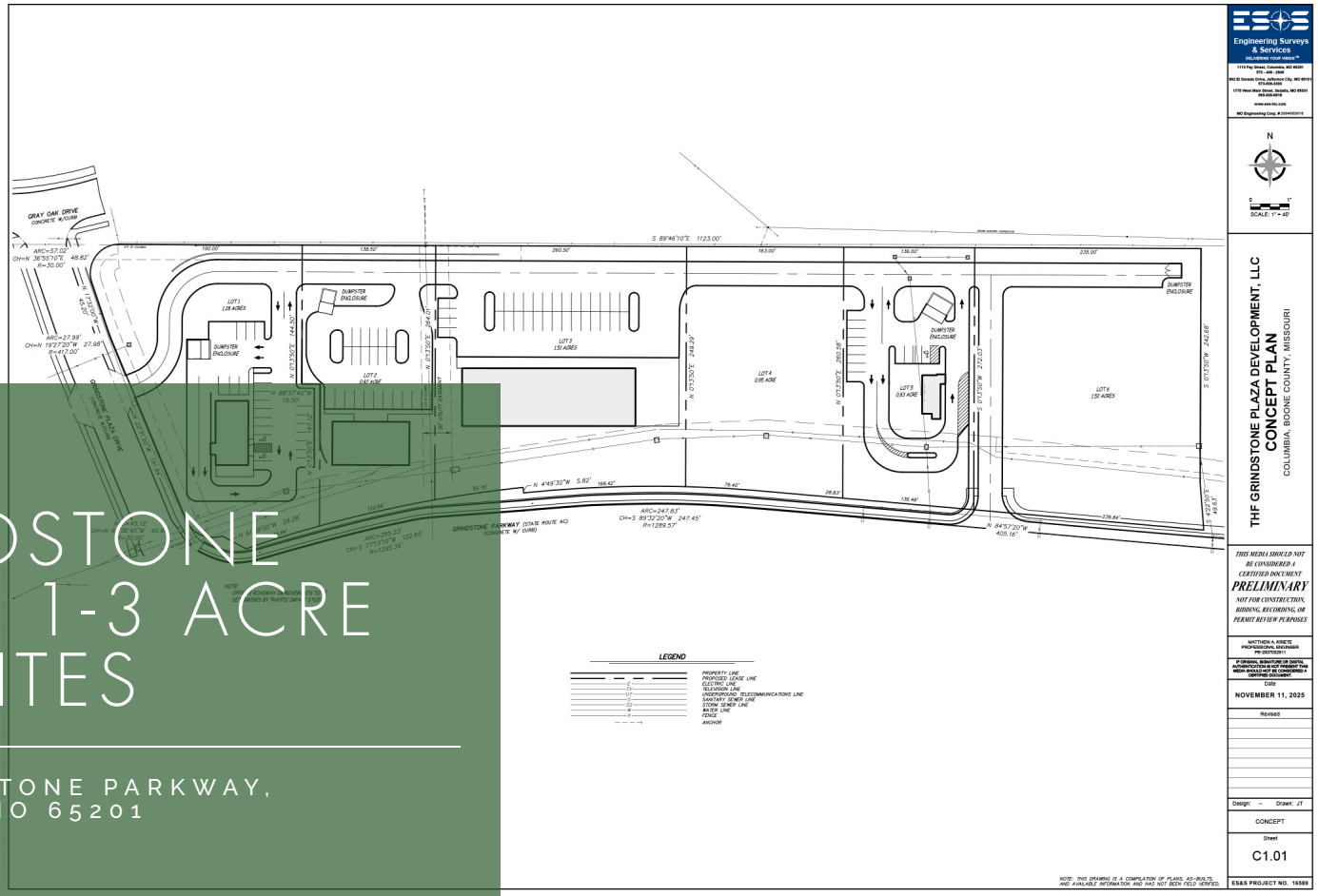
MALY
COMMERCIAL REALTY, INC

LAND FOR LEASE




ES&S
Engineering Surveys & Services
DELIVERING YOUR VISION™
1113 Fay Street, Columbia, MO 65201
573 - 445 - 2946
952 SI Osmalo Drive, Jefferson City, MO 65101
573-635-3200
1370 West Main Street, Sedalia, MO 65301
660-826-6818
www.ess-mo.com
MO Engineering Corp. # 2004000319

N
SCALE: 1" = 40'

THF GRINDSTONE PLAZA DEVELOPMENT, LLC
CONCEPT PLAN
COLUMBIA, BOONE COUNTY, MISSOURI

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT
PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, RECORDING, OR PERMIT REVIEW PURPOSES

MATTHEW A. KRUSE
PROFESSIONAL ENGINEER
PE-2007023011

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT

Date
NOVEMBER 11, 2025

Revised

Design: -- Drawn: JT

CONCEPT

Sheet
C1.01

ES&S PROJECT NO. 16589

# GRINDSTONE PLAZA 1-3 ACRE PAD SITES

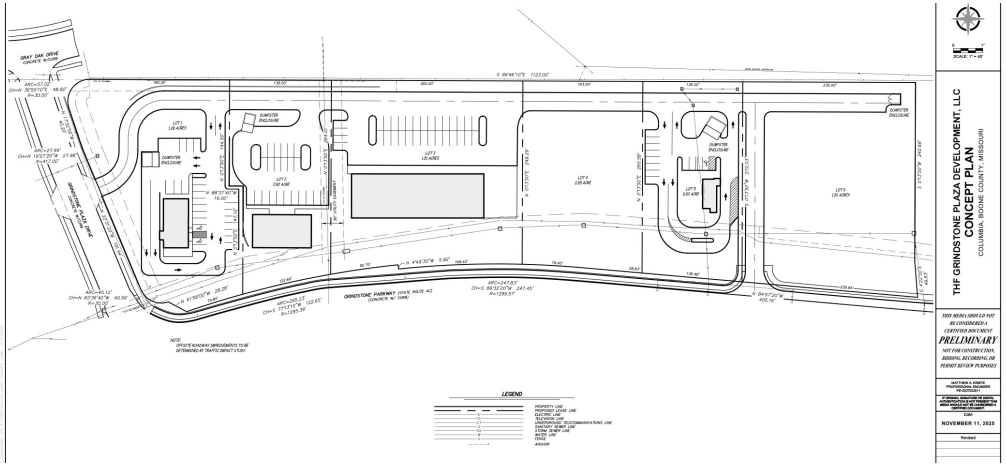
1201 GRINDSTONE PARKWAY,
COLUMBIA, MO 65201

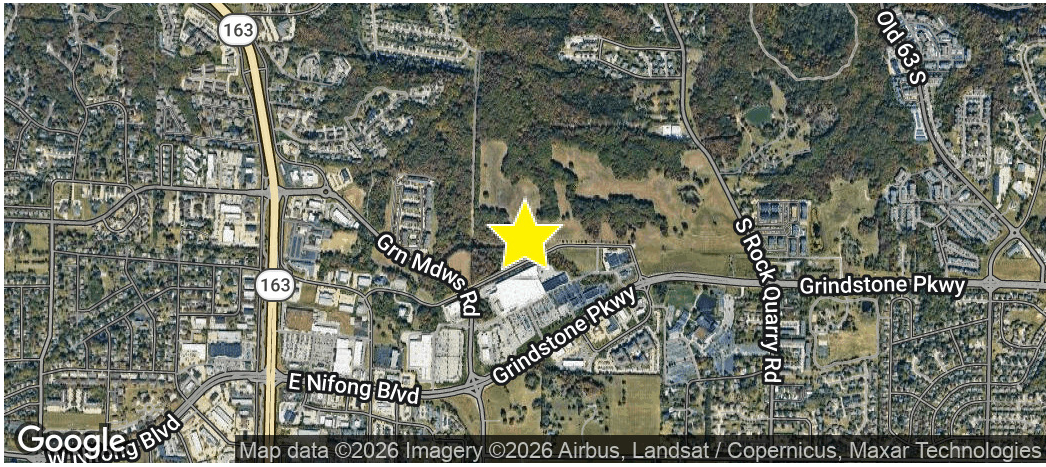

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C:

MALY
COMMERCIAL REALTY, INC

# LAND FOR LEASE




## OFFERING SUMMARY

| | |
|---|---|
| Available SF: | 3 Acres |
| Lease Rate: | Call For Pricing |
| Lot Size: | 3.0 Acres |
| Zoning: | M-C |

## PROPERTY OVERVIEW

Land for lease in South Columbia at Grindstone Plaza located on Grindstone Parkway, anchored by Walmart with a mix of tenants.

## PROPERTY HIGHLIGHTS

- 1-3 Acre Pad Sites
- Rented on a NNN Basis
- Ground Lease Opportunity or Future Shops


GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

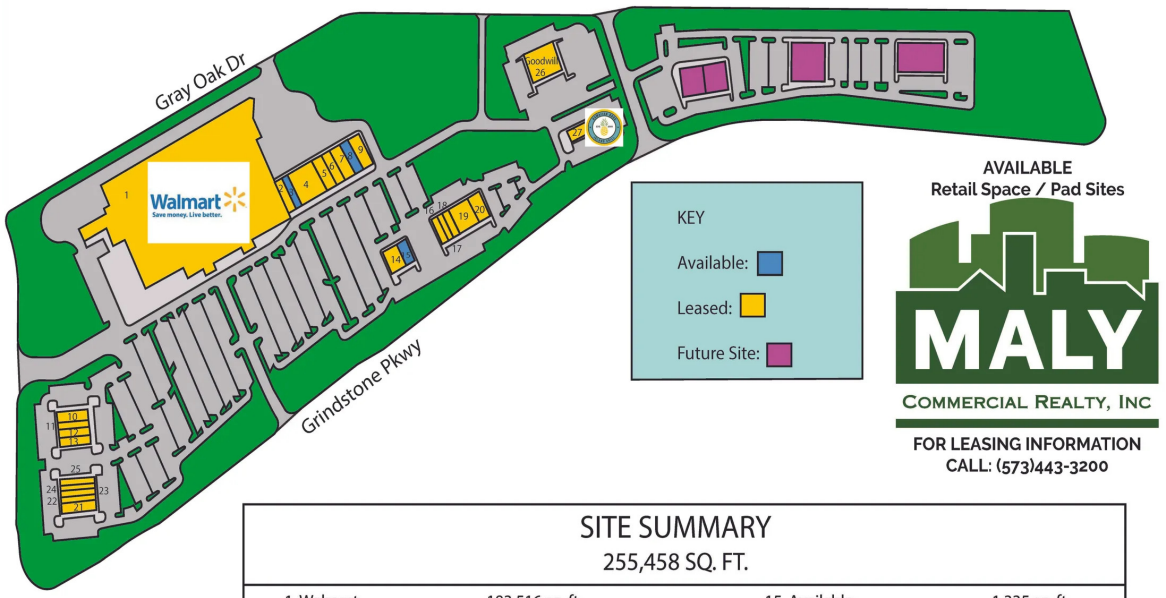
PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C:

MALY
COMMERCIAL REALTY, INC

# LAND FOR LEASE

## Grindstone Plaza

1201 Grindstone Pkwy, Columbia, MO 65201




### SITE SUMMARY

255,458 SQ. FT.

| | | | |
|---|---|---|---|
| 1. Walmart | 183,516 sq. ft. | 15. Available | 1,335 sq. ft. |
| 2. Teriyaki Madness | 2,000 sq. ft. | 16. AT&T | 2,789 sq. ft. |
| 3. Available | 1,500 sq. ft. | 17. Great Clips | 1,200 sq. ft. |
| 4. Dollar Tree | 10,000 sq. ft. | 18. Princess Nails | 1,600 sq. ft. |
| 5. Hibbett Sports | 4,000 sq. ft. | 19. US Army Corps of Engineers | 4,400 sq. ft. |
| 6. America's Best | 3,000 sq. ft. | 20. Casa Maria's Mexican Cantina | 3,927 sq. ft. |
| 7. AAA | 3,500 sq. ft. | 21. Pancheros | 2,400 sq. ft. |
| 8. Available | 2,500 sq. ft. | 22. DMV/Licensing Office | 2,114 sq. ft. |
| 9. McAlister's Deli | 4,500 sq. ft. | 23. Jersey Mike's | 1,505 sq. ft. |
| 10. Connections Bank | 2,500 sq. ft. | 24. Ocha Noodles and Ramen | 1,345 sq. ft. |
| 11. Sport Clips | 1,425 sq. ft. | 25. Bubblecup Tea Zone | 1,997 sq. ft. |
| 12. Cricket Wireless | 1,575 sq. ft. | 26. Goodwill | |
| 13. Elianna's Donut Shop | 1,680 sq. ft. | 27. Hawaiian Bros | 2,964 sq. ft. |
| 14. First Watch | 4,550 sq. ft. | | |


GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C:

MALY
COMMERCIAL REALTY, INC

# LAND FOR LEASE

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C:

MALY
COMMERCIAL REALTY, INC

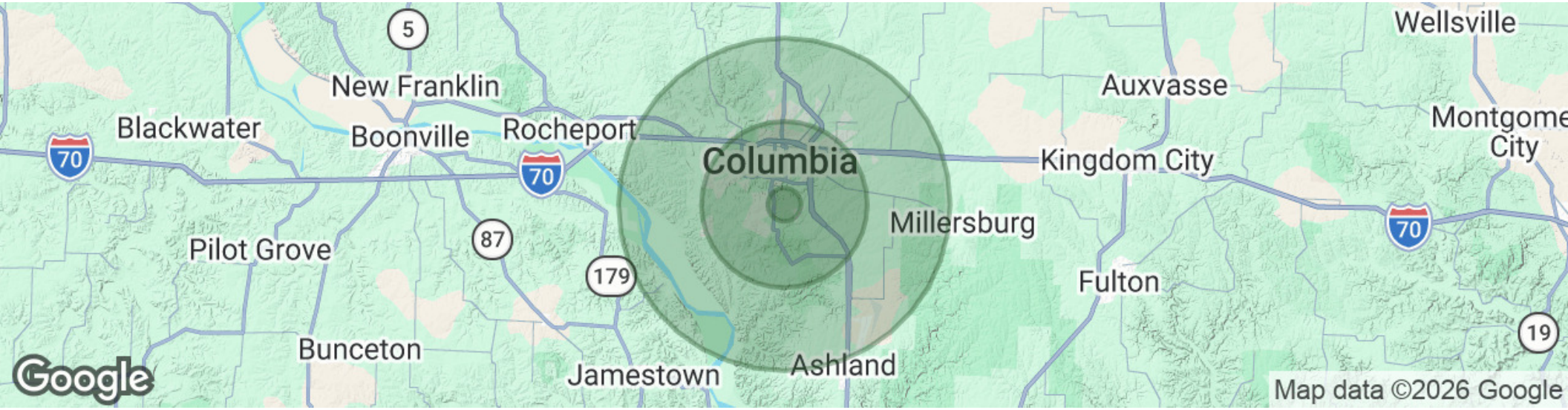
# LAND FOR LEASE

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C:

MALY
COMMERCIAL REALTY, INC

# LAND FOR LEASE




| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total population | 3,015 | 99,560 | 161,094 |
| Median age | 24.1 | 29.8 | 30.7 |
| Median age (Male) | 24.2 | 29.7 | 30.6 |
| Median age (Female) | 24.0 | 29.9 | 31.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total households | 1,285 | 39,384 | 64,871 |
| # of persons per HH | 2.3 | 2.5 | 2.5 |
| Average HH income | $43,760 | $59,258 | $60,717 |
| Average house value | $283,435 | $189,234 | $183,734 |

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


GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C: