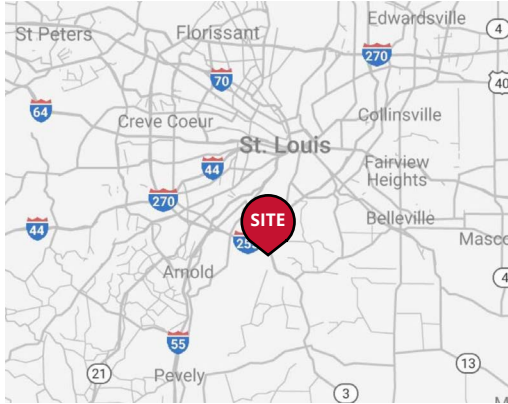


New Construction!



2024 DEMOGRAPHICS

3 Mile | 5 Miles | 10 Miles



Population

11,493 | 43,523 | 366,857



Daytime Population

6,927 | 24,264 | 227,540



Median Household Income

\$92,958 | \$85,695 | \$73,249

OUTLOT PAD FOR LEASE

Southport Plaza

Palmer Road & Southport Drive | Columbia, Illinois 62236

1 Acre | Call for Details

PROPERTY DETAILS

Ground lease or build-to-suit opportunity

Drive-thru potential

Visibility from Highway 3 (29,500 VPD)

New construction multi-use development adjacent to pad

Draws from soccer park and key stop Shell gas station

Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial



PACEPROPERTIES.COM | 314.968.9898

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Site Plan

| Space | Status | SF |
|------------|--------------------------------------|---------|
| 302 | AVAILABLE | 1,525 |
| 304 | Kish and Marshall Accounting and Tax | 745 |
| 306 | CW Business Advisory Group | 1,525 |
| 310 | The Office Parlor | 1,525 |
| 312 | AVAILABLE | 745 |
| 314 | AVAILABLE | 1,525 |
| Outlot Pad | AVAILABLE | 1.00 AC |

**Proposed Future Buildings
Up to 18,000 SF**



Outlot Side View



Outlot from Rear

