



5495 EAST
ROUTE Y

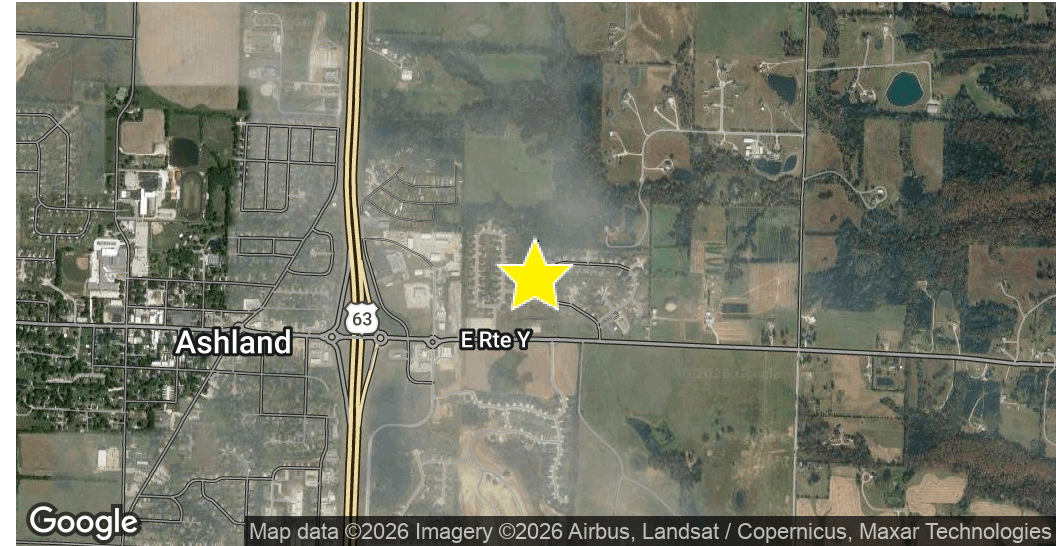
5495 EAST ROUTE Y, ASHLAND, MO
65010

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

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OFFERING SUMMARY

Sale Price:	Email for pricing: mel@malyrealty.com
Building Size:	5,000 SF
Lot Size:	3.32 Acres
Zoning:	C-G

PROPERTY OVERVIEW

Meticulously well-maintained medical office building located in highly sought after Ashland, MO. Located off State Route Y, this site offers easy access to Highway 63 and great exposure to the broader Ashland community.

PROPERTY HIGHLIGHTS

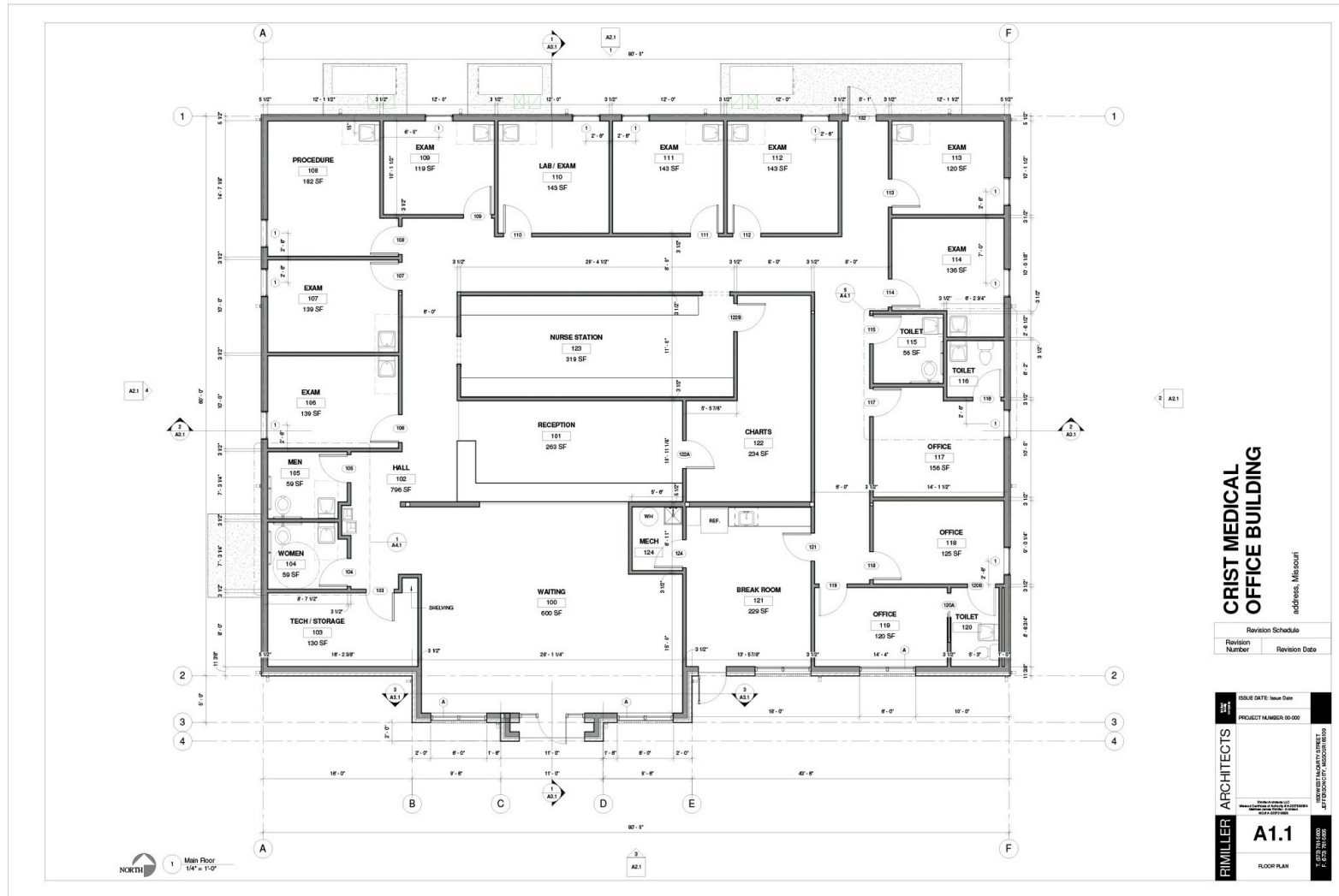
- +/- 5,000 square foot standalone medical office building off Route Y in Ashland, MO.
- Close proximity to Highway 63
- +/- 10-year-old medical office construction that has been meticulously well maintained
- Additional free standing +/- 750 square foot storage garage on site
- Site is large enough to accommodate an additional tract split for surplus land, if desired by new owner.

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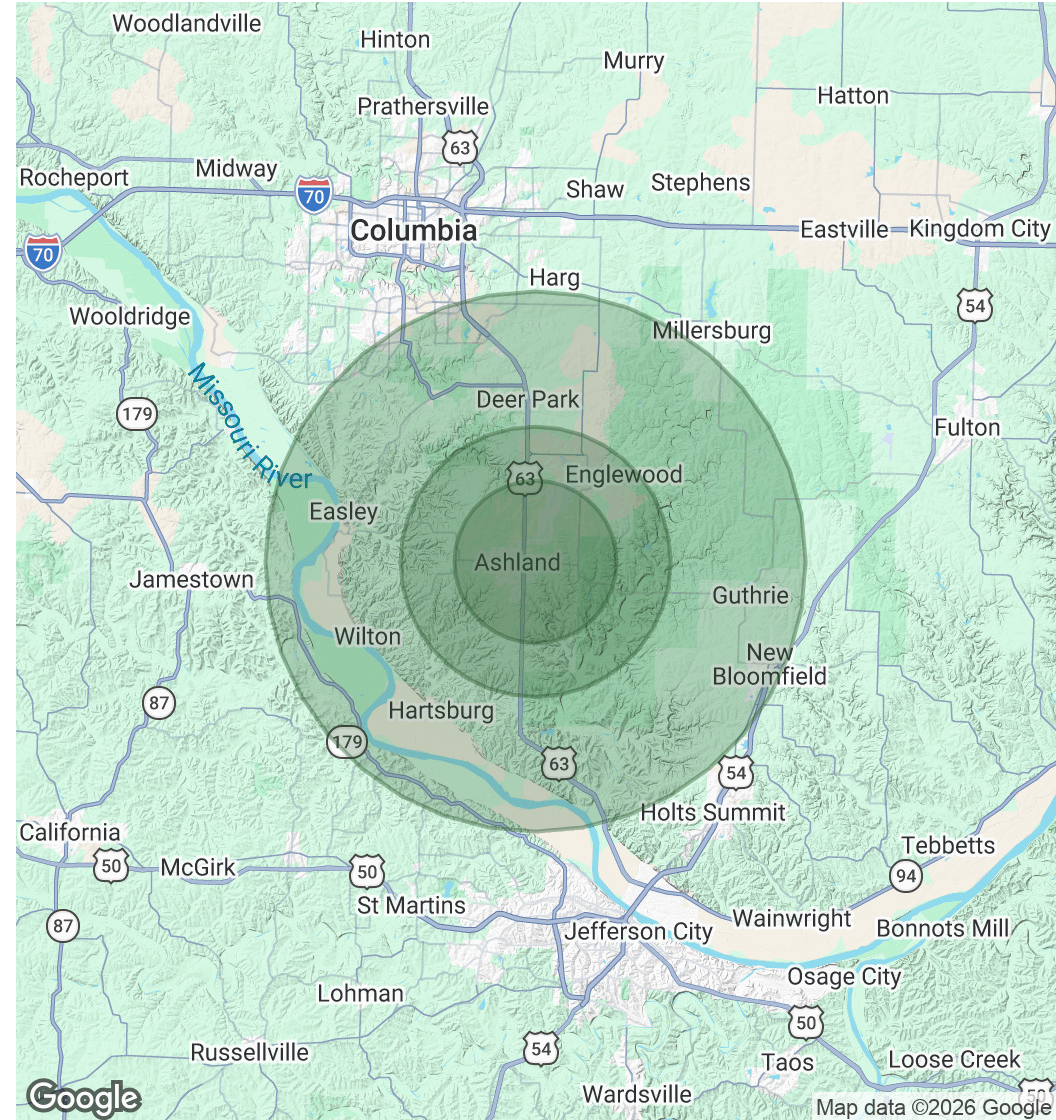
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,366	7,178	33,808
Average Age	41.7	43.3	38.0
Average Age (Male)	43.0	43.4	38.1
Average Age (Female)	40.9	42.6	37.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,899	3,036	13,602
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$104,007	\$110,228	\$97,593
Average House Value	\$309,818	\$339,666	\$318,509

2023 American Community Survey (ACS)



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