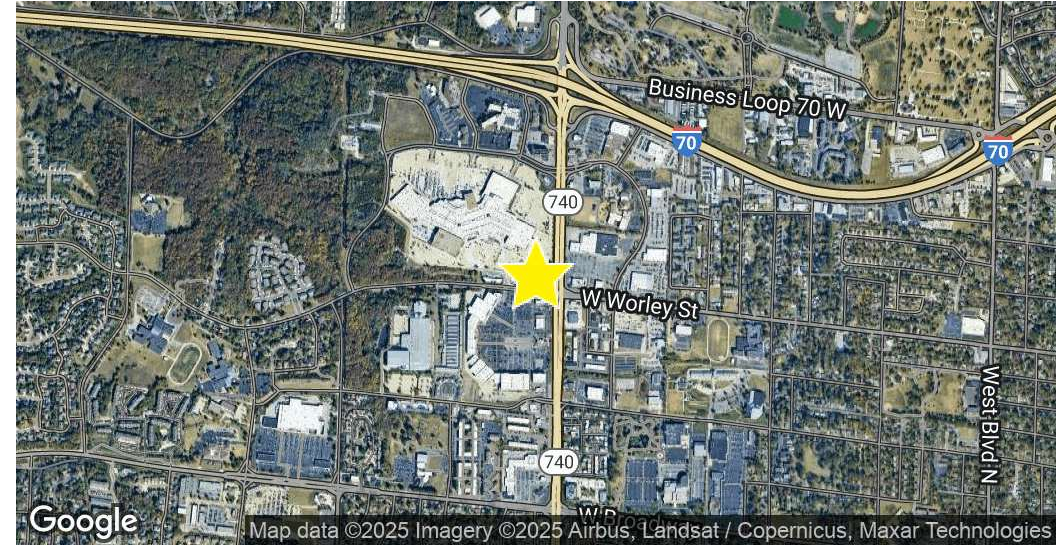
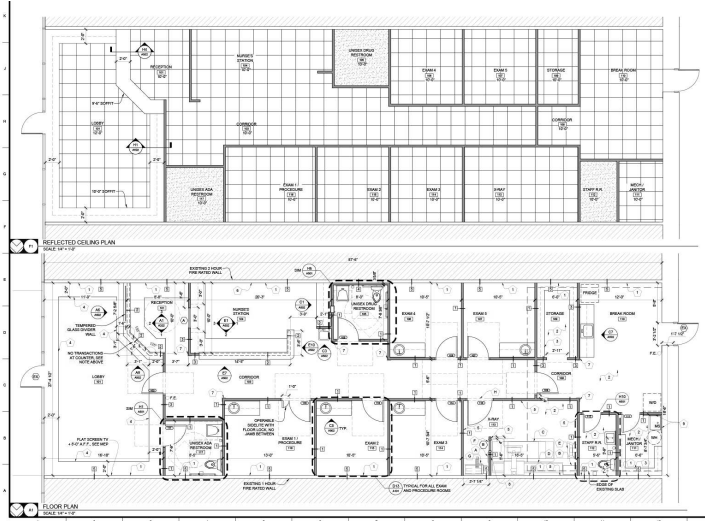


SHOPPES AT STADIUM- UNIT 25

403 NORTH STADIUM BOULEVARD,
SUITE 104, COLUMBIA, MO 65203



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:	2,400 SF
Zoning:	M-C

PROPERTY OVERVIEW

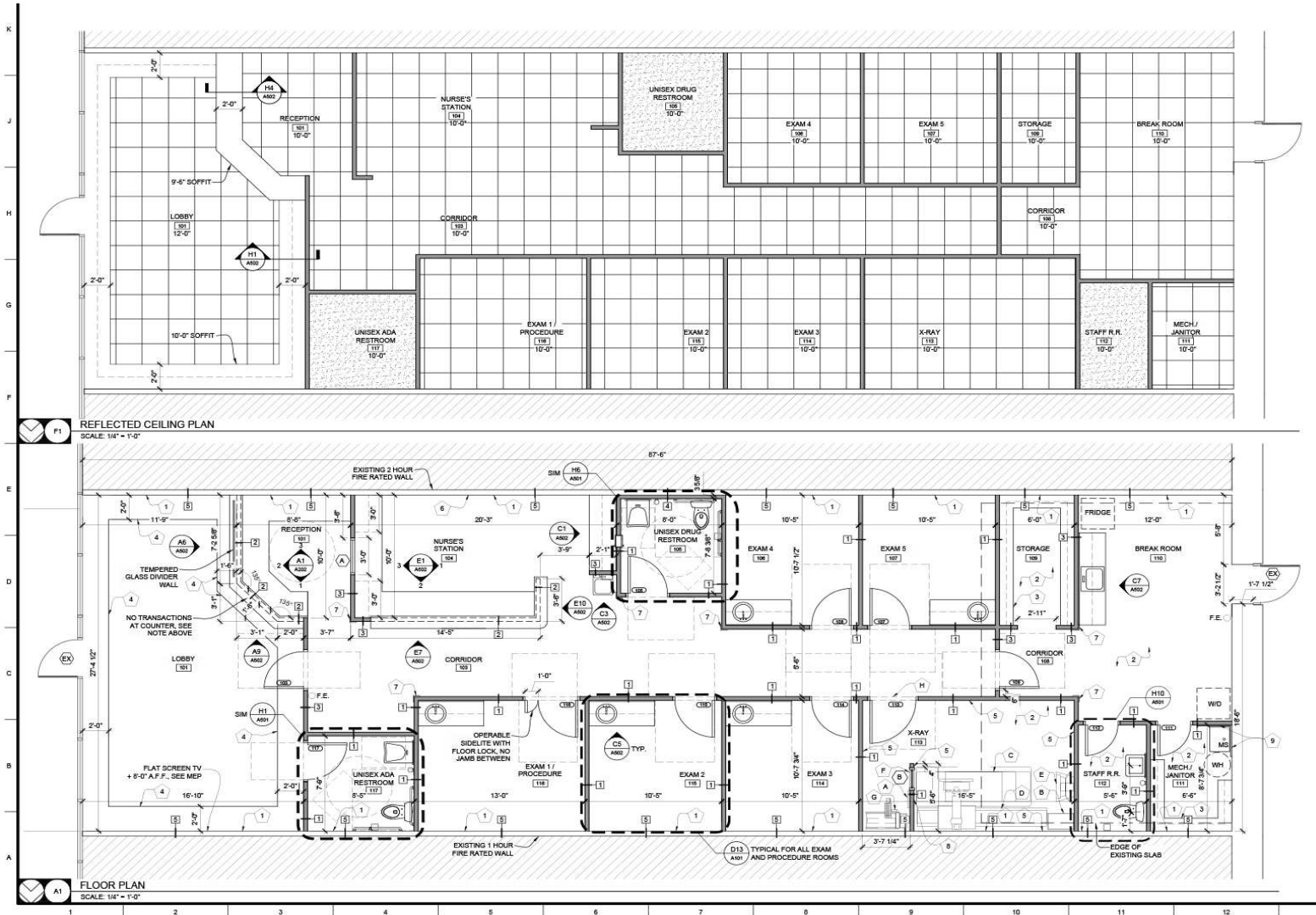
Located at Shoppes At Stadium, in West Columbia near the Columbia Mall, anchored by Dick's Sporting Goods.

PROPERTY HIGHLIGHTS

- Rent on NNN basis
- Situated between Tropical Smoothie and Mattress Firm
- Formerly NextCare Urgent Care
- Space is roughly 27 ft 4 in wide x 88 ft deep
- AADT 29,690 traffic count

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Shoppes at Stadium

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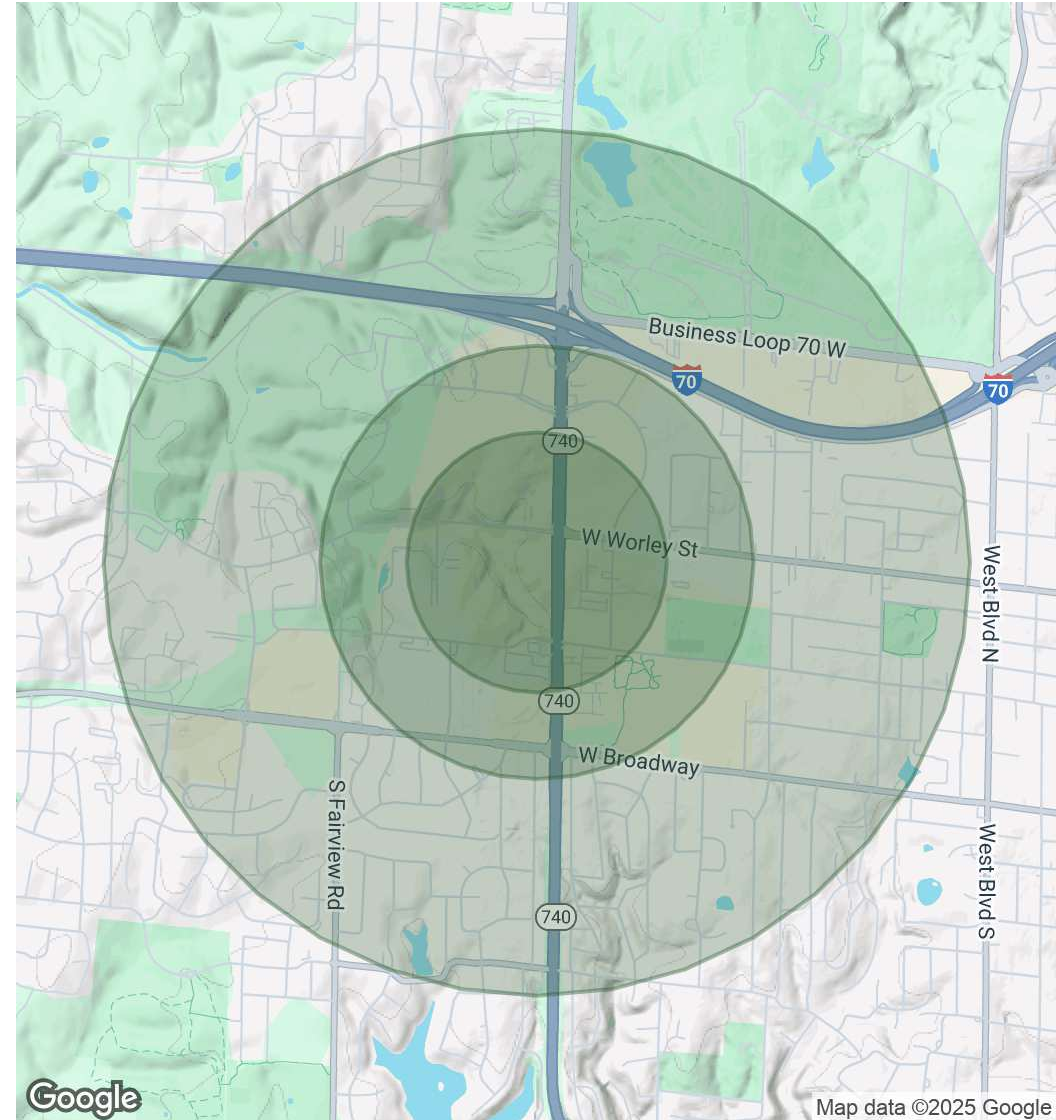
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C: 314.477.4462

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	655	2,070	8,401
Average Age	32	33	38
Average Age (Male)	32	33	37
Average Age (Female)	32	33	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	398	1,232	4,266
# of Persons per HH	1.6	1.7	2
Average HH Income	\$42,492	\$45,587	\$66,651
Average House Value	\$186,478	\$193,391	\$229,793

Demographics data derived from AlphaMap



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