MALY
COMMERCIAL REALTY, INC

OFFICE BUILDING FOR LEASE

909 E BUSINESS LOOP 70

COLUMBIA, MO 65201

MEL ZELENAK
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OFFERING SUMMARY

Lease Rate:	$10.00 SF/yr (NNN)
Building Size:	8,334 SF
Zoning:	M-C

PROPERTY OVERVIEW

Easy access to Interstate 70 with close proximity to downtown Columbia

PROPERTY HIGHLIGHTS

- +/- 8,334 square foot freestanding building located near the intersection of Business Loop 70 East and Rangeline Street
- Currently configured as office space, this building has historically been occupied by a variety of uses including general retail and even a restaurant (none of the restaurant equipment remains).
- Building offers close proximity and easy access to Interstate 70 and can easily accommodate over 30 parking stalls.

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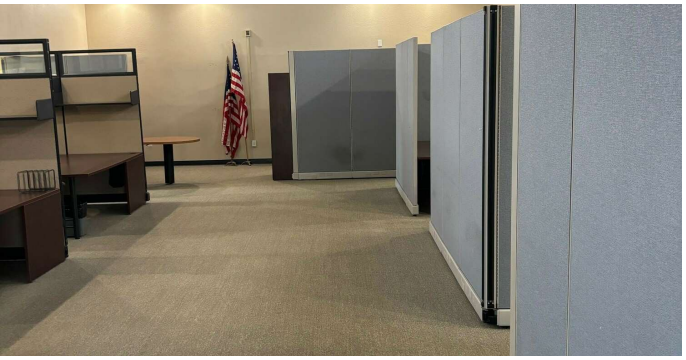

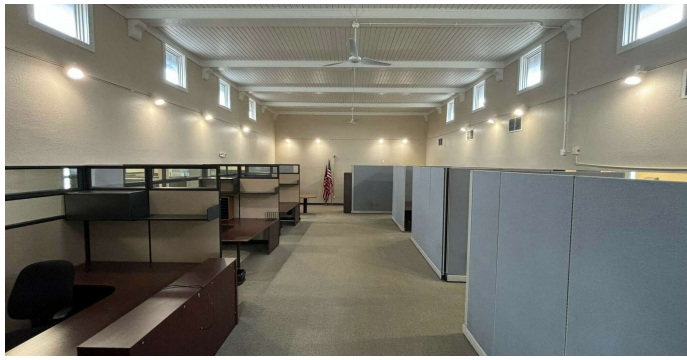

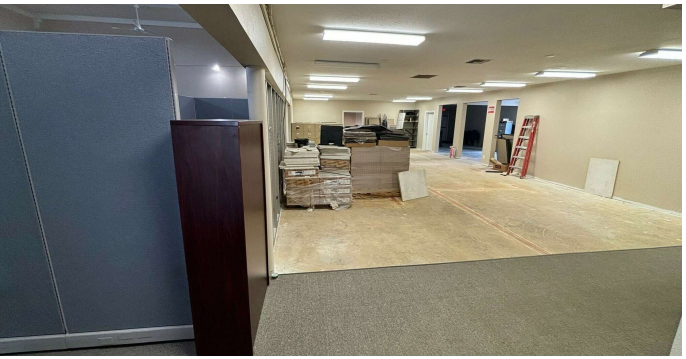

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1 BEC @ GARCIA'S BLDG - OPT 4
A804 1/16" = 1'-0"

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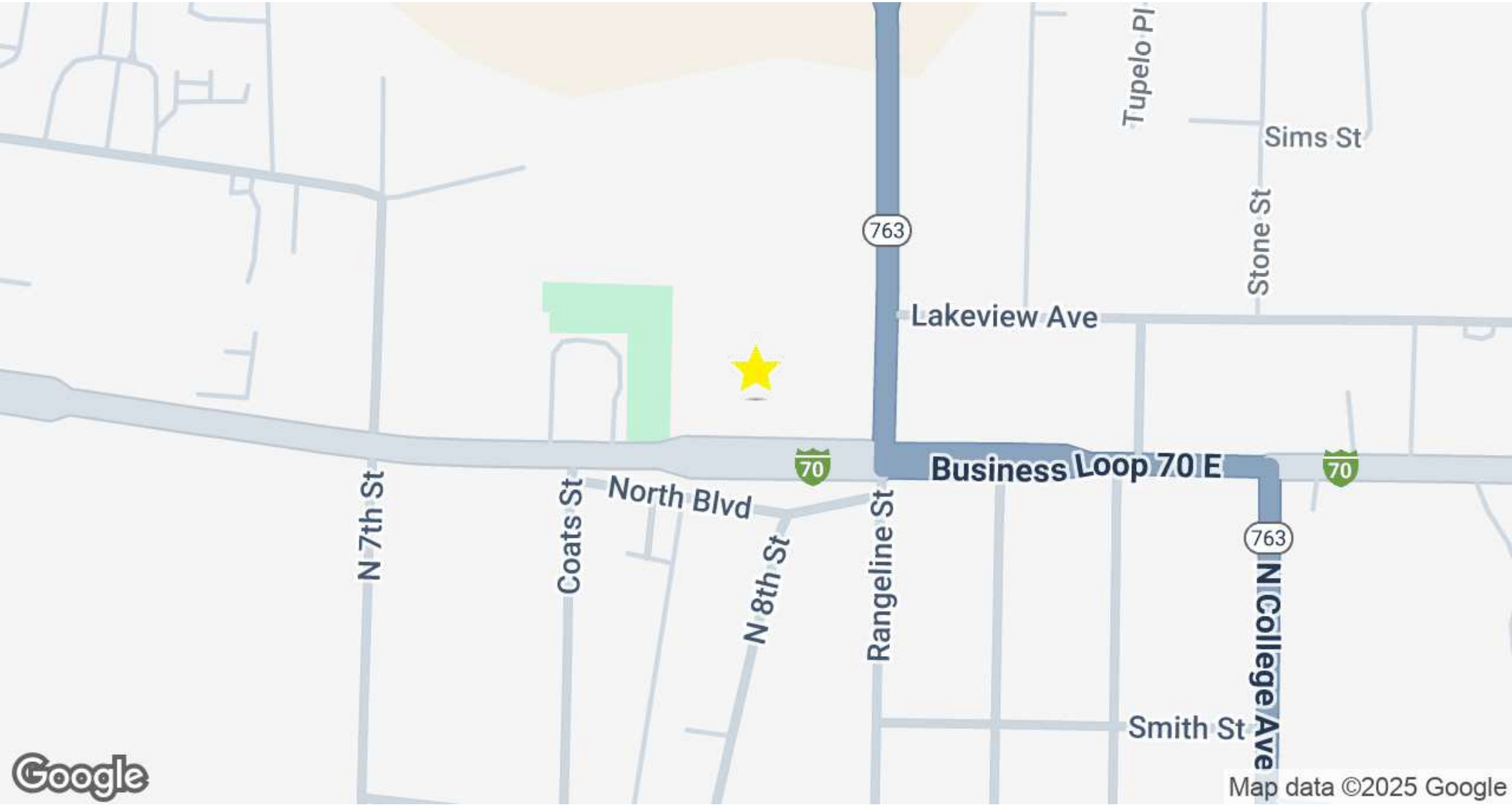

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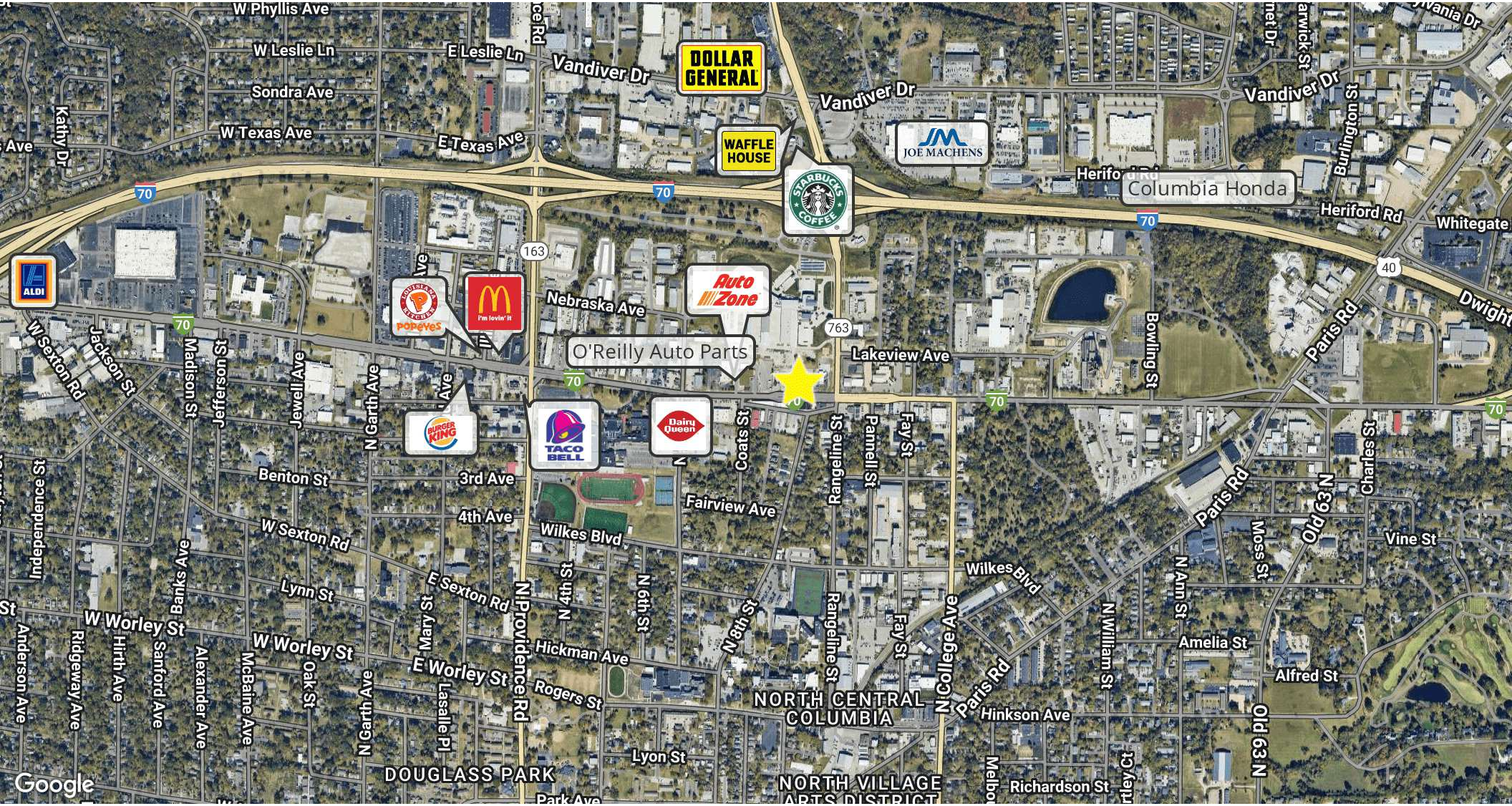

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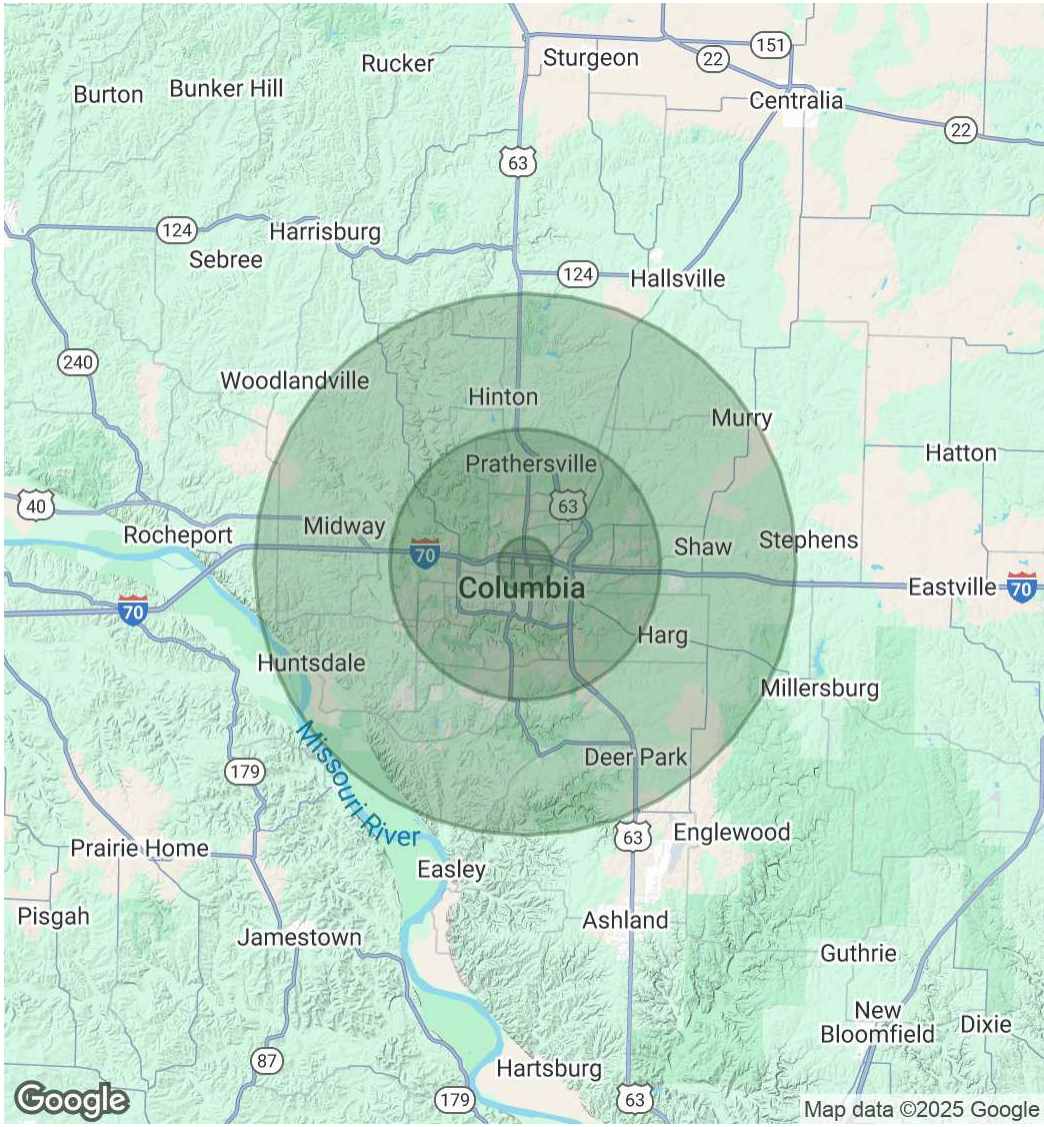
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,671	105,780	152,355
Average Age	32.0	31.9	33.8
Average Age (Male)	30.2	31.3	32.7
Average Age (Female)	34.4	32.5	34.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,373	47,771	66,769
# of Persons per HH	2.0	2.2	2.3
Average HH Income	$45,672	$60,671	$71,394
Average House Value	$125,402	$139,412	$175,539

2020 American Community Survey (ACS)



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