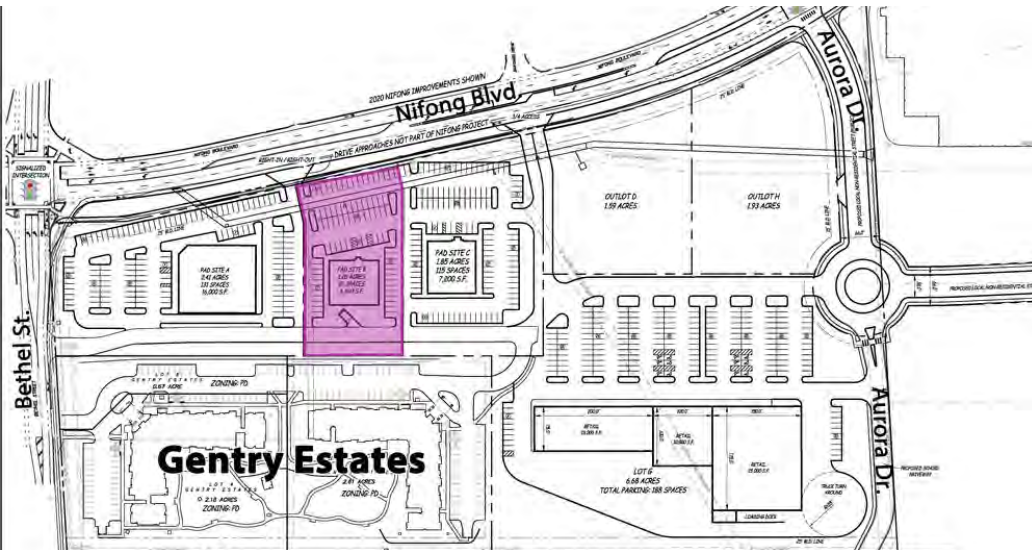




BETHEL ST. &
NIFONG
BLVD. - 1.2 ACRES

SE CORNER OF NIFONG BLVD. &
BETHEL ST, COLUMBIA, MO 65203

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462



OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	52,272 SF
Lot Size:	1.2 Acres
Zoning:	M-N
Traffic Count:	8,447

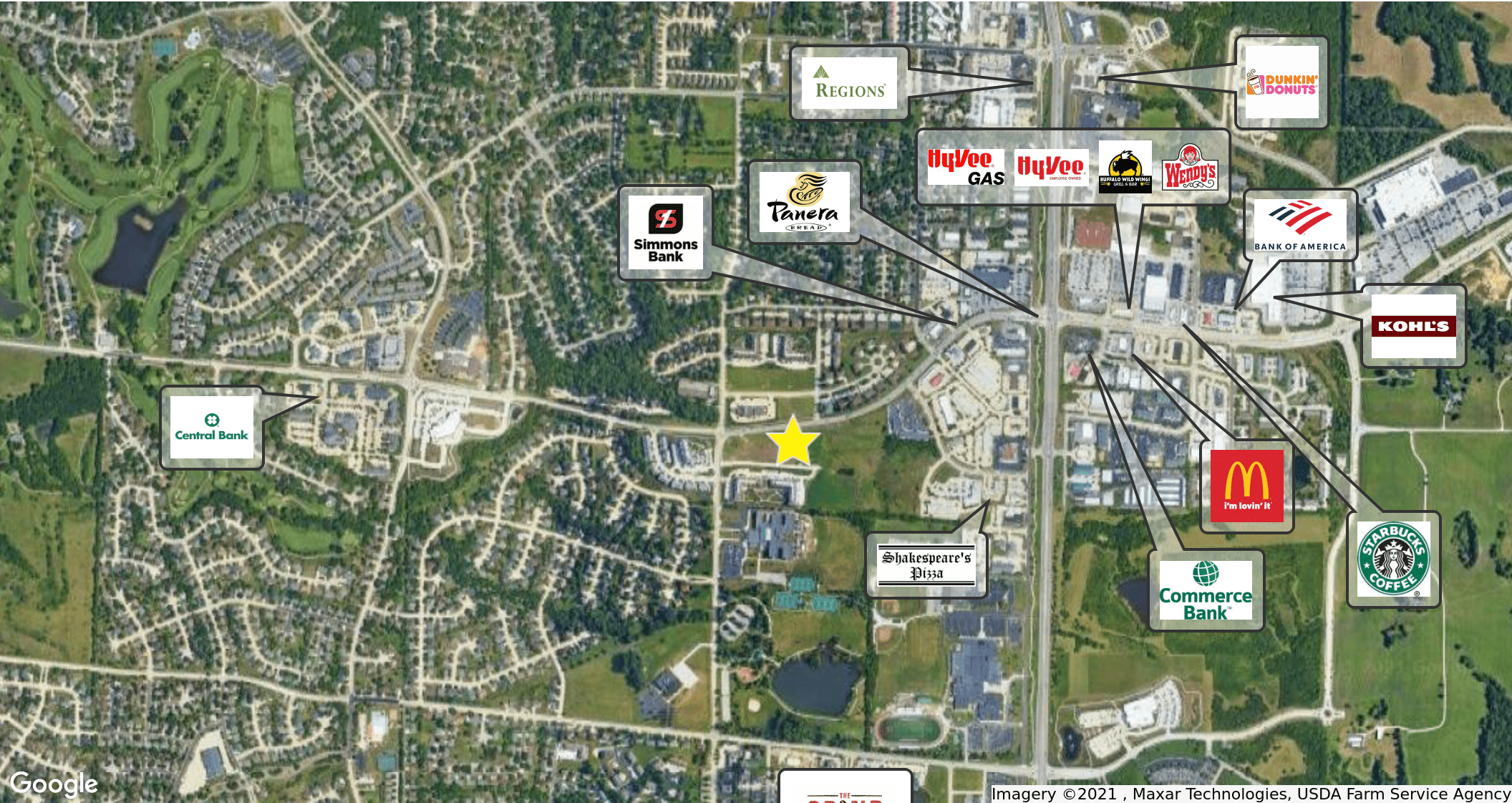
PROPERTY OVERVIEW

1.2 Acres located at the Southeast corner of Nifong Blvd. and Bethel St. in South Columbia
 2 access points from Nifong Blvd. and 1 access point from Bethel St.

PROPERTY HIGHLIGHTS

- Ground Lease or Build-to-Suit to high credit tenant
- 2 access points from Nifong Blvd. and 1 access point from Bethel St.

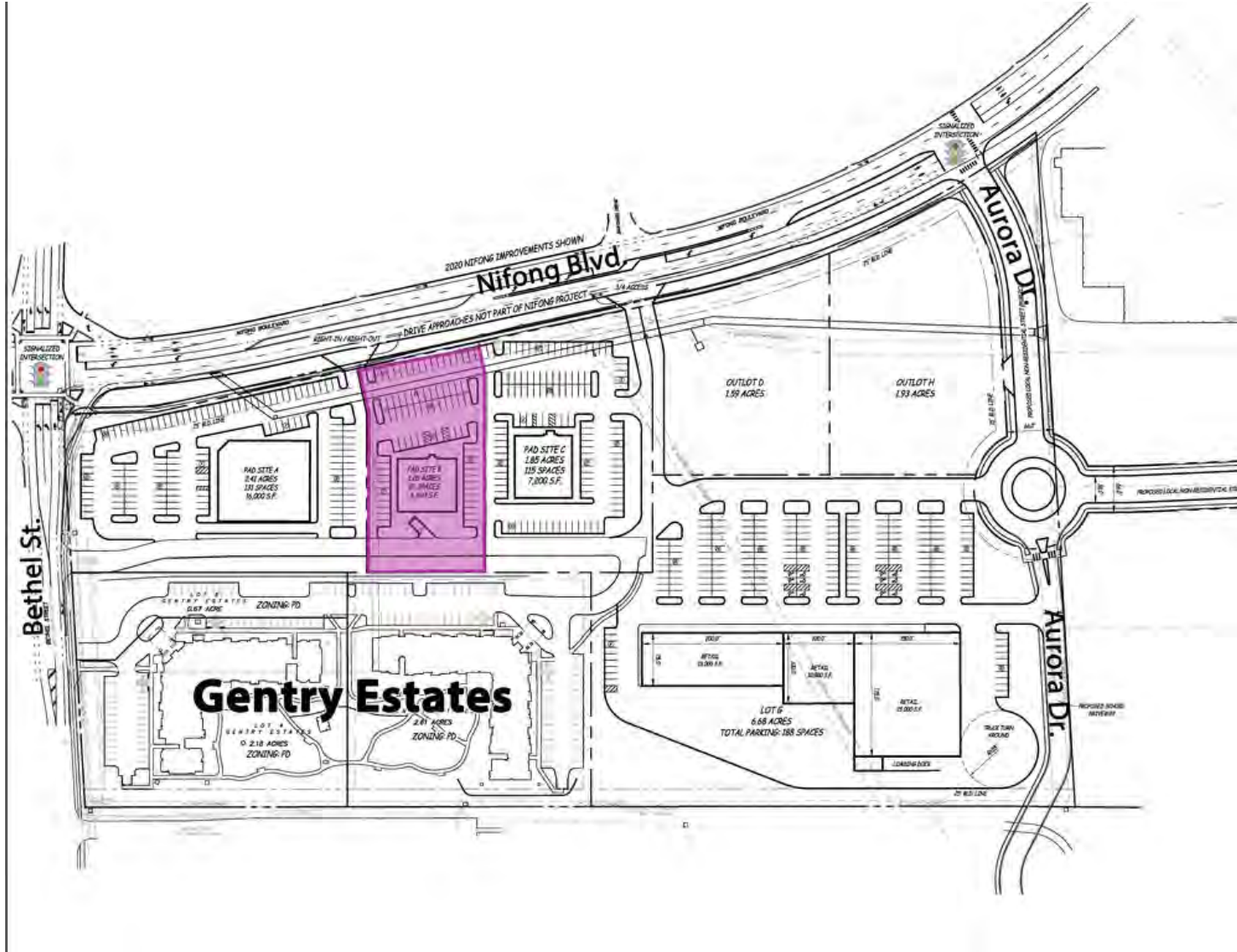
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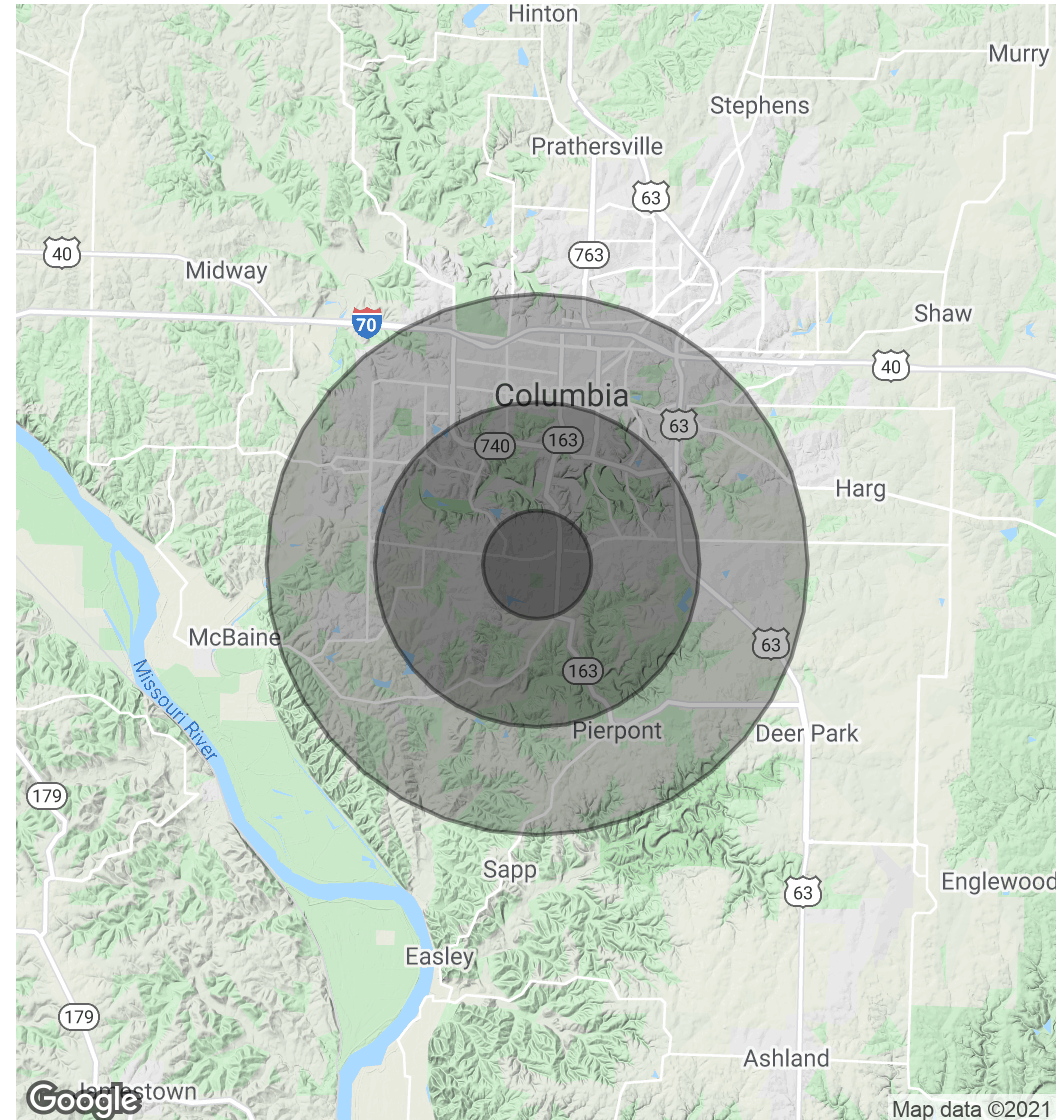


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,131	42,938	99,823
Average age	32.9	29.9	30.1
Average age (Male)	33.5	30.5	30.4
Average age (Female)	31.9	29.4	29.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,761	15,479	39,593
# of persons per HH	2.3	2.8	2.5
Average HH income	\$82,898	\$71,361	\$61,603
Average house value	\$280,191	\$272,285	\$204,686

* Demographic data derived from 2010 US Census



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