



HWY 63 & GRINDSTONE PRKWAY 4 ACRES

CHALET TRACT

HIGHWAY 63 & GRINDSTONE PKWY,
COLUMBIA, MO 65201

PREPARED BY:

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



OFFERING SUMMARY

Lot Size:	1 Acres
Zoning:	M-C (Mixed-Use Corridor)
Market:	Columbia, MO
Submarket:	South Columbia

PROPERTY OVERVIEW

Located on the Southwest Corner of Highway 63 & Grindstone Parkway in South Columbia, MO this site offers fantastic traffic counts and demographics. The site offers easy access and great visibility from Highway 63 and Grindstone Parkway.

PROPERTY HIGHLIGHTS

- Excellent access and visibility from Grindstone Parkway & Highway 63
- Available acreage: +/- 0.87 Acres – 4 Acres
- Ground lease rate: \$100,000 / acre
- Sales Pricing: \$12-\$26 per sq ft
- Hwy 63 ADT: 25,821
- Grindstone ADT: 15,071
- Available acreage: +/- 0.87 Acres - 4 Acres

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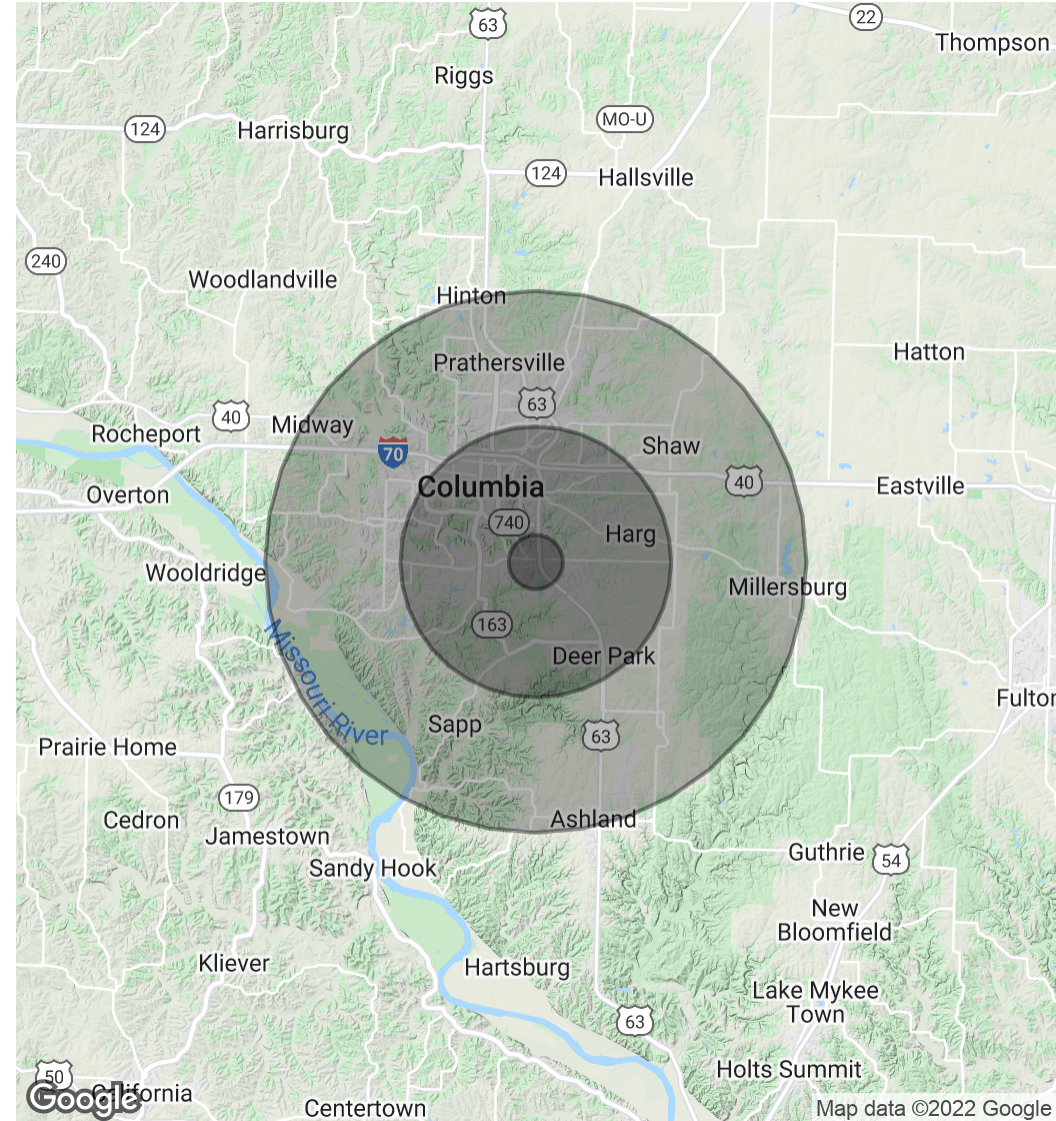
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,144	83,507	160,971
Average Age	24.8	28.6	30.7
Average Age (Male)	24.4	28.3	30.5
Average Age (Female)	25.4	29.0	31.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,405	32,699	65,090
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$48,428	\$54,288	\$60,436
Average House Value	\$182,232	\$173,155	\$183,496

* Demographic data derived from 2010 US Census



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