



Building Type:	Office
Available SF:	1,102
Total SF:	6,600
Number of Stories:	1
Expandable:	No
Zoning:	Commercial
Year Built:	2023
Former Use:	Spec Building
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Wood
Lease Rate:	\$16
Lease Terms:	Triple Net
Last Updated:	Dec 23, 2024

Economic Development Contact

Bernie Andrews
Regional Economic Development Inc.
500 E. Walnut, Suite 102
Columbia, Missouri 65201
(573) 441-5541 | bernie.andrews@como.gov

Realtor/Owner Contact

David Westhoff
Boone Corner, LLC
573-268-9651 | westhoffrentals@gmail.com

Property and Area Description

This is a 6,600 square foot office/retail building available for occupancy in Ashland, MO. It is located at the corner of Redbud and N. Henry Clay with great visibility at the first round-about headed west on Broadway, which is the main thoroughfare in town. Conveniently close to downtown business and residents in Ashland. There is one suite remaining starting at \$16 per square foot, with tenant responsible for build out.

Population

	35,410 10 Mile Radius	283,375 20 Mile Radius	339,533 30 Mile Radius
---	--------------------------	---------------------------	---------------------------

Source: ESRI®, 2024

Households

	14,113 10 Mile Radius	113,434 20 Mile Radius	134,989 30 Mile Radius
---	--------------------------	---------------------------	---------------------------

Source: ESRI®, 2024

Transportation

Nearest Highway: US 63 (.5 mi.)
Nearest Airport: Columbia Regional Airport (COU)
Nearest Commercial Airport: Columbia Regional Airport (COU) (8 mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Ameren
Natural Gas: Ameren
Water: Consolidated Water District #1
Sewer: City of Ashland
Telecommunications: Spectrum