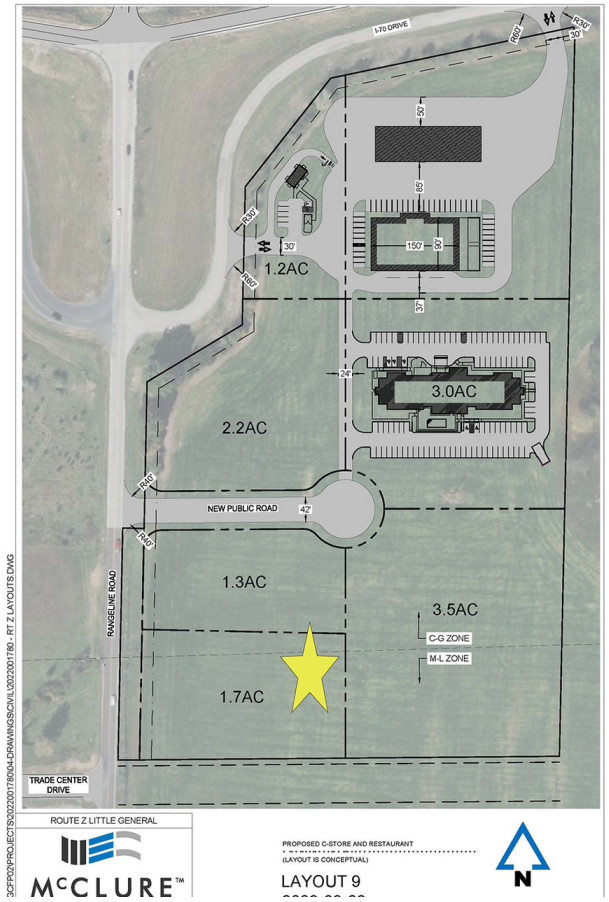
MALY
COMMERCIAL REALTY, INC

LAND FOR SALE

INTERSTATE 70 & ROUTE Z - LOT 4

INTERSTATE 70 & ROUTE Z,
COLUMBIA, MO 65202



MEL ZELENAK
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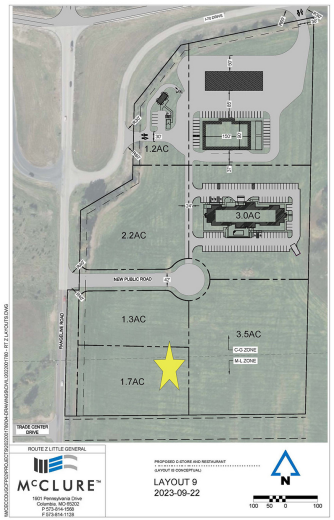

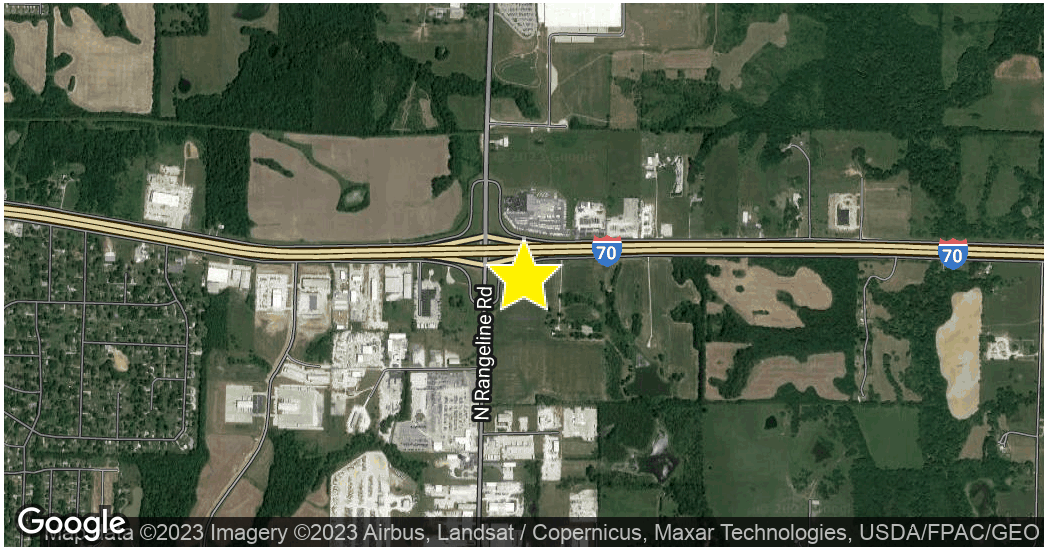

OFFERING SUMMARY

Sale Price:	$740,520
Lot Size:	1.7 Acres
Price / SF	$10
Zoning:	C-G

PROPERTY OVERVIEW

Multiple pad sites available immediately off Interstate 70 at the Route Z exit in Columbia, MO

PROPERTY HIGHLIGHTS

- Sites will be delivered platted and rough graded.
- Utilities to be at or near site.
- Sites are zoned for commercial use and are adjacent to a newly developed high trafficked gas station / c-store operation.
- Ideal for QSR or hotel development.

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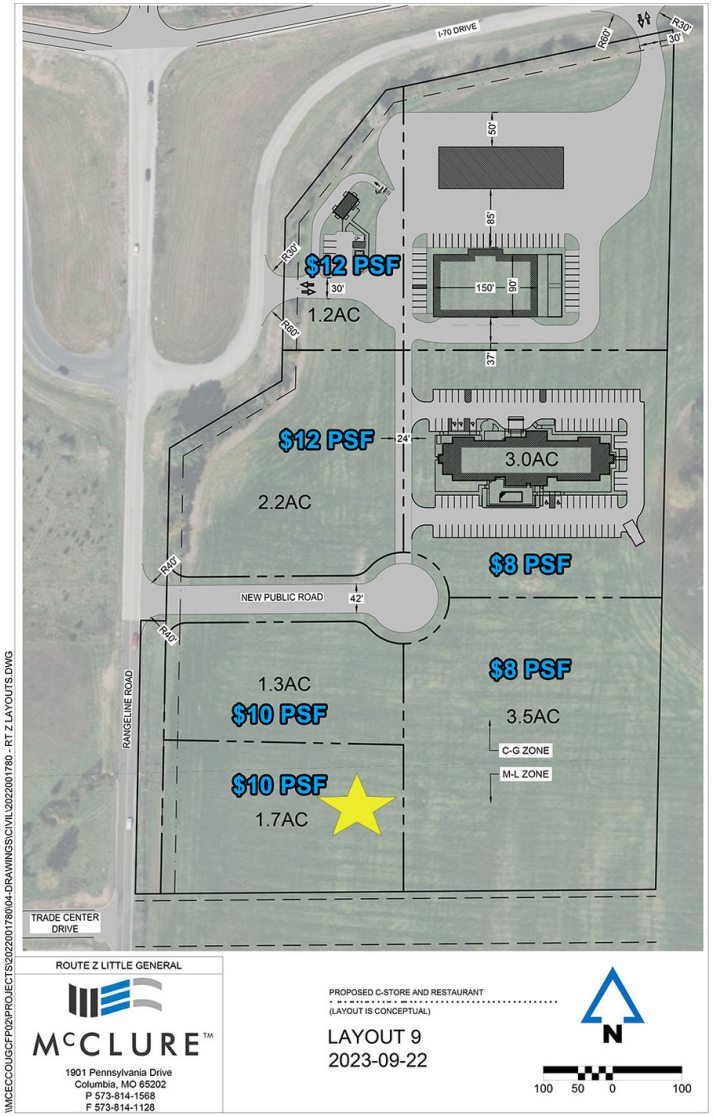

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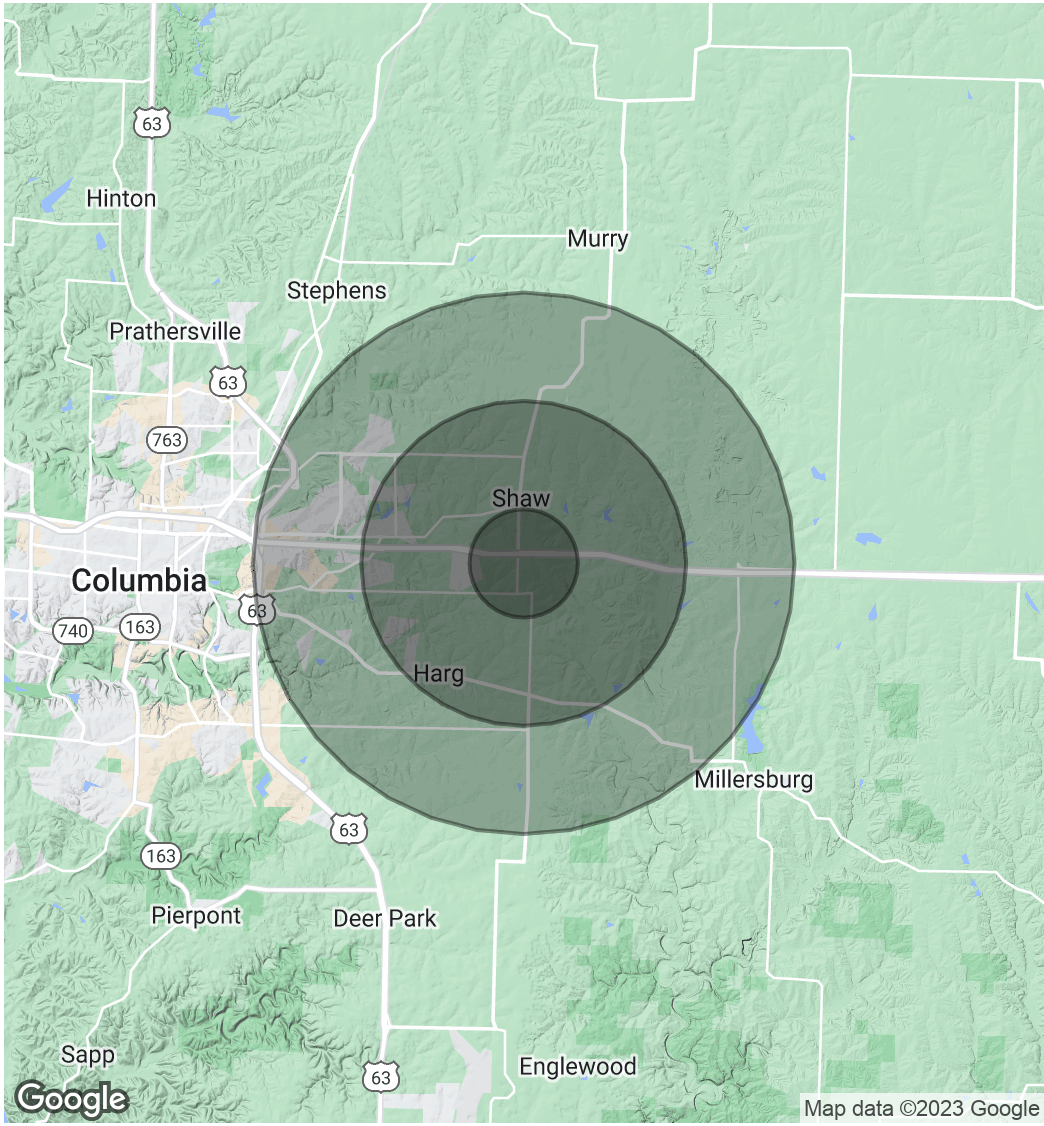
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	811	7,590	23,835
Average Age	39.1	39.8	35.5
Average Age (Male)	33.7	36.9	32.8
Average Age (Female)	39.7	39.7	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	451	3,659	10,906
# of Persons per HH	1.8	2.1	2.2
Average HH Income	$58,089	$79,454	$70,085
Average House Value	$154,885	$197,955	$176,187

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



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