

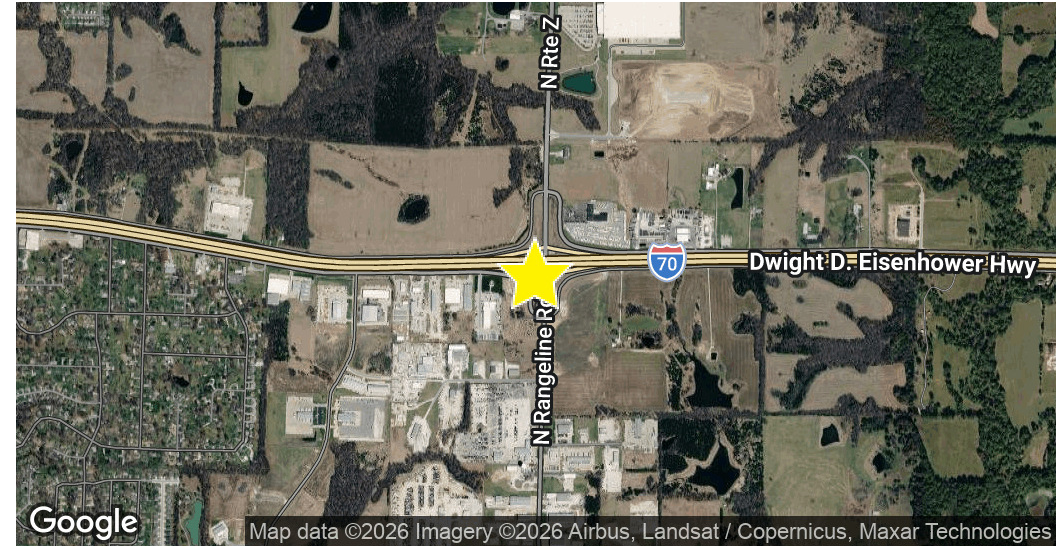


8700 I-70 DR SE

8700 INTERSTATE 70 DRIVE
SOUTHEAST, COLUMBIA, MO 65201

GINA RENDE

GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462



OFFERING SUMMARY

Lease Rate:	Email for pricing: Gina@malyrealty.com
Available SF:	5.85 Acres
Zoning:	C-G

PROPERTY OVERVIEW

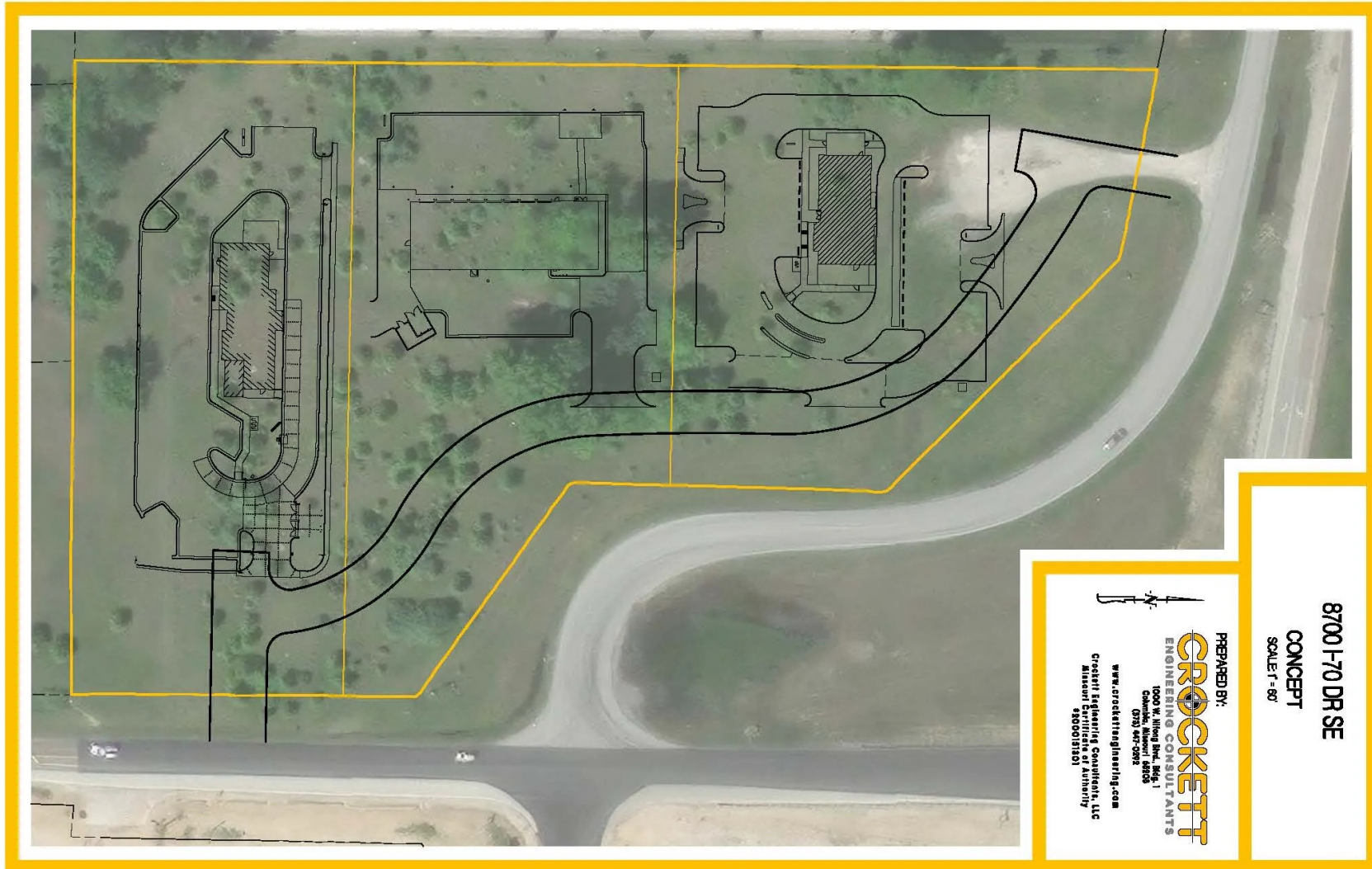
Hard Corner intersection, Interstate 70 at the Route Z/Rangeline (Exit 133 - South West Corner).

PROPERTY HIGHLIGHTS

- Landlord will split into multiple pads for Tenants ideal footprint.
- Tenant to self-maintain lot, and pay taxes and insurance.
- ADDT for I-70 E 20,805
- ADDT for I-70 W 21,568

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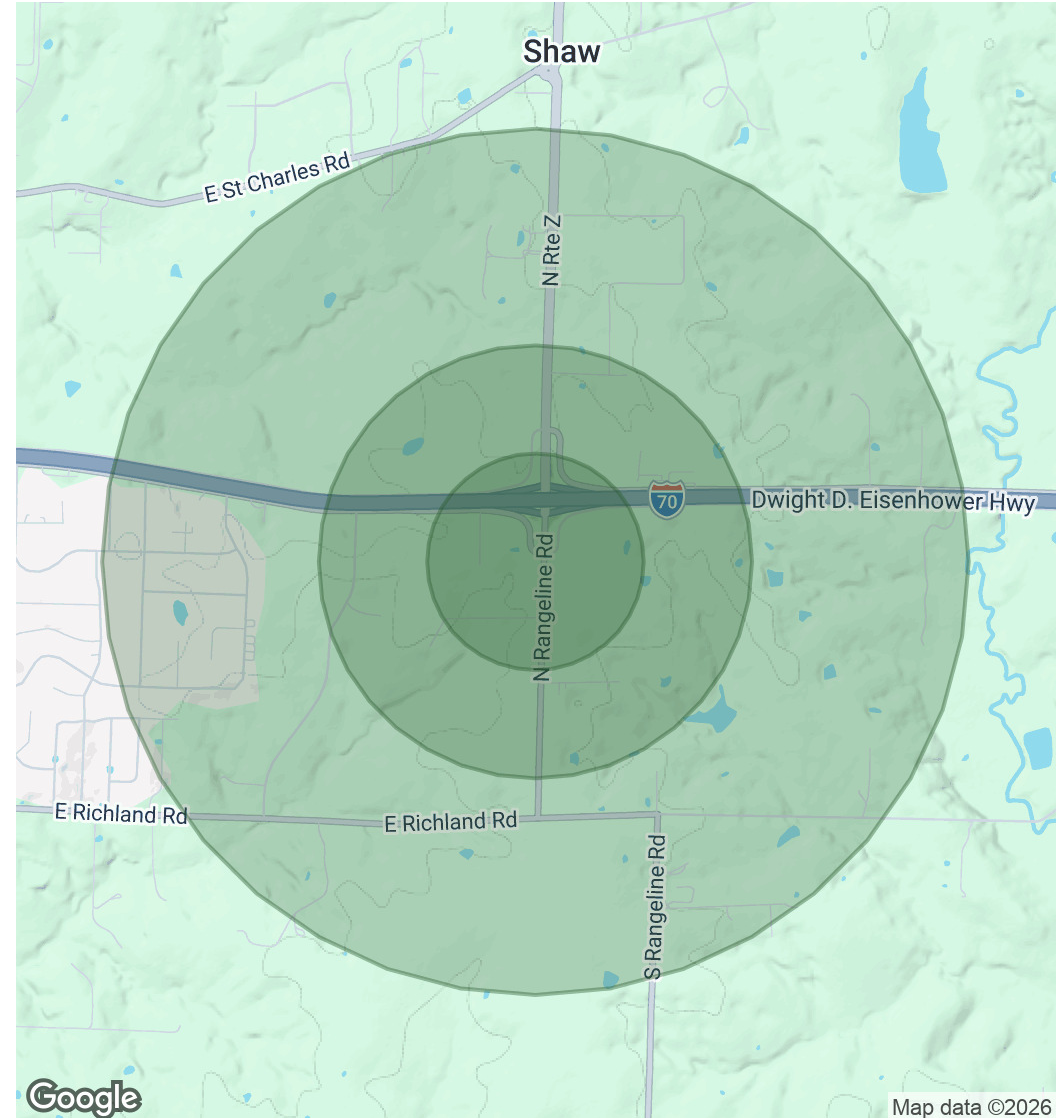
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	45	189	748
Average Age	46.3	44.8	44.6
Average Age (Male)	48.8	47.2	47.0
Average Age (Female)	44.0	42.4	42.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	21	88	351
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$87,369	\$84,355	\$83,295
Average House Value	\$186,750	\$175,795	\$174,777

2023 American Community Survey (ACS)



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