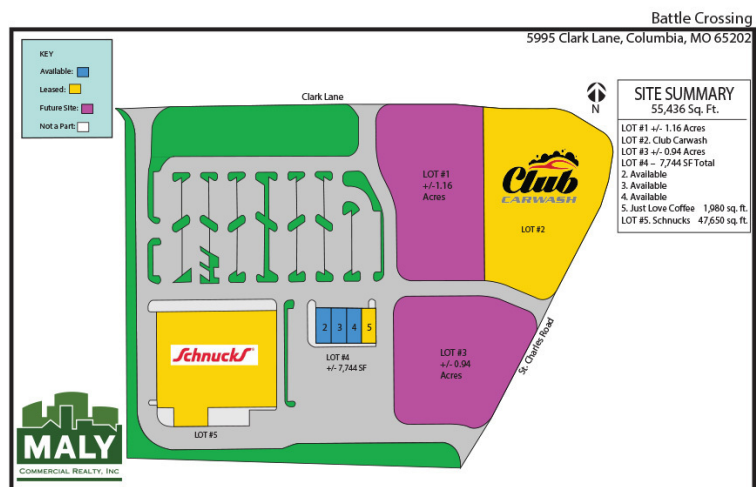


BATTLE CROSSING UNIT 4-3

5414 CLARK LANE, SUITE 102-108,
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:	1,200 - 5,820 SF
Zoning:	M-C

PROPERTY OVERVIEW

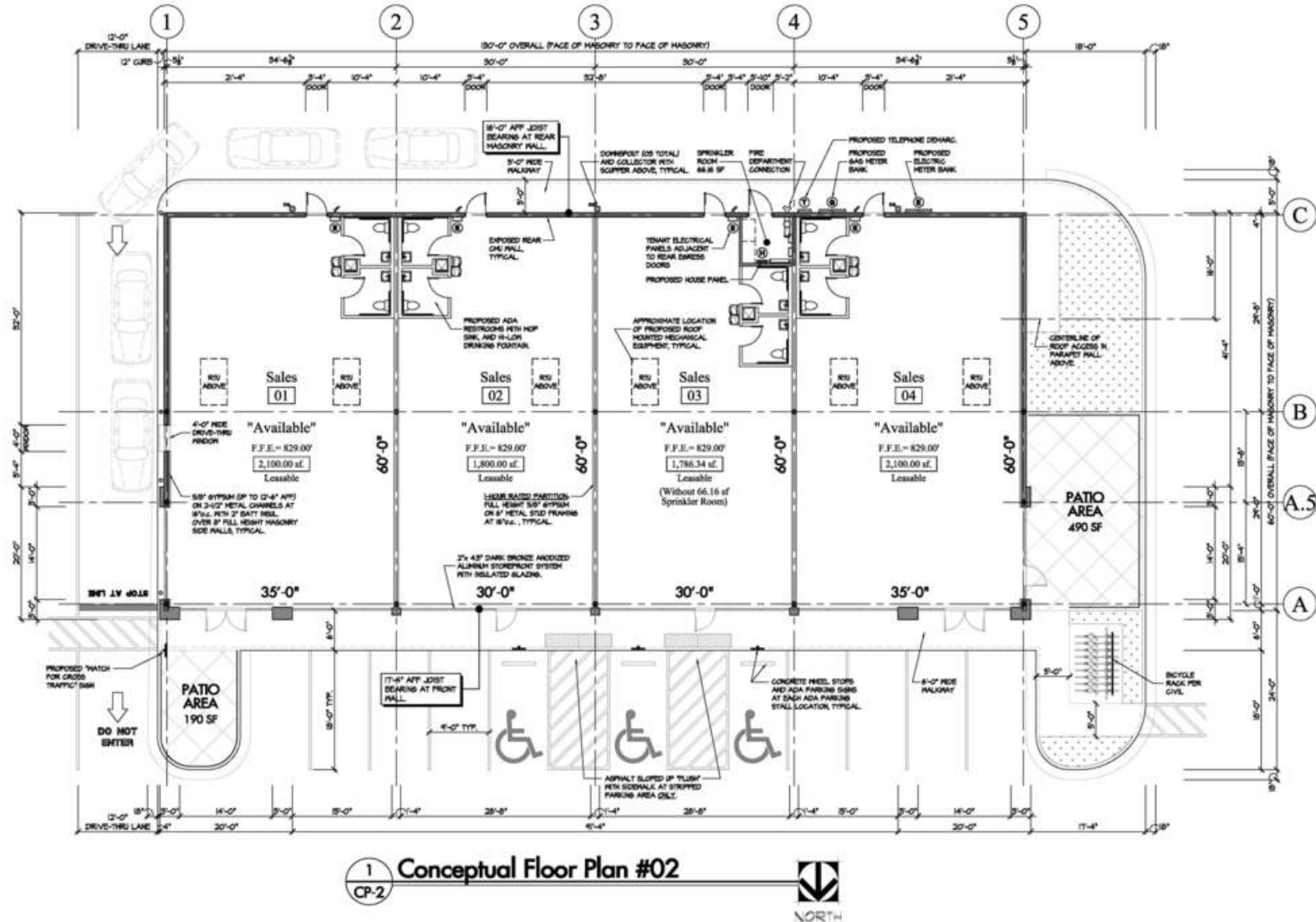
Lease opportunities at new shopping center, Battle Crossing, located in East Columbia at the Southwest corner of E. St. Charles Rd. and Clark Lane, near the Lake of the Woods exit. This center offers great visibility from the Interstate.

PROPERTY HIGHLIGHTS

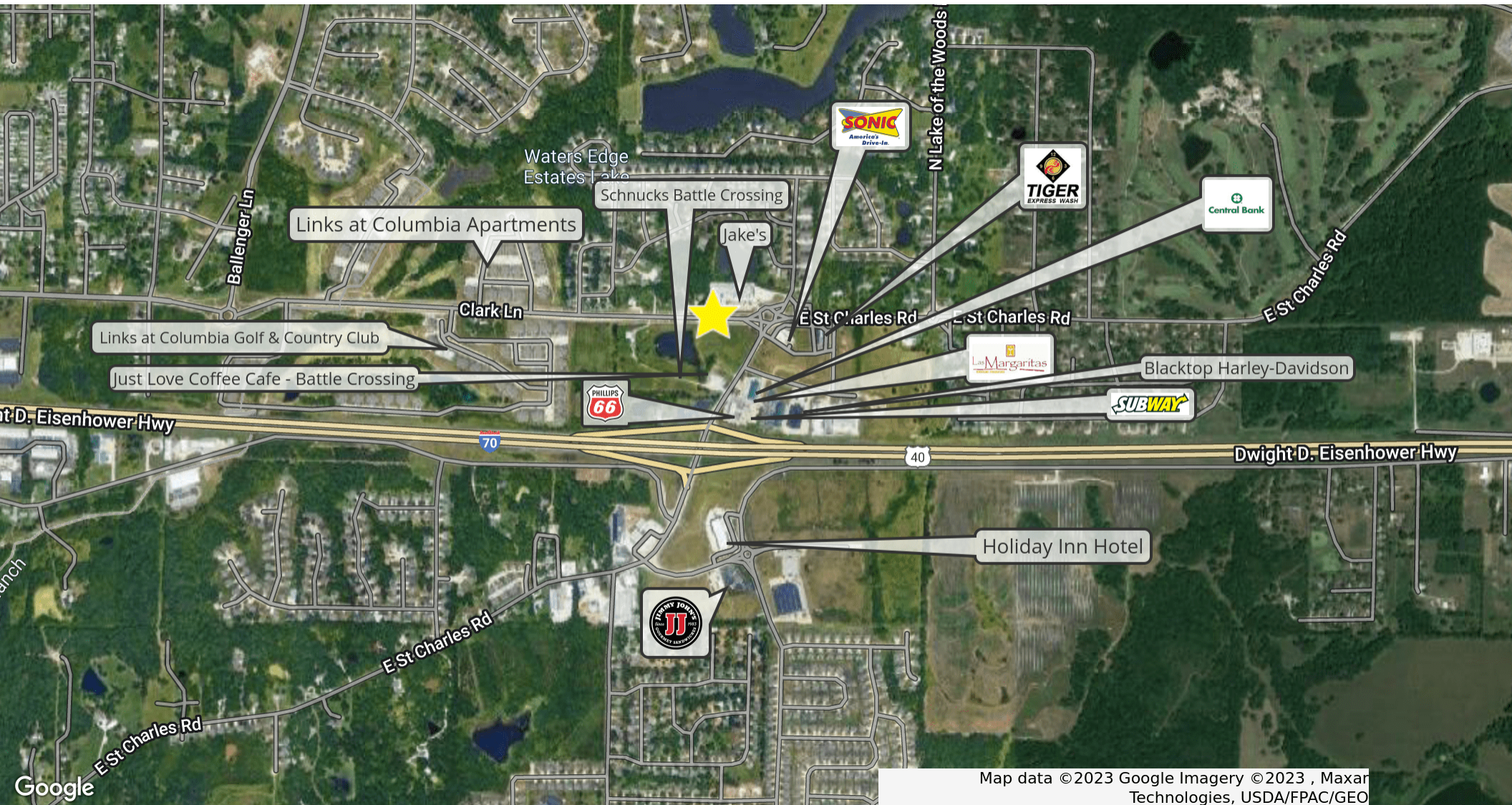
- Rent on NNN basis
- Landlord will white-box for a term lease
- Landlord will provide \$20/SF Tenant Improvement Allowance
- Space can be demised according to tenants ideal SF footprint
- This center offers great visibility from the Interstate

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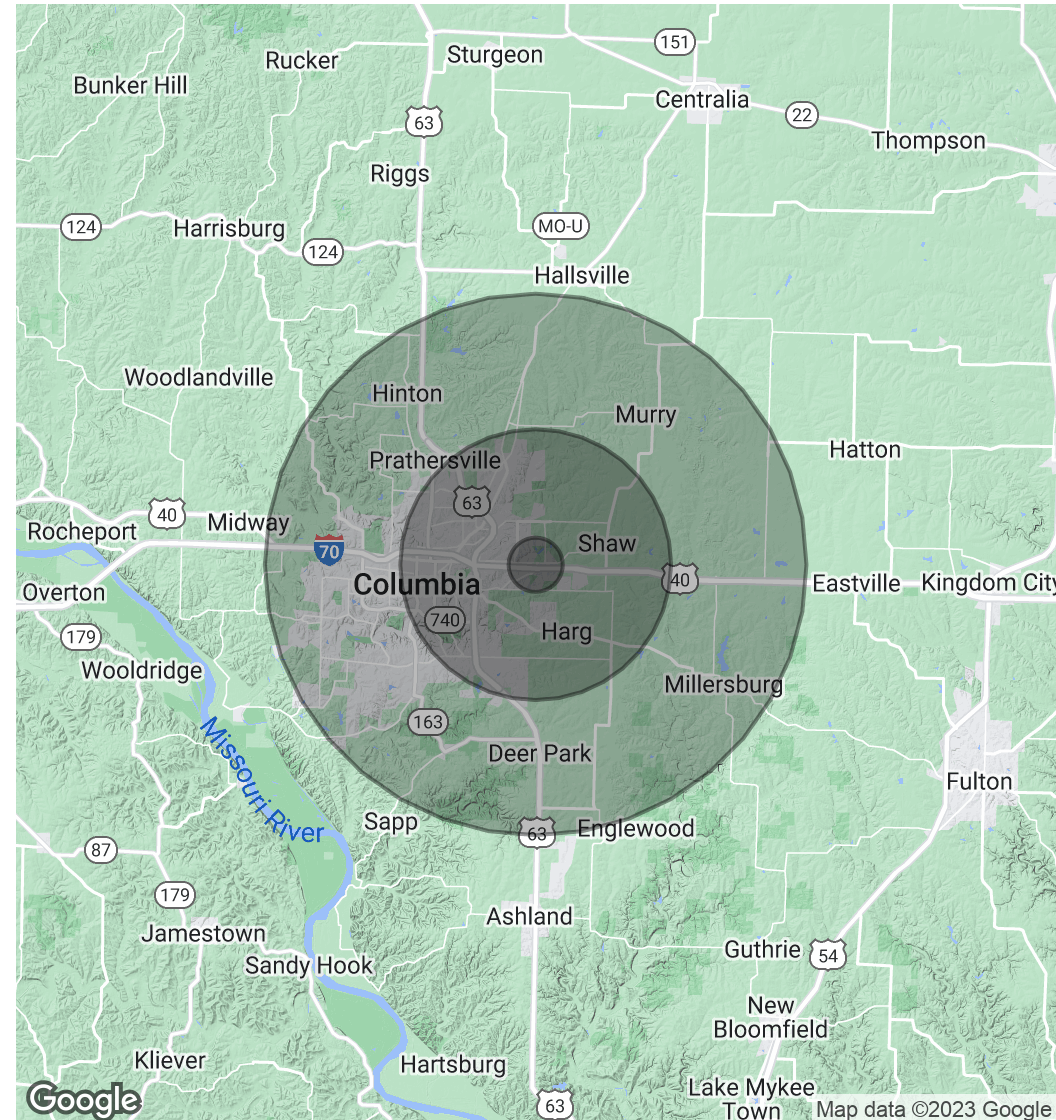
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213 N STADIUM BLVD STE 203, COLUMBIA, MO 65203-1161 • 573.443.3200 • WWW.MALYREALTY.COM

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,515	54,955	149,117
Average age	30.9	27.8	30.6
Average age (Male)	29.0	26.9	30.2
Average age (Female)	32.6	28.7	31.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	627	21,863	60,392
# of persons per HH	2.4	2.5	2.5
Average HH income	\$60,533	\$48,887	\$58,097
Average house value	\$142,053	\$151,034	\$173,142

* Demographic data derived from 2020 ACS - US Census



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