

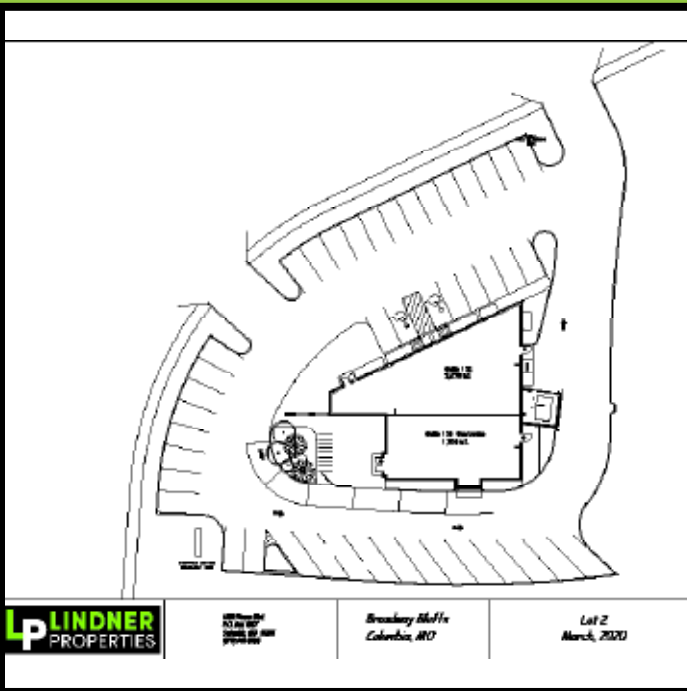
# LP FOR LEASE |

LINDNER PROPERTIES

(573) 446-5500  
LindnerProperty.com



## BROADWAY BLUFFS SUITE 102

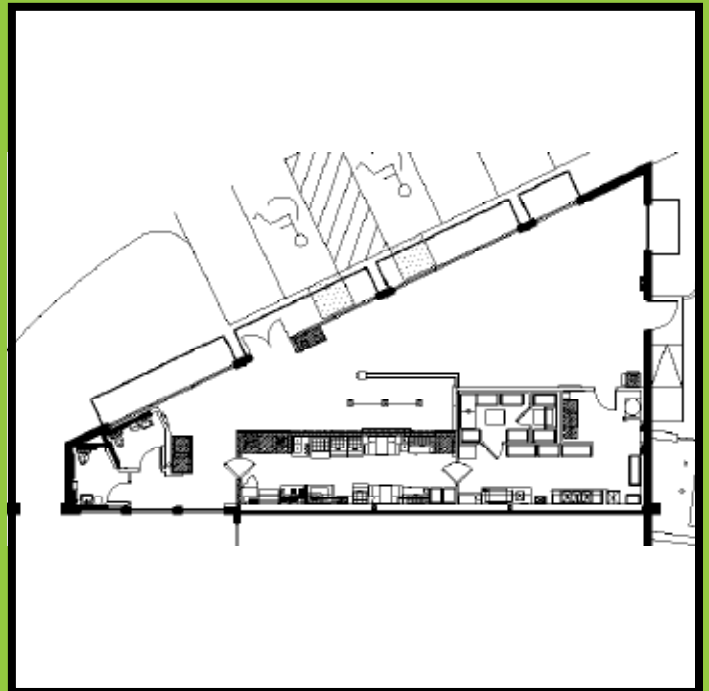


**LP** LINDNER  
PROPERTIES

NO WARRANTY  
IS MADE BY  
LINDNER PROPERTIES

*Broadway Bluffs  
Columbia, MO*

*Lot 2  
March, 2020*



# LP FOR LEASE |

LINDNER PROPERTIES

Broadway Bluffs  
Suite 102  
2500 Broadway Bluffs Drive  
Columbia, MO 65201

## SUMMARY

- 4,320 square feet
- Traffic Count (VPD):  
Highway 63 - 45,000  
Broadway - 30,000
- Cotenants is Starbucks
- 16,455 Medical Professionals within 3 mile radius
- 1 minute drive from downtown, University of Missouri, Boone Hospital and University Women's & Children's Hospital
- Located at the main entrance to Walmart Supercenter, Sam's Club, Lowe's, Hy-Vee and Academy Sports

	1-Mile	3-Miles	5-Miles
Population	4,521	63,090	118,328
Average HH Income	\$65,033	\$53,035	\$65,393
Employment	12,931	75,892	110,595
Total Daytime Population	14,723	106,395	166,808



## SUITE SUMMARY

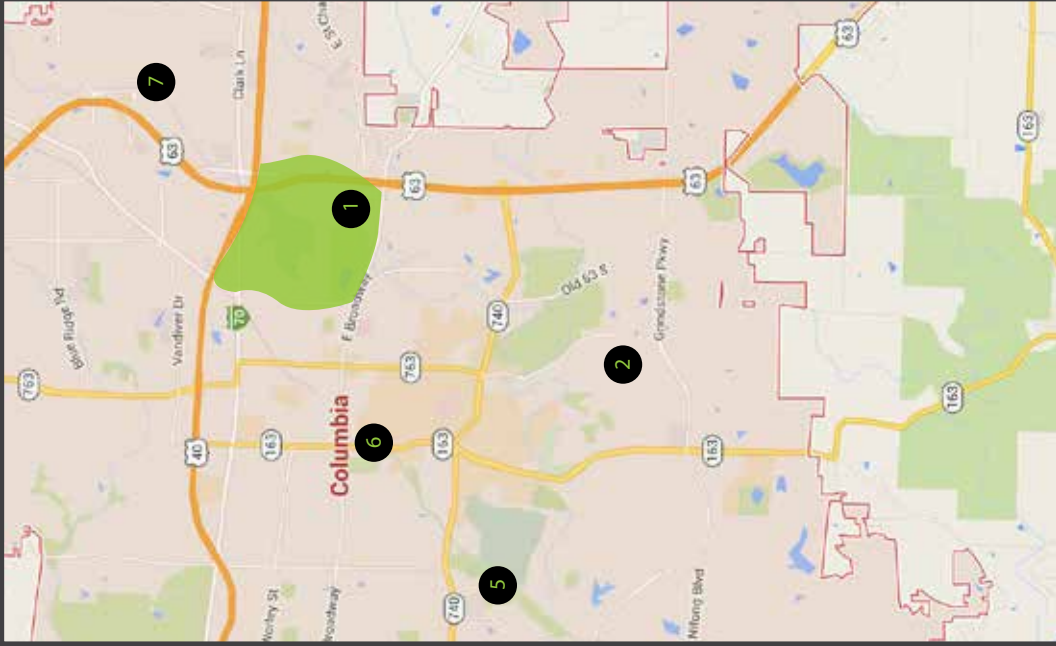
- 2,570 square feet
- Move-in ready restaurant
- End cap
- Patio available
- Pylon signage available

The above information is deemed to be accurate however it is subject to errors, omissions and change at any time.

For leasing information, contact  
JAY LINDNER  
jay@lindnerproperty.com  
(573) 446-5500



# EAST COLUMBIA TRADE AREA



## Area Snapshot BROADWAY & HIGHWAY 63 > COLUMBIA, MO

- Anchor Retailers**
- Academy Sports + Outdoors
  - Hy-Vee
  - Lowe's
  - Sam's Club
  - Staples
  - Walmart

Broadway & Highway 63 > Demographic Report				
	1-Mile Radius	3-Mile Radius	5-Mile Radius	
Population	4,462	62,513	118,785	
Households	2,339	26,082	50,677	
Household Income	\$65,920	\$53,862	\$65,844	
Total Daytime Population	14,723	106,395	166,808	

Broadway & Highway 63 > Major Employers	
	# of Employees
Boone Hospital Center	1,500
University of Missouri Women's and Children's Hospital	1,500
Keene Street Medical Corridor	750
Missouri Employers Mutual Insurance	291

# EAST COLUMBIA TRADE AREA

BROADWAY & HIGHWAY 63

