MALY
COMMERCIAL REALTY, INC

LAND FOR SALE

PRICE REDUCED

OLD HAWTHORNE PLAZA-PLAT 1-A

EAST HWY WW & ROLLING HILLS,
COLUMBIA, MO 65201

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

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OFFERING SUMMARY

Sale Price:	$390,000
Available SF:	46,174
Lot Size:	1.06 Acres
Zoning:	M-C

PROPERTY OVERVIEW

Commercial land for sale in East Columbia, conveniently located near the round about at the NE corner of E Hwy WW & S Rolling Hills Rd.

PROPERTY HIGHLIGHTS

- Commercial Zoning allows for a great mix of uses
- HWY WW Annual Average Daily Traffic Count (AADT) is 7,000

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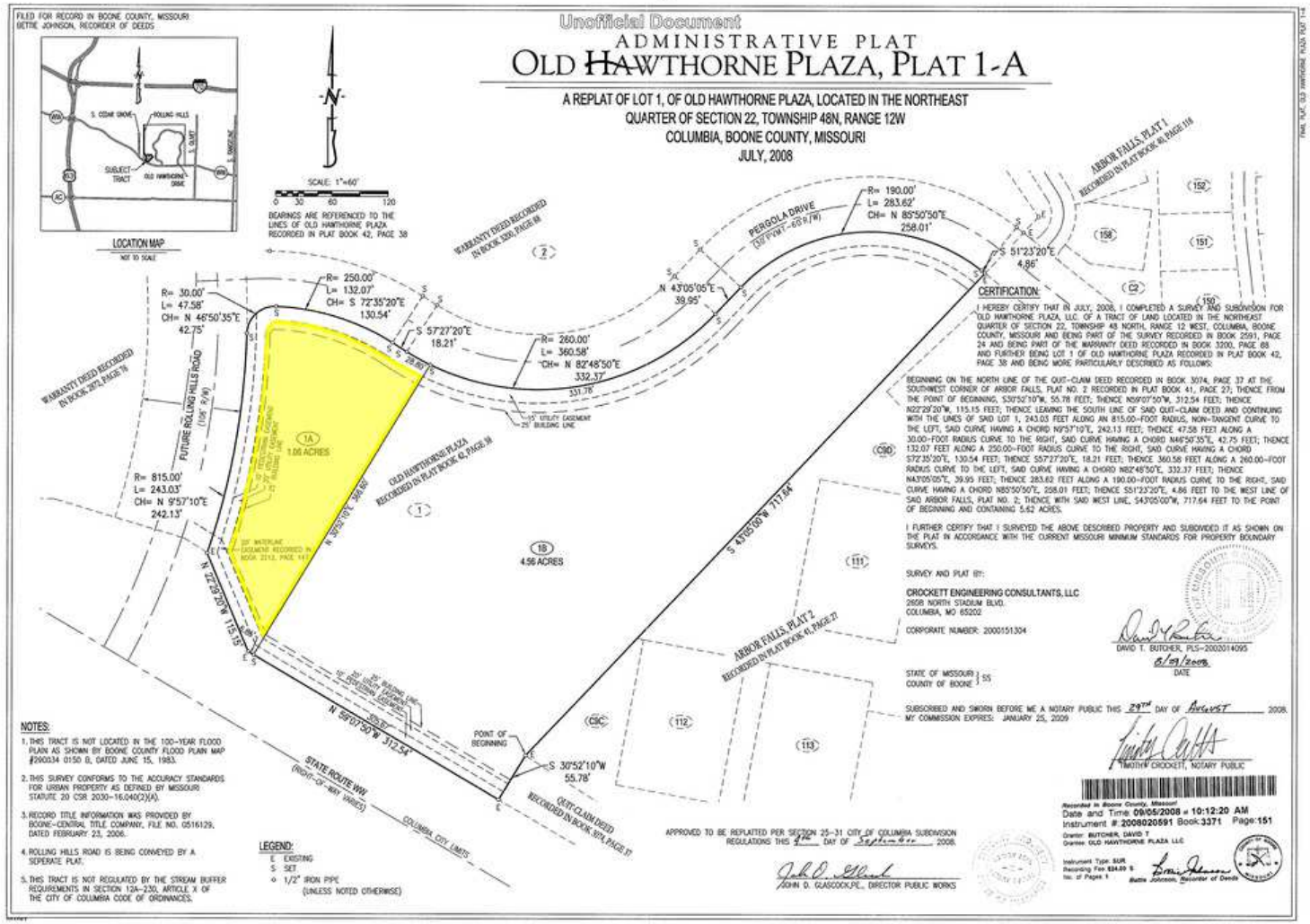
Boone County, Missouri



Nora Dietzel, Recorder of Deeds

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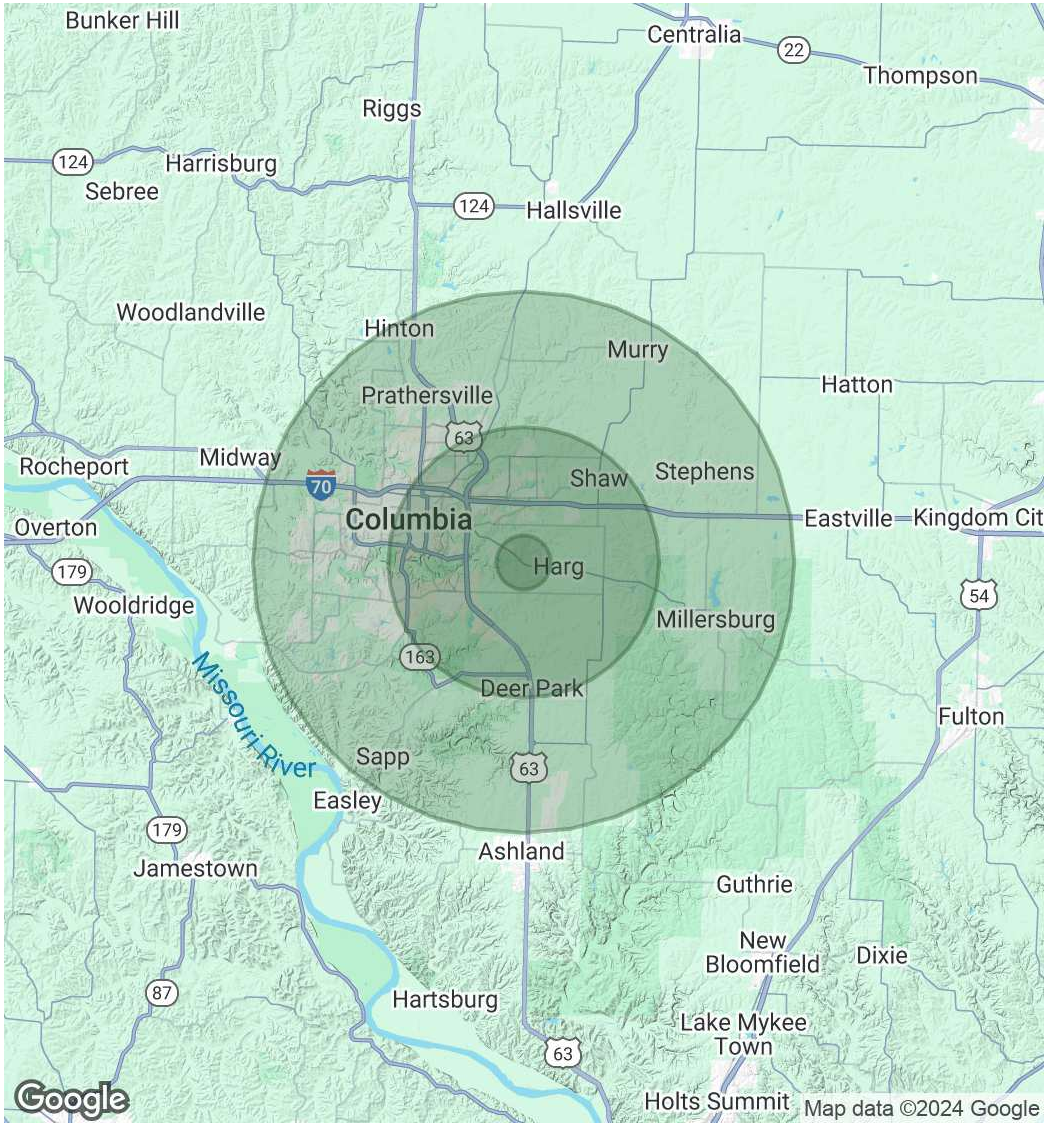
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,215	40,410	154,604
Average Age	32.3	26.3	30.7
Average Age (Male)	29.7	25.7	30.4
Average Age (Female)	34.5	26.9	31.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	485	15,159	62,599
# of Persons per HH	2.5	2.7	2.5
Average HH Income	$64,161	$49,486	$59,735
Average House Value	$150,927	$167,967	$181,060

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



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