



MEL ZELENAK

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OFFERING SUMMARY

Available Acreage: +/- 1 Acre - 4.48 Acres

Traffic Counts 15,691 ADT

Lease Rate: Build-To-Suit

Lot Size: 4.48 Acres

Building Size: 1,000 sq ft - 50,000 sq ft

PROPERTY OVERVIEW

Ownership will facilitate a build-to-suit deal structure. Site is located in the nationally recognized Business Loop CID and is primed for redevelopment. Building Sizes range from 1,000 sq ft to 50,000 sq ft.

PROPERTY HIGHLIGHTS

- Build-To-Suit / Lease opportunities available. Easy access to Interstate 70 and close proximity to the University of Missouri.

DEMOGRAPHICS

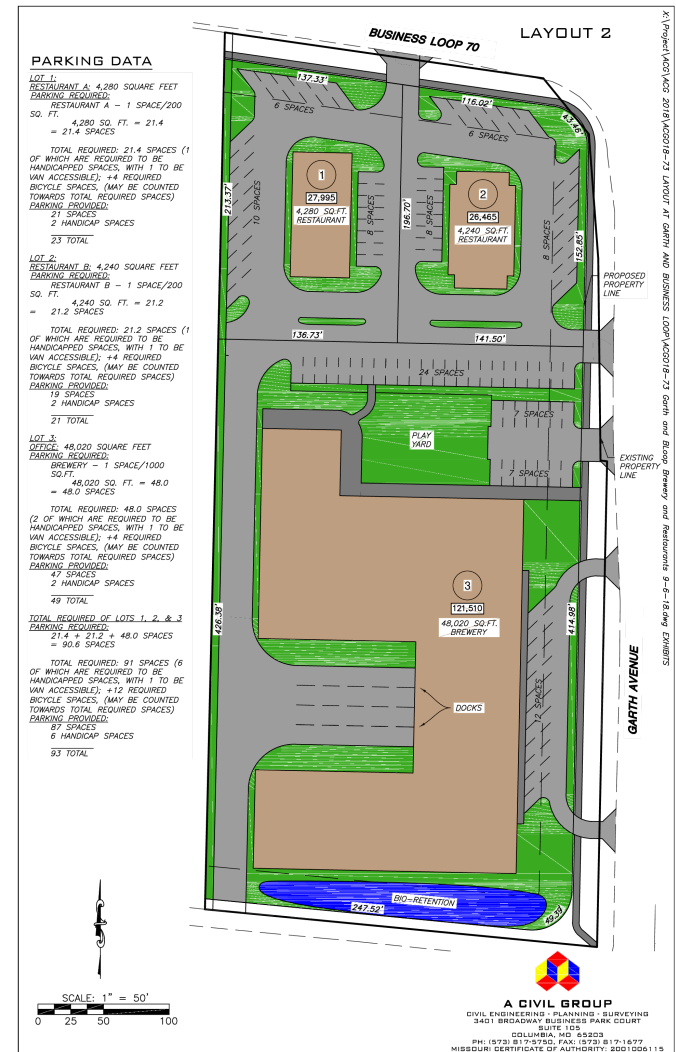
	1 MILE	3 MILES	5 MILES
Total Households	3,310	24,985	45,519
Total Population	7,019	65,018	113,395
Average HH Income	\$33,734	\$50,401	\$57,374

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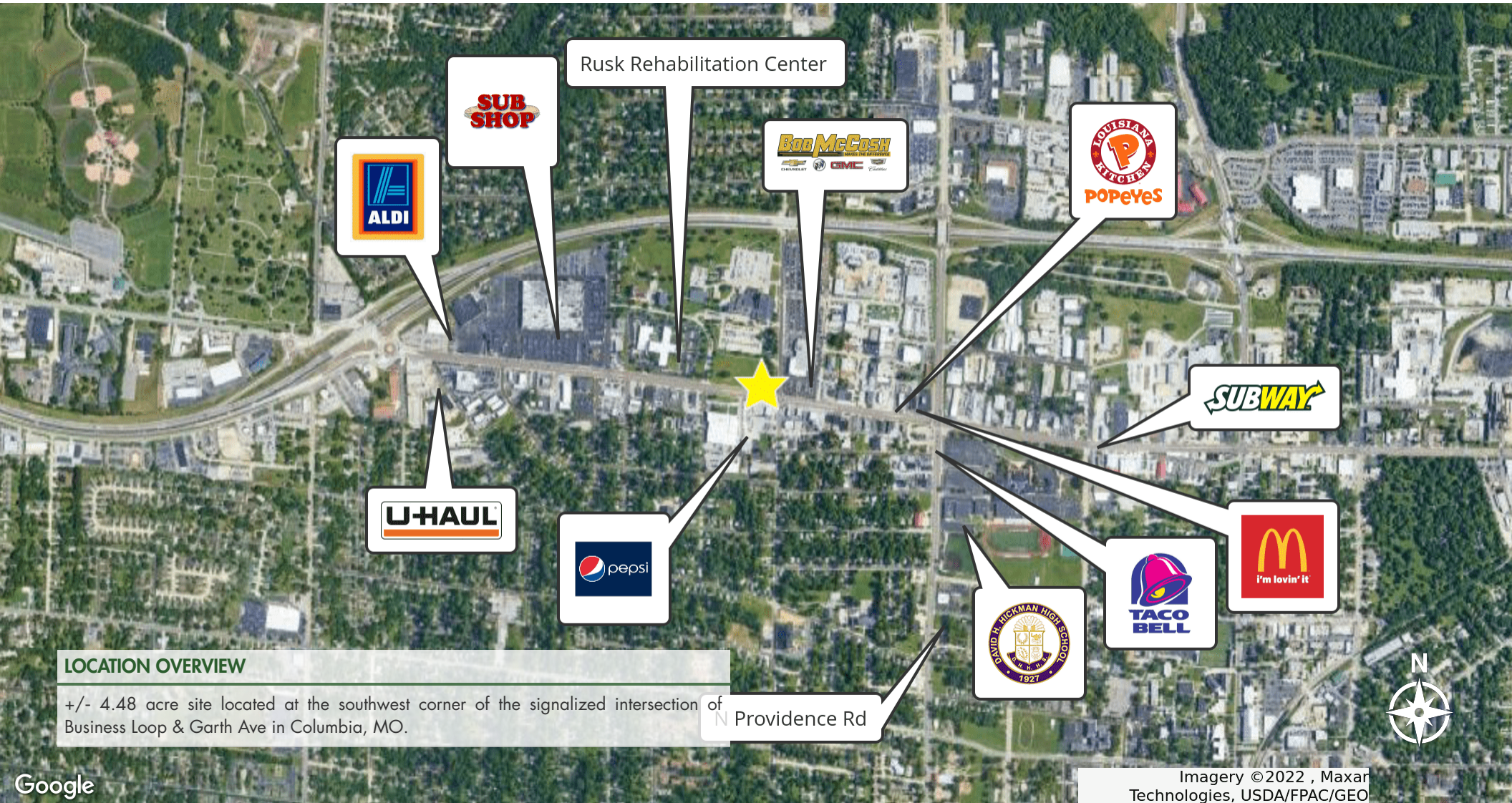
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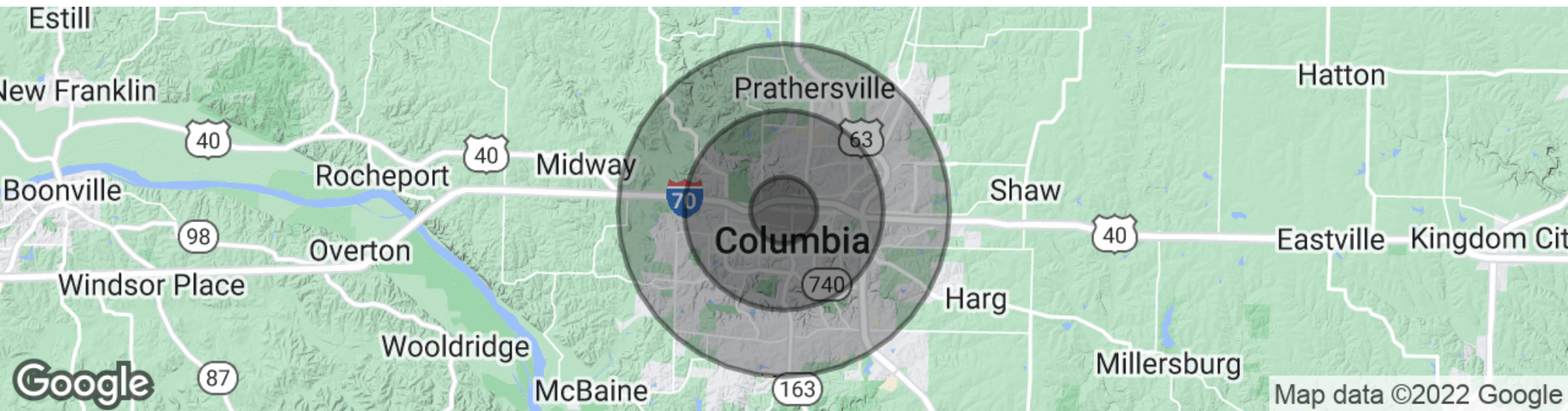
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,019	65,018	113,395
Median age	29.1	28.9	30.3
Median age (Male)	28.1	28.1	29.8
Median age (Female)	30.2	30.0	31.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,310	24,985	45,519
# of persons per HH	2.1	2.6	2.5
Average HH income	\$33,734	\$50,401	\$57,374
Average house value	\$115,136	\$148,159	\$168,797

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

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