

3890 RANGE  
LINE ST - SUITE  
107

COLUMBIA, MO 65202

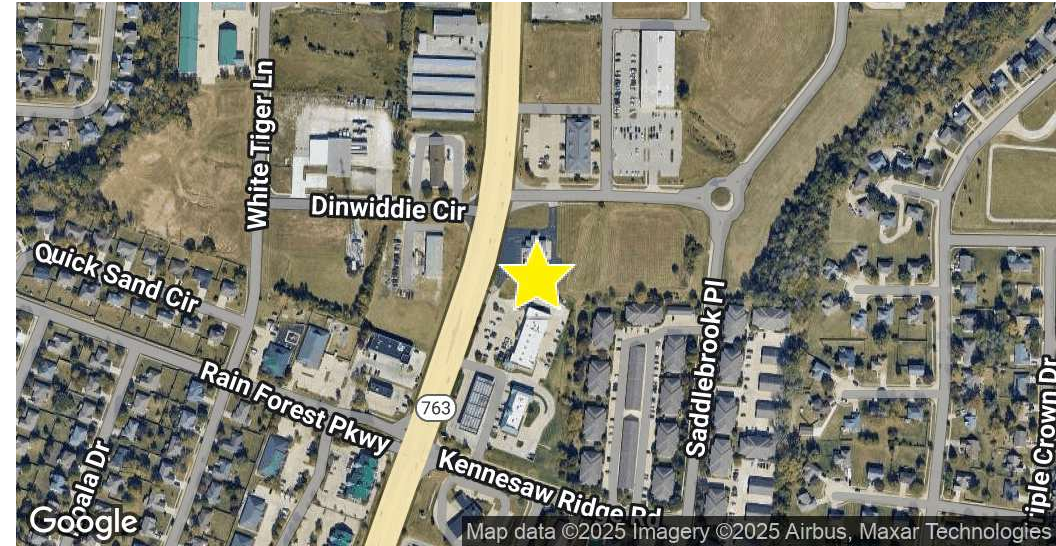


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**OFFERING SUMMARY**

Lease Rate:	Call For Pricing
Zoning:	C-P
Available SF:	1,648SF

**PROPERTY OVERVIEW**

Space is located off Range Line St, and is situated between China Moon and La Siesta

**PROPERTY HIGHLIGHTS**

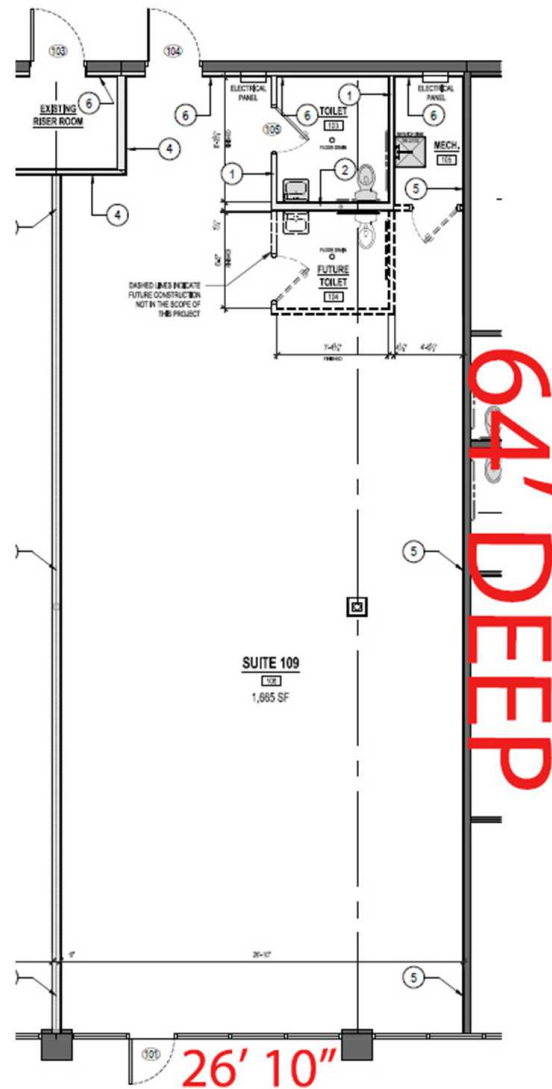
- Rent on NNN Basis
- One ADA accessible restroom with a second plumbed ADA restroom available, a rear door, smooth concrete floors, white drop ceiling and drywall primed and ready for paint.
- Space approximately 64 ft deep x 24'10" in width
- Range Line St, N AADT: 7,272
- Range Line St, S AADT: 7,394

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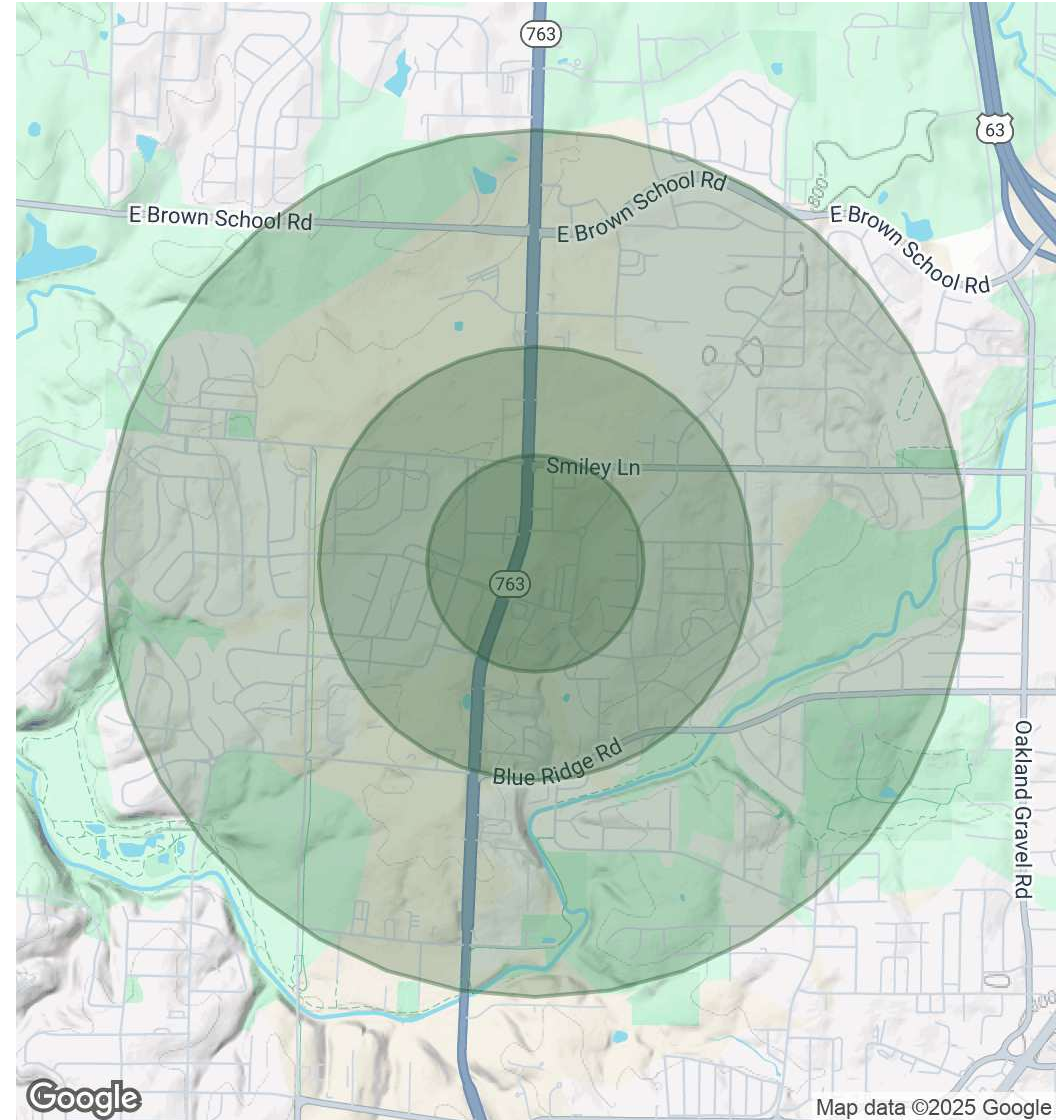
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	701	2,411	7,197
Average Age	33.6	33.3	32.8
Average Age (Male)	36.1	35.9	34.2
Average Age (Female)	32.8	32.6	32.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	264	923	2,919
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$82,322	\$81,473	\$75,451
Average House Value	\$159,167	\$164,659	\$160,193

\* Demographic data derived from 2020 ACS - US Census



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