

# Red Oak Market Place

End Cap & Inline Space  
Available 2,800 - 5,500 SF

End Cap with Patio Space  
NNN Lease Type



#### UNITS AVAILABLE:

2 - 3

#### CO-TENANCY:

CSL PLASMA  
MASSAGE LUXE  
FIRE HOUSE SUBS

#### Spaces Available:

East End Cap 2,800 SQFT  
West End Cap 5,500 SQFT  
Minimum Inline 2,000 SQFT

#### ADDRESS:

1325 Grindstone Plaza Dr, Columbia, MO 65202

#### NEAR BY RETAIL:

The strip center sits directly across from a Super Walmart, Kohl's, Sephora, and Cato's. In addition to being directly next to a high-end 158 unit student apartment complex.

#### SUMMARY:

Red Oak Marketplace is a new retail strip center in the heart of Columbia. Currently the east and west end-cap of the main center are available. The west end-cap has over 900 SQFT of outdoor patio space. The 5,500 SQFT can be subdivided to a minimum of 2,000 SQFT.



#### American Realty & Development

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#### Wade Guffey

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# OVERVIEW

Red Oak Marketplace is a retail center located in the heart of Columbia Missouri. One of the major attractions to Columbia, that it is home to several colleges including the University of Missouri a.k.a Mizzou. Currently Mizzou has over 31,000 students from across the nation in enrollment. The West end-cap would be a great location for any retail tenant especially a restaurant being that there is a large outdoor patio for seating. Both end caps have great visibility and with a large brand new pylon sign that the 32,000 people a day traveling on Grindstone Parkway can't miss.

## PROPERTY HIGHLIGHTS

- Great visibility off of Grindstone Parkway
- Daily traffic counts 32,300
- Large Pylon Sign Shared Between Tenants
- Parking Spaces 104

## PROPERTY SUMMARY

- Asking Price: \$18.00-\$22.00 Per SQFT
- Year Built: 2020
- Total Building Size 19,626 SQFT
- Building: 8,000 SF

## LOCATION HIGHLIGHTS

- Directly Across from Major Retail
- Sits Beside High-End Student Housing
- Grindstone Parkway is one of Columbia's Main Roads
- Population 122,659



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# FINANCIAL SUMMARY

Demographics		
2022 Data	5 mi	10 mi
<b>Total Population 2022</b>	112,157	162,518
<b>Historical Annual Growth (2010-2022)</b>	+7.2%-2,289	+6.4%-2,922
<b>Median Age</b>	31.7	32.4
<b>Female Age Distribution (2022)</b>	51.5%-57,748	51.2%-83,232
<b>Male Population</b>	48.5%-54,409	48.8%-79,286
<b>Median Owner Occupied Home Value</b>	\$238,283	\$227,352
<b>Renter Occupied Median Rent</b>	\$757	\$756
<b>Total House Holds</b>	45,608	65,481
<b>Average Family Income</b>	\$110,125	\$107,055
<b>Total Annual Household Expenditures</b>	\$2.6B	\$3.86B
<b>Total Annual Non-Retail Expenditures</b>	\$1.38B	\$2.04B
<b>Total Annual Retail Expenditures</b>	\$1.22B	\$1.82B
<b>Monthly Household Expenditures</b>	\$4,750	\$4,915
<b>Monthly Household Non-Retail Expenditures</b>	53.0%-\$2,519	52.9%-\$2,600
<b>Monthly Household Retail Expenditures</b>	47.0%-\$2,231	47.1%-\$2,317
<b>Total Businesses</b>	4,534	5,519
<b>Total Employees</b>	69,065	80,958
<b>Company Headquarter Businesses</b>	159	197



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# AERIAL MAP

**1325 Grindstone Plaza Dr.**  
Columbia, MO 65202



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Map data ©2022 Google



# PROPERTY OVERVIEW PHOTOS

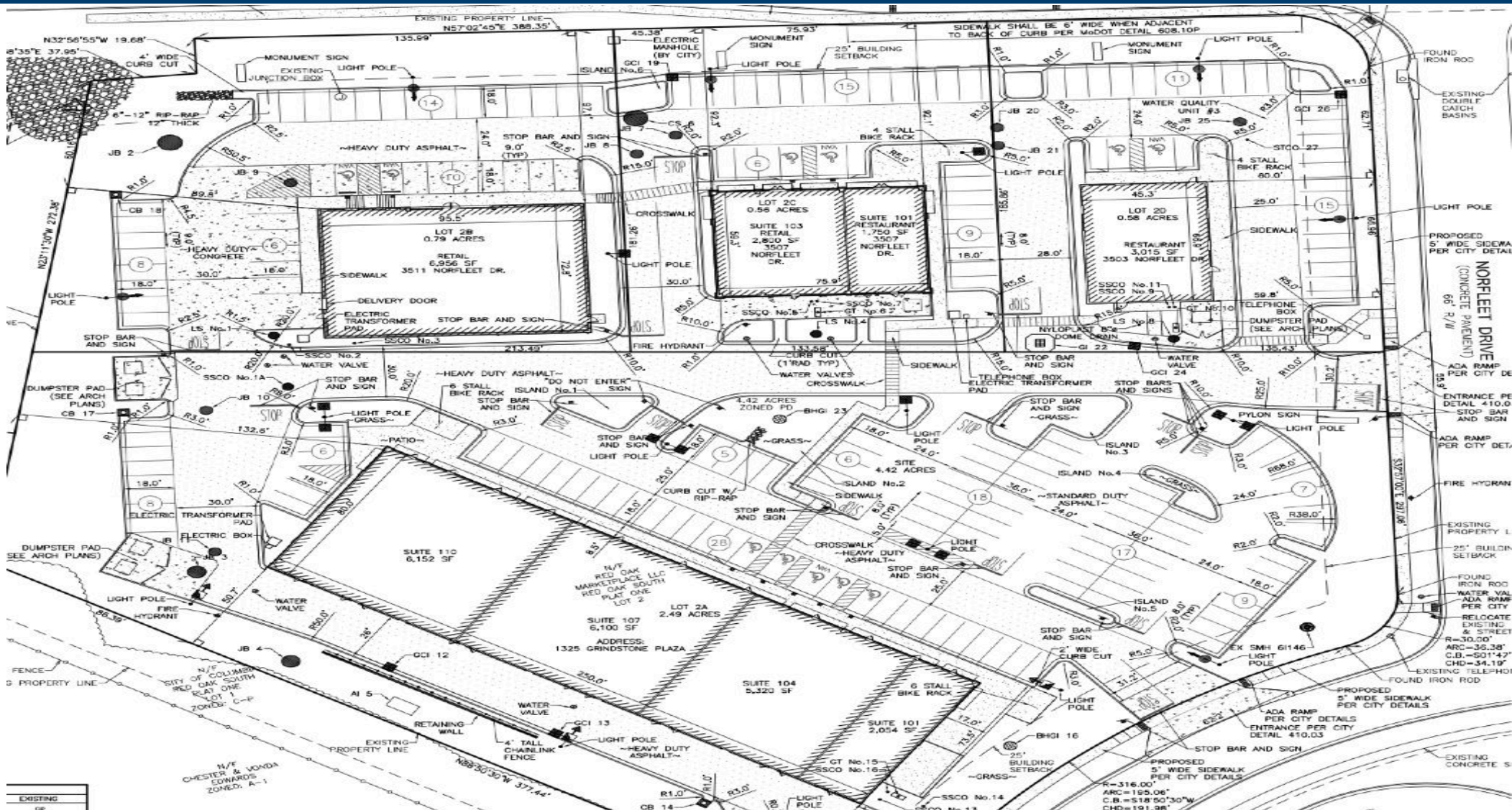


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# Site Plan



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