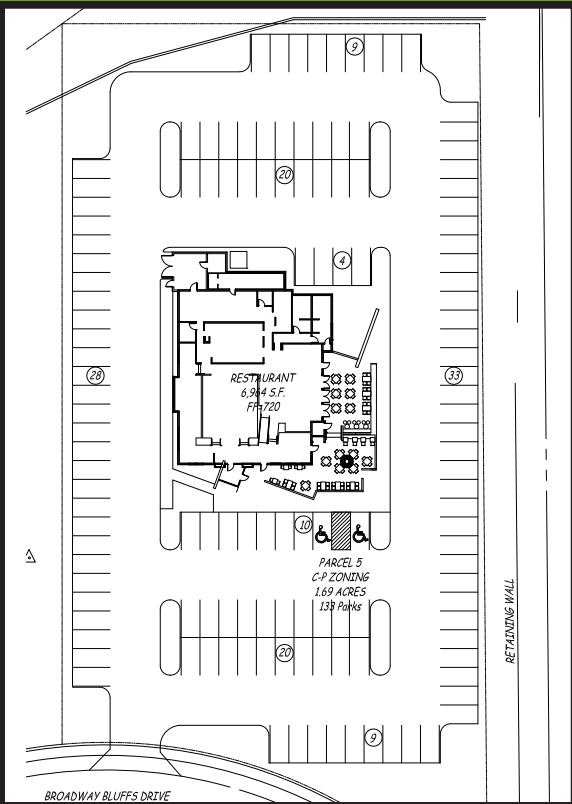


# LP FOR LEASE |

LINDNER PROPERTIES

(573) 446-5500  
LindnerProperty.com

BROADWAY BLUFFS  
6,964 SF AVAILABLE





# LP FOR LEASE |

LINDNER PROPERTIES

## Broadway Bluffs

### Lot 5

2541 Broadway Bluffs Dr.  
Columbia, MO 65201

### SUMMARY

- 6,964 square feet
- Lot Size - 1.69 Acres
- Parking - 133 Spaces
- Traffic Count (VPD):  
Highway 63 - 45,000  
Broadway - 30,000
- Signage available at Broadway and Trimble
- 1 minute drive from downtown, University of Missouri, Boone Hospital, and University Women's & Children's Hospital
- 16,455 medical professionals within 3-mile radius
- Located at the main entrance to Walmart Supercenter, Sam's Club, Lowe's, Hy-Vee, and Academy Sports
- Neighboring businesses include Kobe Japanese Steakhouse, Starbucks, Chipotle, Crushed Red, Culver's, and Applebee's
- Turnkey - includes all existing FF&E
- 1,800 SF Patio

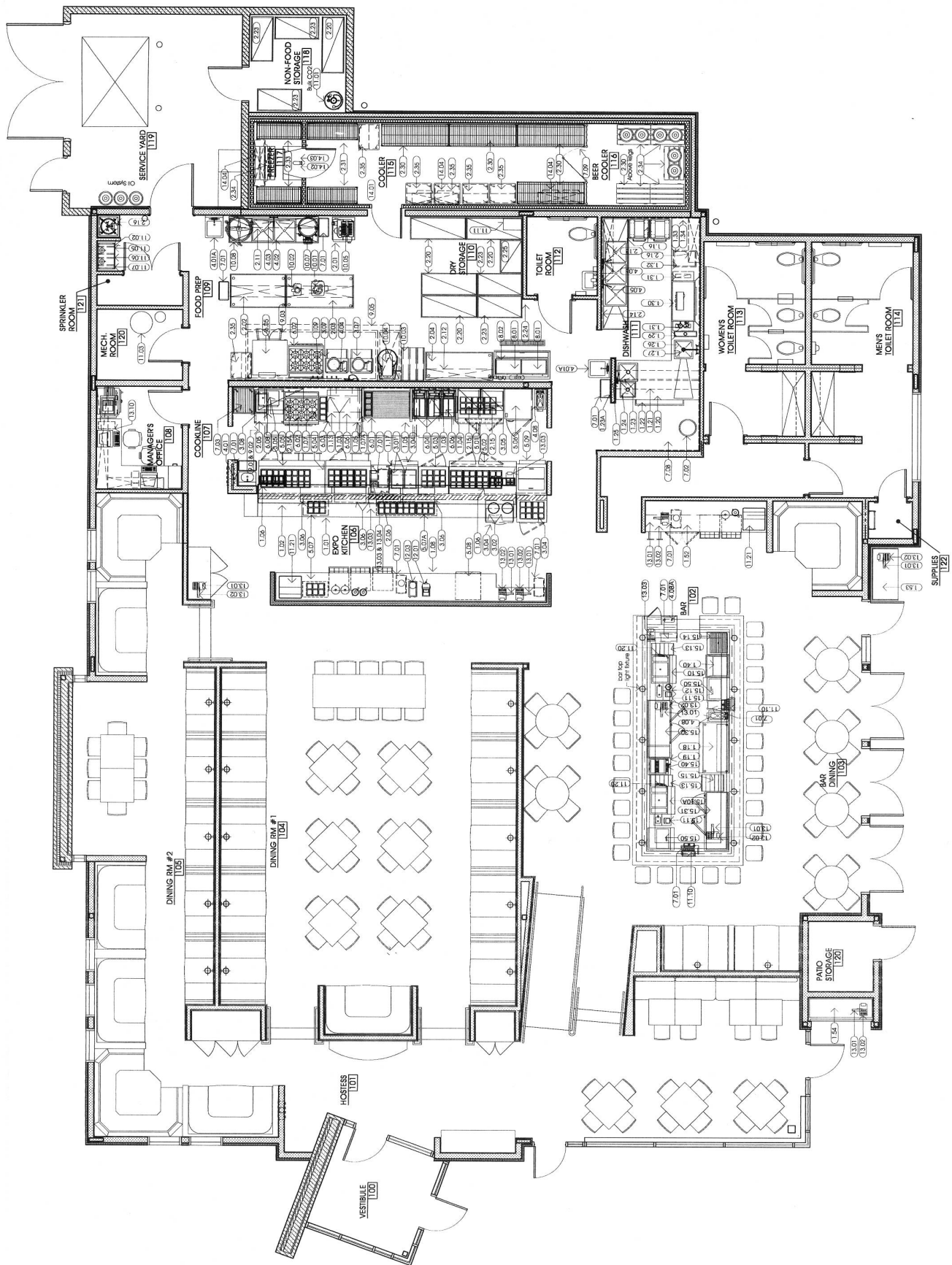
The above information is deemed to be accurate however it is subject to errors, omissions and change at any time.

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

	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









# EAST COLUMBIA TRADE AREA

## BROADWAY & HIGHWAY 63



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