



OFFERING MEMORANDUM

2nd GENERATION RESTAURANT

3030 Interstate 70 Drive SE | Columbia, MO 65201

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2nd GENERATION RESTAURANT

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Investment Highlights

Executive Summary

Current Real Estate Advisors is pleased to present the opportunity to acquire a 2nd Generation Restaurant (the "Property"), a $\pm 6,275$ SF building located on a 1.15 Acre parcel in Columbia, MO. This bustling prime property boasts exceptional accessibility for both northbound and southbound traffic, with a 33,500+ VPD traffic count. This vibrant setting ensures a steady, captive customer base and offers unbeatable synergies for any restaurant concept.

This casual dining space is sold AS-IS, fully equipped with all furniture, fixtures, and equipment (FF&E). It's the perfect opportunity for a savvy restaurant operator to swiftly launch and establish a new concept or brand with minimal hassle.

Featuring prominent pylon signage and direct frontage, this property guarantees high visibility and exposure to the consistent flow of consumers frequenting the nearby businesses. Plus, with 140 convenient parking spaces, it can comfortably accommodate a bustling restaurant business.

Opportunity Highlights

Turnkey Opportunity

- The Property includes all FF&E – fully equipped kitchen, quality appliances, a spacious fully-furnished dining area, and existing plumbing, electrical and HVAC systems, which minimizes initial investment and downtime

Plug & Play

- Existing zoning and established use provide for immediate operation, streamlining the transition process for new ownership and providing for a speedy launch

Established Submarket

- Immediately surrounded by a thriving residential community and notable retailers such as Walmart, Lowe's, Sam's Club, ALDI, Home Depot, Staples, McDonald's, Burger King, Taco Bell, Wendy's, amongst a plethora of others

Flexible Layout

- Versatile space that can be easily customized to fit different restaurant concepts with an outdoor dining area and potential for private dining rooms, events and/or catering services

Offering Summary

Property Summary

Property Address: 3030 Interstate 70 Drive SE
Columbia, MO 65201

Google Maps Link:



Building Size: ±6,275 SF

Occupancy: Vacant

Lot Size: 50,094 SF (1.15 Acres)

Year Built: 2007/2018

Parking: 140

Number of Stories: 1

Zoning: Commercial Zoning

Parcel No.: 17-116-00-03-010.00 01

Ownership Type: Fee Simple

OFFERING PRICE

\$2,000,000

PRICE/SF

\$318.72

OVERSIZED PARCEL

1.15 Acres

BUILDING + EQUIPMENT

FF&E Included

PRICE/SF LAND

\$39.92

Bird's Eye View

Interstate 70 Drive SE

SUBJECT PROPERTY

3030 Interstate 70 Dr SE,
Columbia, MO


COUNTRY
INN & SUITESSM
BY RADISSON

DRURY
PLAZA HOTEL

Aerial Context



39,000+ VPD

Conley Road 6,100+ VPD



33,500+ VPD

Interstate 70 Drive SE 8,000+ VPD

SUBJECT PROPERTY
3030 Interstate 70 Dr SE,
Columbia, MO



OB-GYN Associates
Pediatric and Adolescent
Specialty Clinic

Vision Source
EYECARE

THE
NEUROLOGY INSTITUTE
of MMG

Central Missouri
Dermatology
& Mohs Skin Cancer Surgery



BIRCH HILL SUITES
EXTENDED STAY

WINGATE
BY WYNDHAM
COLUMBIA/LEXINGTON

STAYBRIDGE
SUITES

COMPASSUS

Mason Clinic
Eye Care

Quality
INN & SUITES
BY CHOICE HOTELS

COUNTRY
INN & SUITES
BY RADISSON

DRURY
PLAZA HOTEL

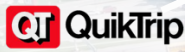
Aerial Context



First State
Community Bank



Residence INN.
BY MARRIOTT



33,500+ VPD

DRURY
PLAZA HOTEL



SUBJECT PROPERTY

3030 Interstate 70 Dr SE,
Columbia, MO

COUNTRY
INN & SUITES
BY RADISSON

Interstate 70 Dr SE 8,000+ VPD

39,000+ VPD



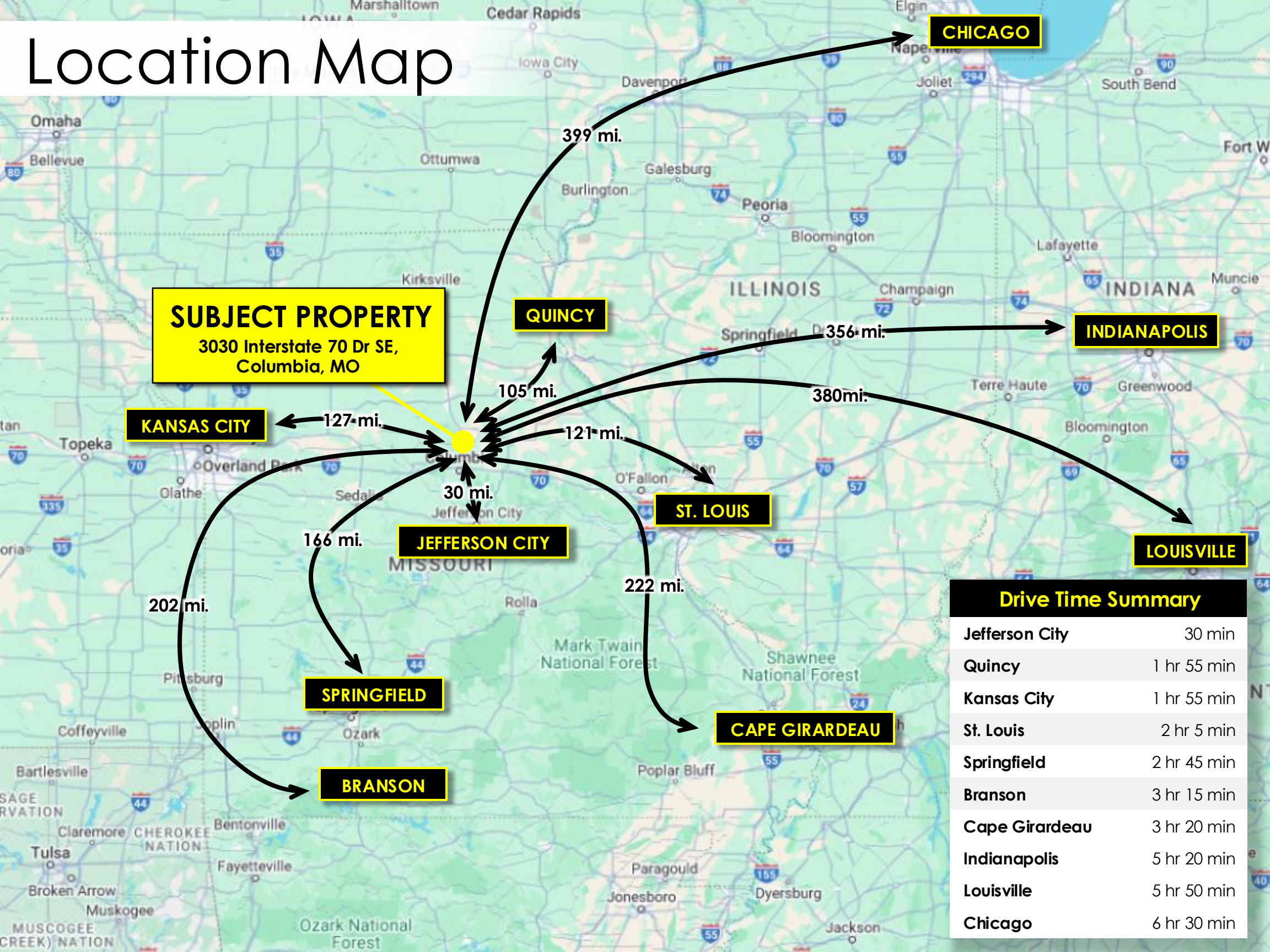
Aerial Photos



Property Photos



Location Map



Drive Time Summary

Jefferson City	30 min
Quincy	1 hr 55 min
Kansas City	1 hr 55 min
St. Louis	2 hr 5 min
Springfield	2 hr 45 min
Branson	3 hr 15 min
Cape Girardeau	3 hr 20 min
Indianapolis	5 hr 20 min
Louisville	5 hr 50 min
Chicago	6 hr 30 min

Market Overview

Columbia MSA

Columbia is a vibrant and fast-growing city located in the heart of Missouri. As the principal city of the Columbia Metropolitan Statistical Area and the county seat of Boone County, Columbia is well-known for its unique blend of Midwestern charm and progressive energy. The city is rich in natural beauty, featuring over 3,500 acres of parkland, numerous trails including the popular MKT Trail, and access to the scenic Rock Bridge Memorial State Park. Outdoor enthusiasts enjoy a variety of recreational options, from hiking and biking to kayaking along the Missouri River. Columbia is also home to multiple golf courses and cultural amenities, adding to its appeal as both a residential and tourist destination. Notably, it is home to the University of Missouri, the state's flagship university, which brings more than 30,000 students to the area and plays a key role in the local economy and cultural scene.

The Columbia MSA, which includes Boone, Audrain, and Howard counties, represents one of the most dynamic and educated regions in Missouri. Anchored by a strong healthcare, education, and research economy, the area is consistently ranked as one of the best places to live in the Midwest. The presence of major institutions such as the University of Missouri, MU Health Care, and a growing tech and startup community contribute to the region's economic diversity and resilience. Columbia's commitment to smart growth, green space preservation, and investment in infrastructure make it a compelling market for long-term development. It's a community where innovation, education, and natural beauty converge - offering a high quality of life and an enduring sense of opportunity.

Demographics

	3 Miles	5 Miles	10 Miles
 POPULATION			
2024 Estimate	63,560	113,868	166,771
2029 Projections	67,372	120,921	176,791
2020 Census	60,287	107,653	159,507
 BUSINESS			
2024 Est. Total Businesses	6,445	9,474	10,846
2024 Est. Total Employees	67,638	106,357	115,193
 HOUSEHOLDS			
2024 Estimate	24,564	46,769	67,274
2029 Projection	26,185	49,853	71,558
2020 Census	23,173	44,143	64,198
 INCOME			
Average Household Income	\$63,138	\$70,585	\$81,983
Median Household Income	\$43,446	\$52,733	\$61,046



2nd GENERATION RESTAURANT

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