MALY
COMMERCIAL REALTY, INC

LAND FOR SALE AND LEASE

# 1901 HIGHWAY 763

COLUMBIA, MO 65202

MEL ZELENAK
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O: 573.443.3200
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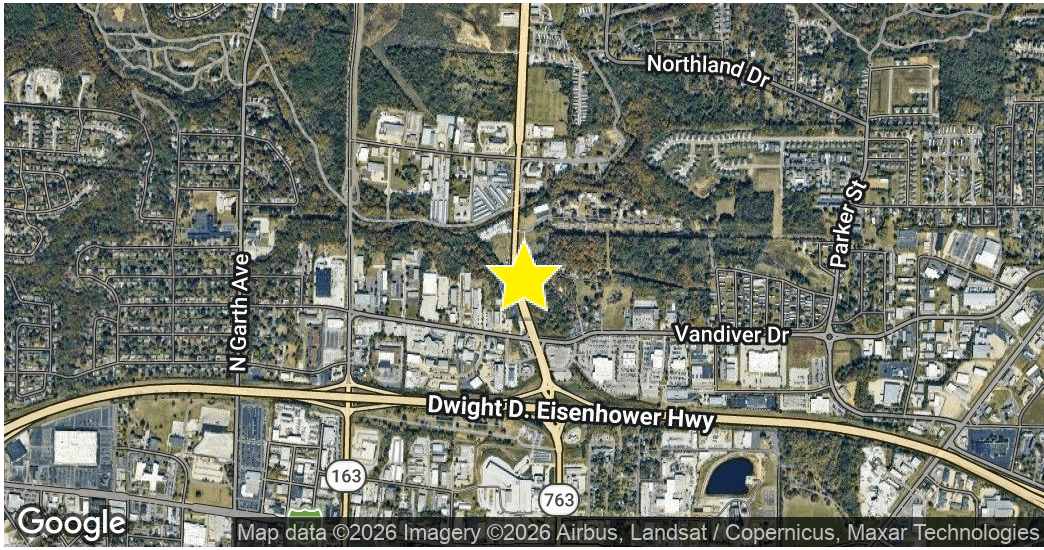
# LAND FOR SALE AND LEASE




## OFFERING SUMMARY

| | |
|---|---|
| Sale Price: | $325,000 |
| Lease Rate: | $40,000 per year (Ground) |
| Lot Size: | 0.71 Acres |
| Zoning: | M-C |

## PROPERTY OVERVIEW

Ideal corner lot situated at the signalized intersection of Rangeline & Vandiver. The site offers visibility from Interstate 70 and access off both Rangeline and Vandiver. This is an ideal location for a QSR or similar high traffic user.

## PROPERTY HIGHLIGHTS

- $40,000 Lease
- Corner signalized intersection
- Visibility from Interstate 70
- Access points off both Rangeline and Vandiver
- Final Plat has been approved at municipal level. Site is ready for development
- $325,000 Sale

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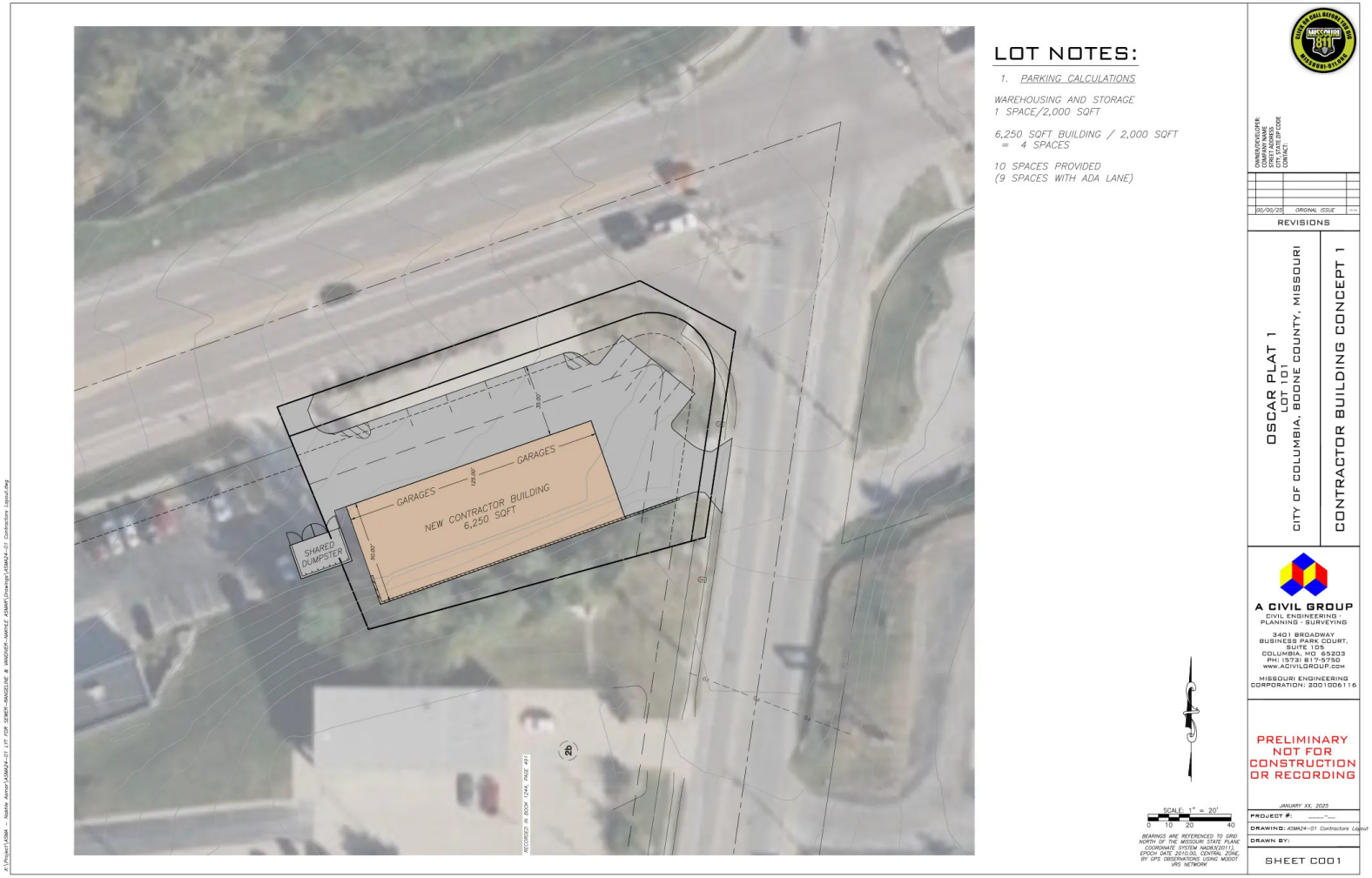


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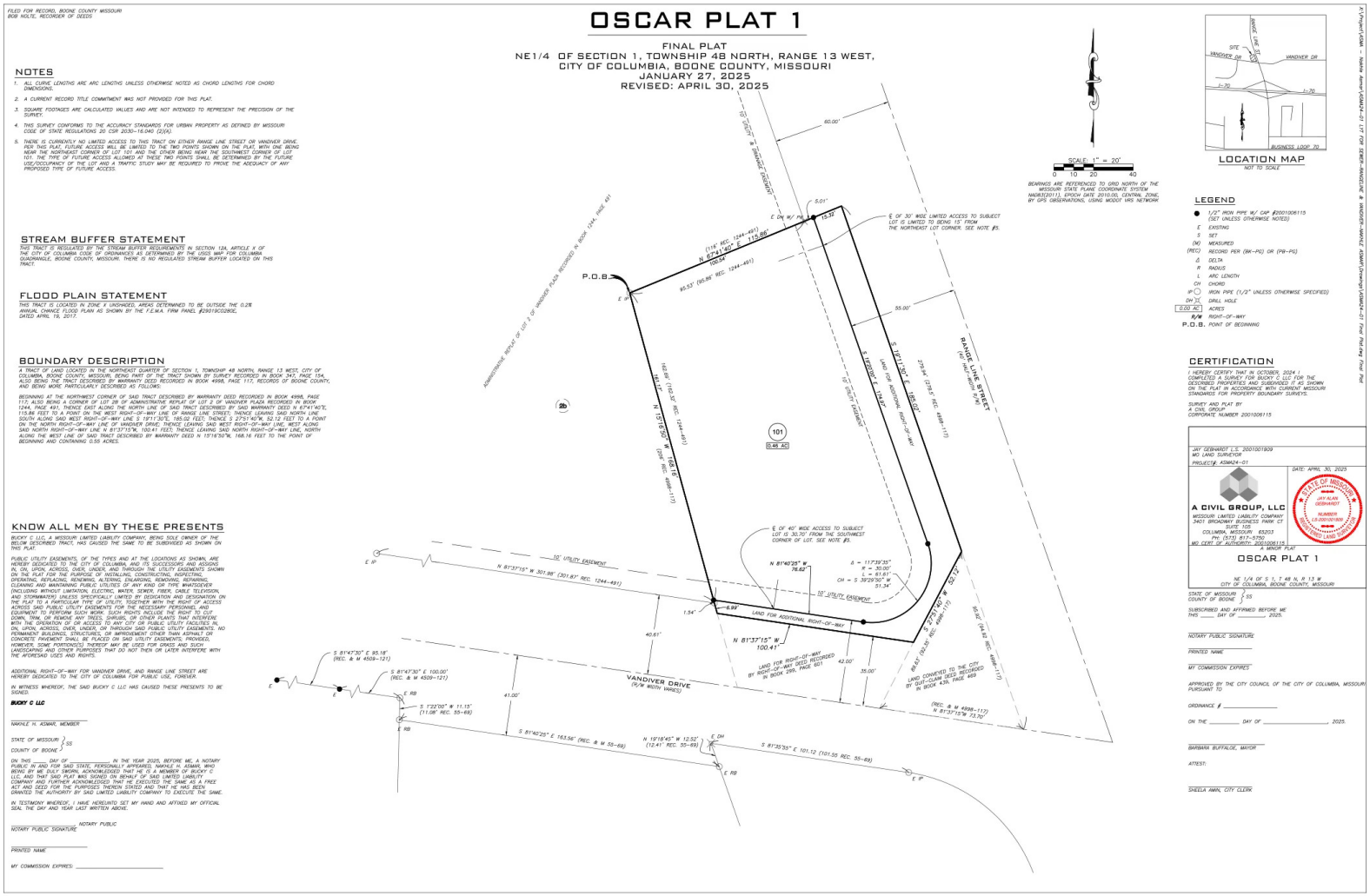


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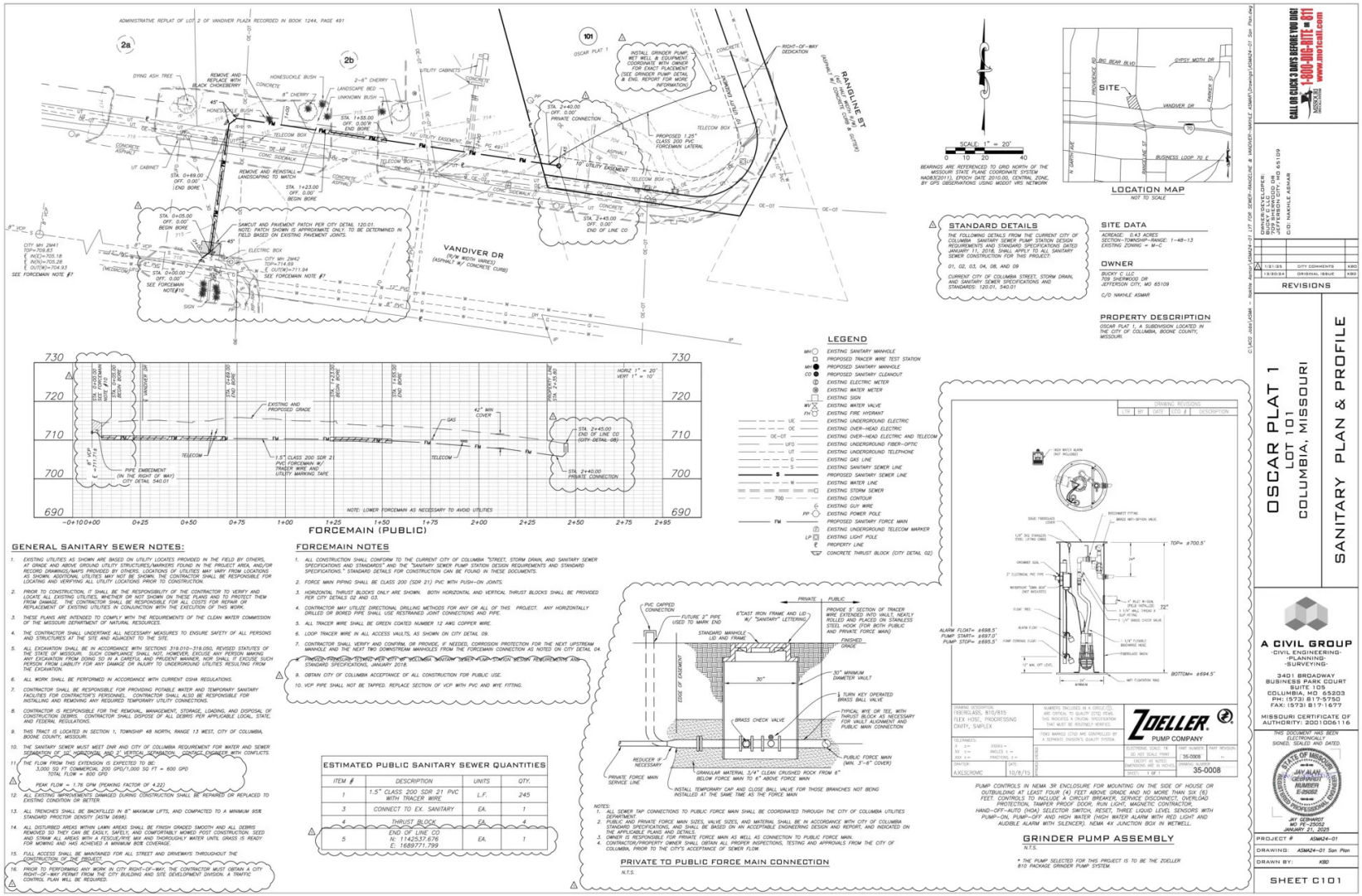



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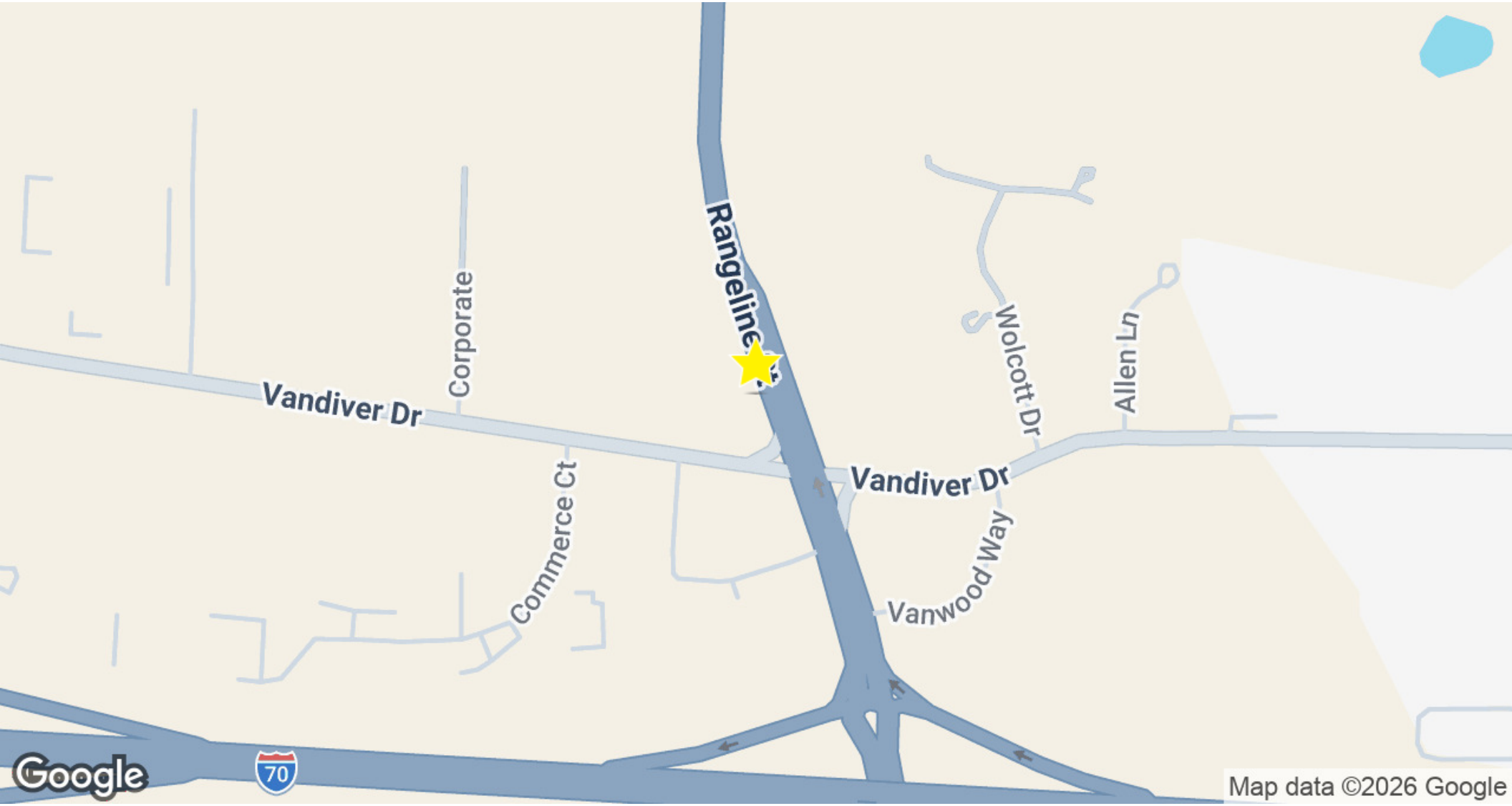


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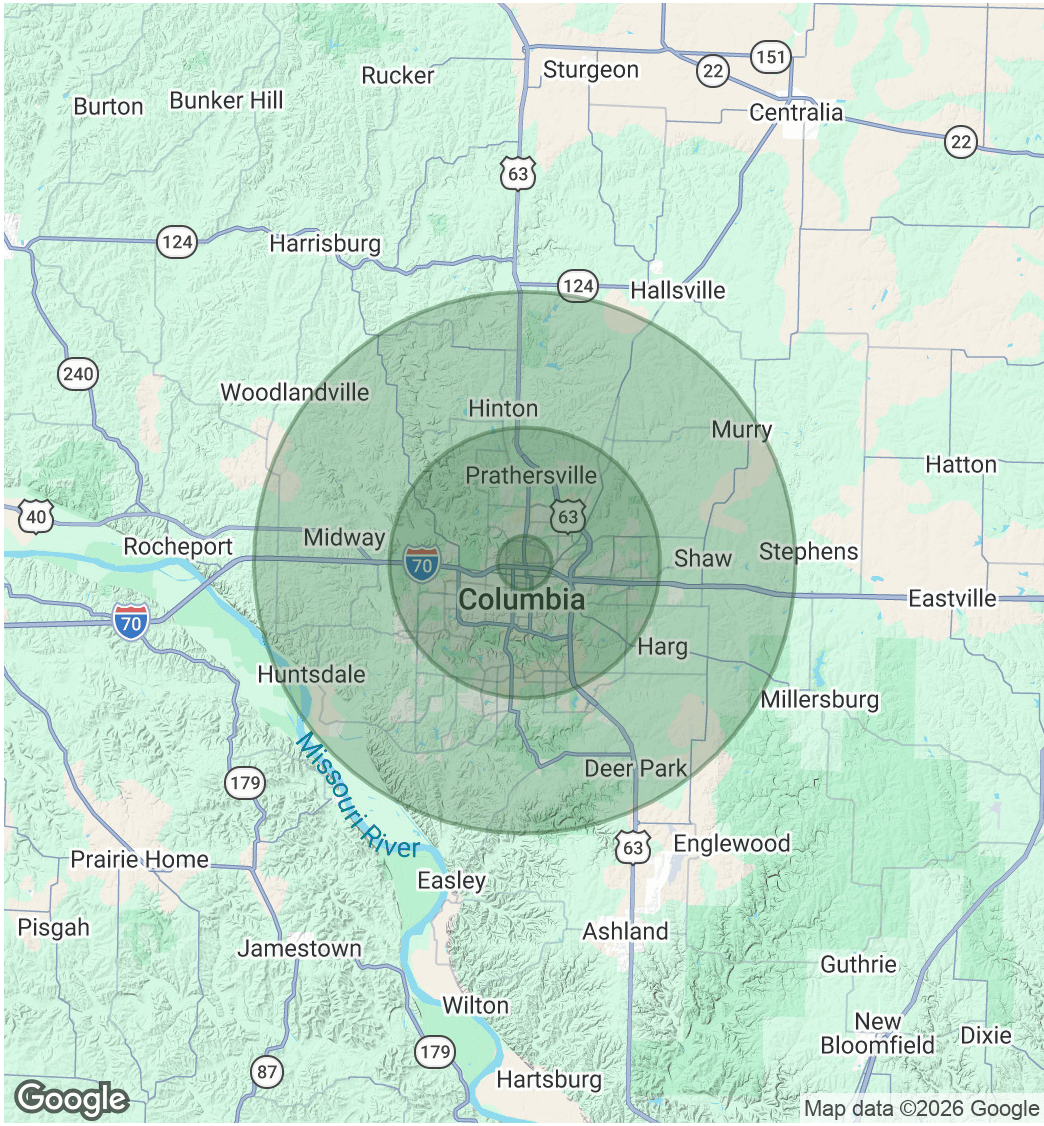
| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total Population | 5,476 | 108,477 | 162,826 |
| Average Age | 29.1 | 30.0 | 30.6 |
| Average Age (Male) | 28.0 | 29.3 | 30.4 |
| Average Age (Female) | 29.8 | 30.9 | 30.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total Households | 2,357 | 43,591 | 65,565 |
| # of Persons per HH | 2.3 | 2.5 | 2.5 |
| Average HH Income | $41,584 | $54,649 | $59,967 |
| Average House Value | $135,580 | $159,073 | $179,255 |

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

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