MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE

1325 GRINDSTONE PLAZA DR., SUITE A

1325 GRINDSTONE PLAZA DR, SUITE A , COLUMBIA, MO 65201

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
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OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	2,500-3,772SF
Zoning:	PD

PROPERTY OVERVIEW

East Endcap available at Red Oak Marketplace behind Massage Luxe and Fire House Subs

PROPERTY HIGHLIGHTS

- Rent on NNN basis
- East Endcap with 900+ SF outdoor patio space in the Red Oak Marketplace strip center
- Current condition is cold dark shell, Landlord will whitebox
- Across from Walmart Supercenter, Aldi and Kohl's
- AADT is 38,598
- Double sided well designed Pylon sign with a generous amount of space for customized branding

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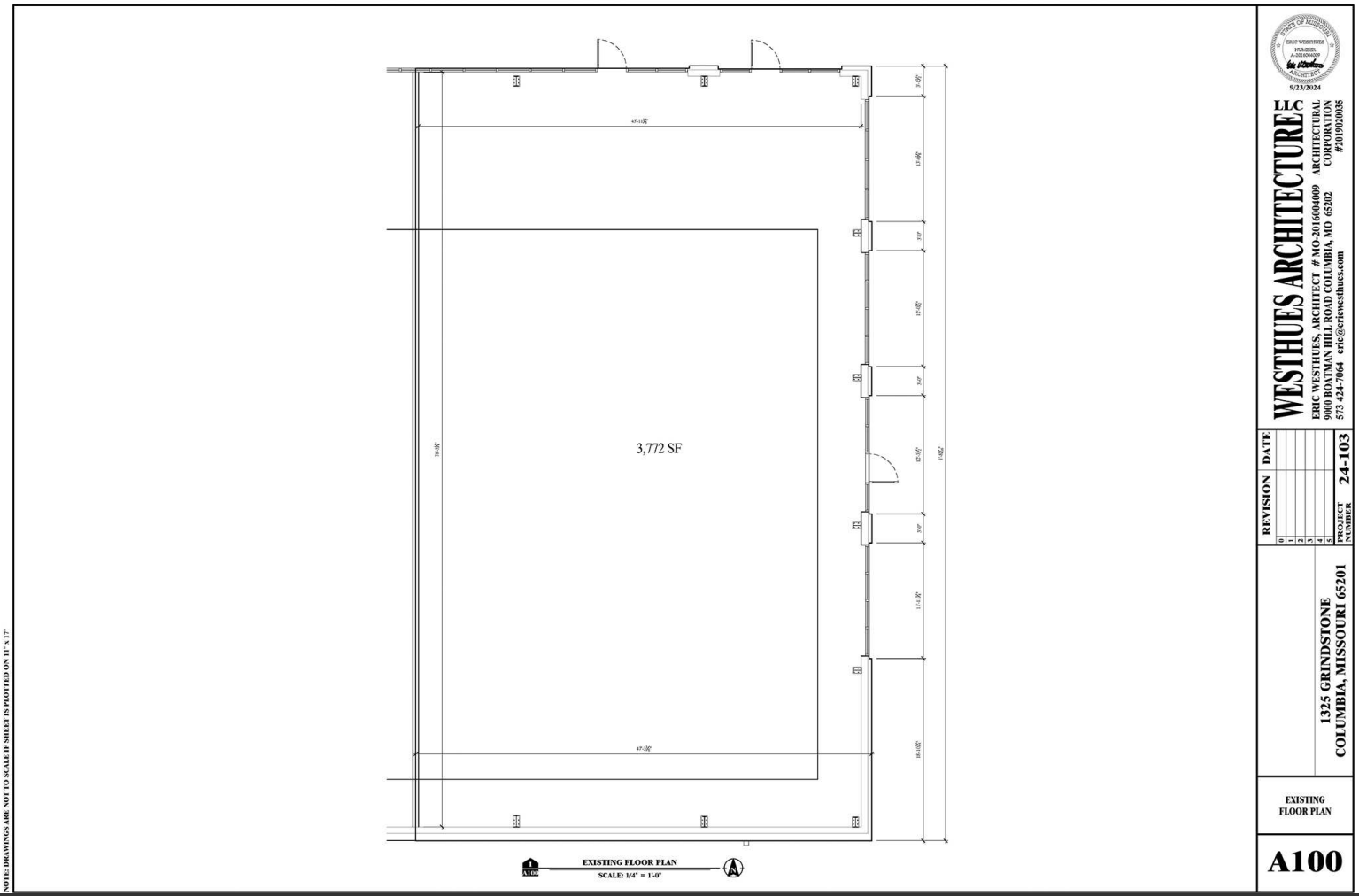

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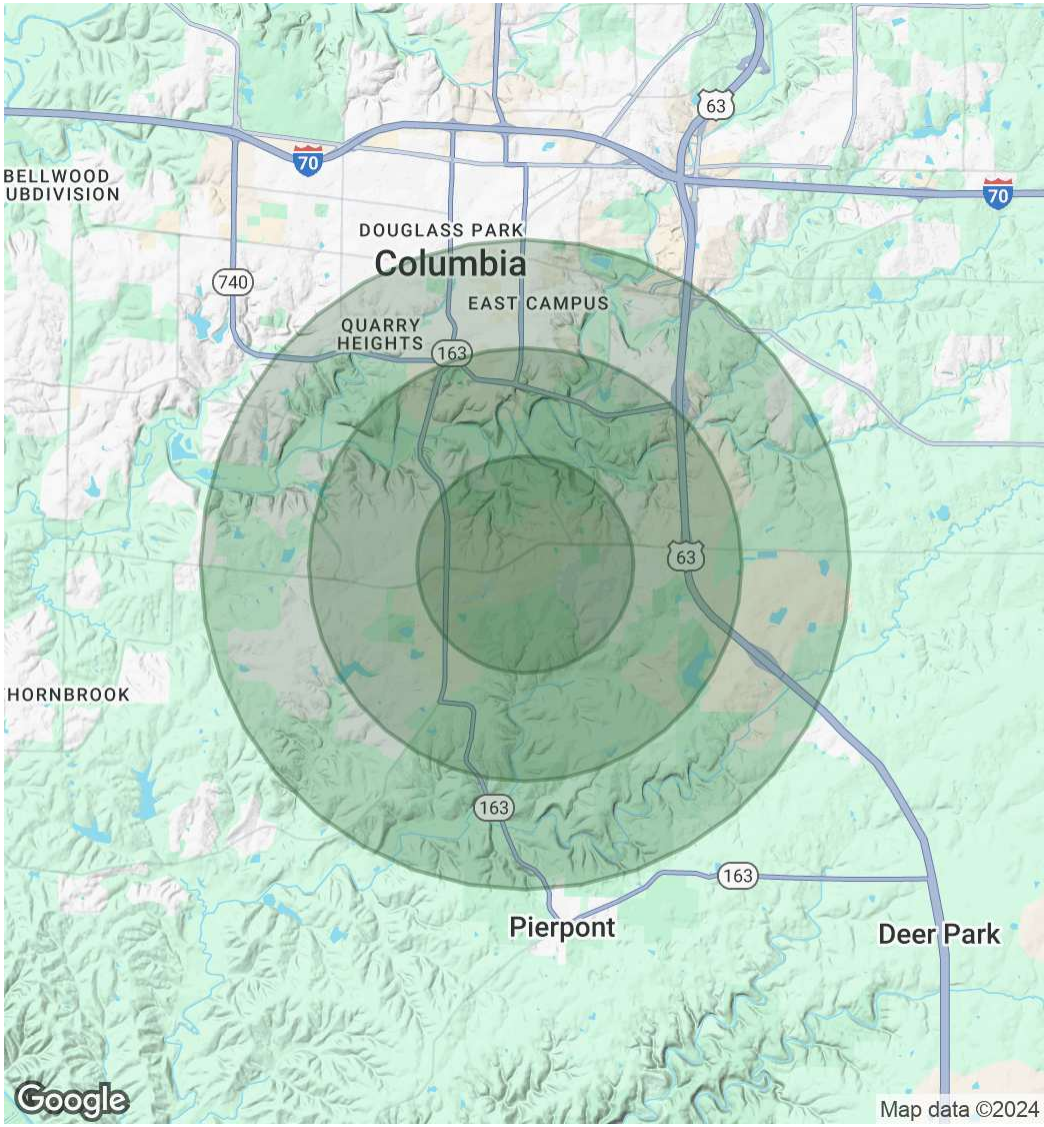
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,016	22,615	52,182
Average Age	25.7	27.5	28.4
Average Age (Male)	28.9	26.6	27.6
Average Age (Female)	27.0	28.6	29.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,042	10,112	21,902
# of Persons per HH	2.0	2.2	2.4
Average HH Income	$45,533	$56,230	$62,535
Average House Value	$108,483	$138,216	$158,307

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



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