MALY
COMMERCIAL REALTY, INC

OFFICE BUILDING FOR SALE

3504 INTERSTATE 70 DR SE

COLUMBIA, MO 65201

MEL ZELENAK
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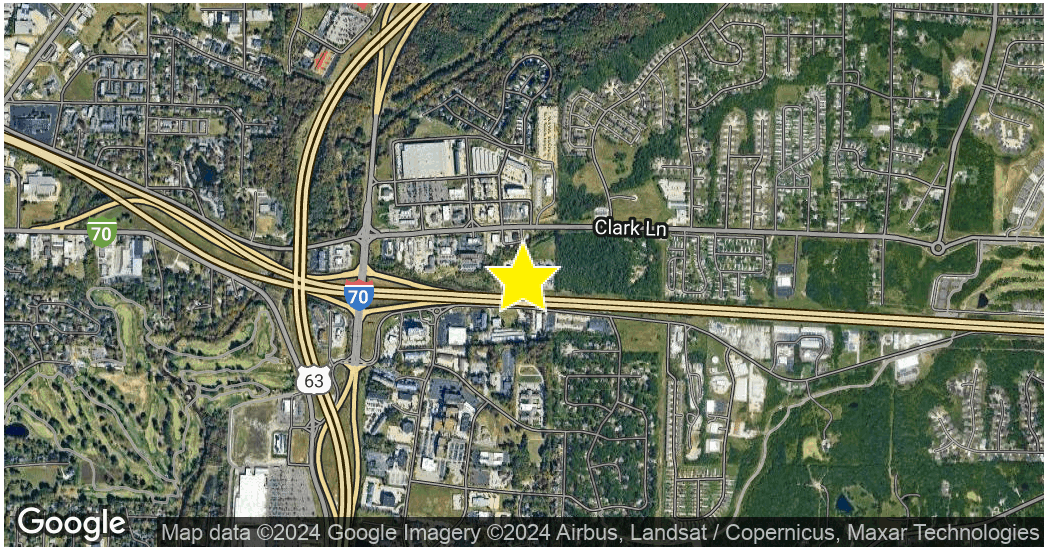

OFFERING SUMMARY

Sale Price:	$425,000
Building Size:	+/- 2,400 SF
Zoning:	M-C

PROPERTY OVERVIEW

Standalone building with office space for sale.

PROPERTY HIGHLIGHTS

- +/- 2,400 square foot standalone building, currently being occupied as a sales office for a commercial construction company.
- Building offers open show room, one bathroom, 4 individual offices and a large pylon sign that fronts Interstate 70.
- Building is owner occupied with business to remain in the space through April 2025.
- Lease rate is negotiable and will be favorable to new ownership.

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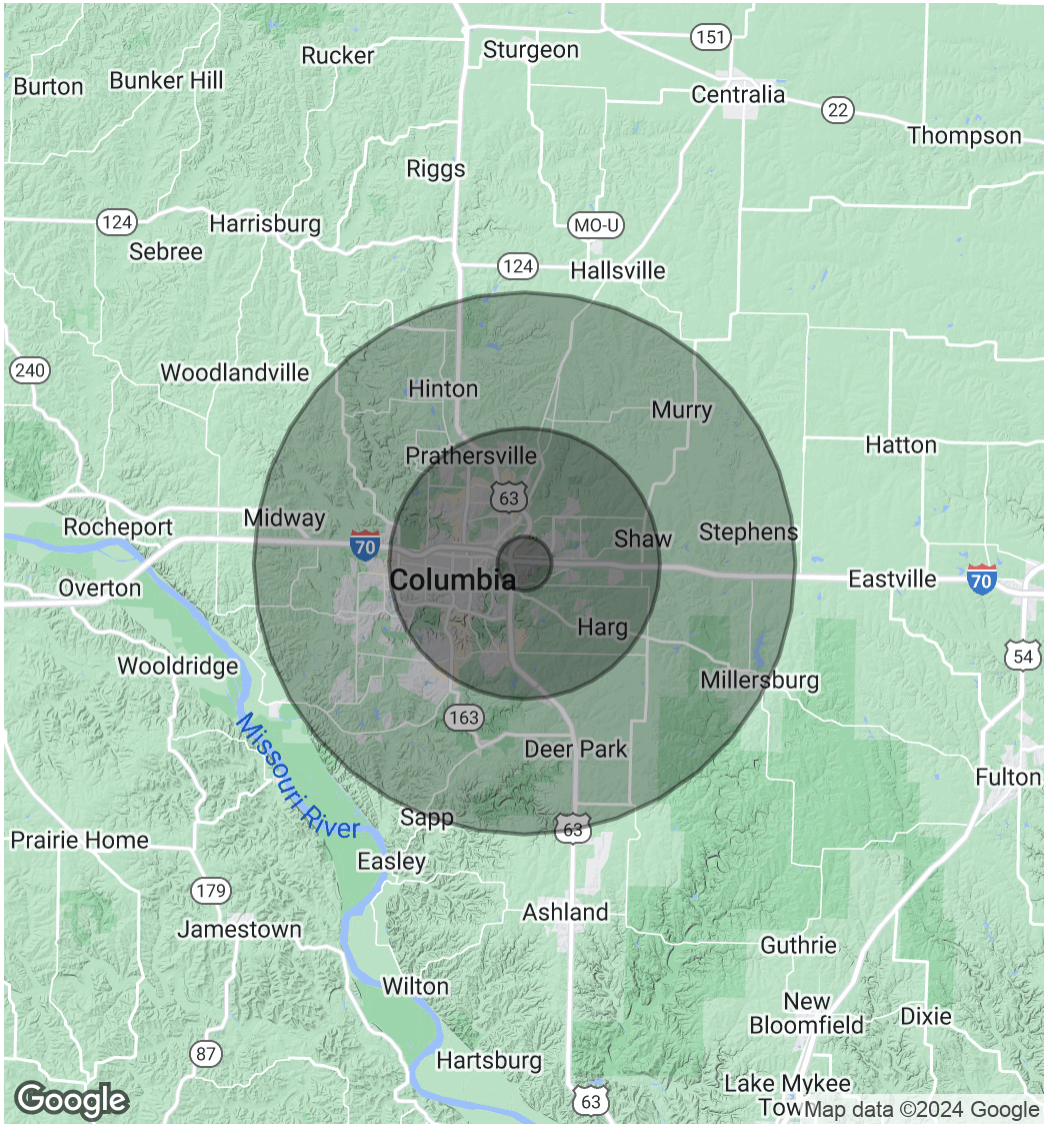
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	161	21,701	34,057
Average Age	45.3	35.0	37.3
Average Age (Male)	39.8	32.4	36.1
Average Age (Female)	49.7	37.7	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	79	10,011	15,566
# of Persons per HH	2.0	2.2	2.2
Average HH Income	$57,673	$47,785	$54,265
Average House Value	$175,453	$103,149	$126,358

2020 American Community Survey (ACS)



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