)	28.9	27.3	28.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	935	4,346	10,009
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$38,427	\$36,106	\$38,976
Average House Value	\$86,745	\$72,173	\$82,416

* Demographic data derived from 2020 ACS - US Census



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