

# Consumer Spending Report

2610 Calvert Dr, Columbia, MO 65202

Building Type: **Industrial**  
 RBA: **4,400 SF**  
 Land Area: **.3 AC**  
 Total Available: **4,400 SF**  
 Warehouse Avail: **4,400 SF**  
 Office Avail: **-**  
 % Leased: **0%**  
 Rent/SF/Yr: **\$8.18**



2020 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$56,357</b>	<b>\$619,907</b>	<b>\$1,232,658</b>
<b>Total Apparel</b>	<b>\$3,284</b>	<b>\$33,809</b>	<b>\$65,228</b>
Women's Apparel	1,238	12,622	24,915
Men's Apparel	630	6,628	13,042
Girl's Apparel	241	2,459	4,560
Boy's Apparel	186	1,901	3,450
Infant Apparel	179	1,994	3,555
Footwear	810	8,205	15,706
<b>Total Entertainment &amp; Hobbies</b>	<b>\$8,886</b>	<b>\$93,561</b>	<b>\$184,277</b>
Entertainment	1,143	12,055	22,469
Audio & Visual Equipment/Service	2,113	21,661	42,010
Reading Materials	125	1,464	3,018
Pets, Toys, & Hobbies	1,448	16,146	32,272
Personal Items	4,057	42,235	84,508
<b>Total Food and Alcohol</b>	<b>\$16,607</b>	<b>\$174,086</b>	<b>\$341,257</b>
Food At Home	9,172	93,742	180,564
Food Away From Home	6,348	68,157	136,086
Alcoholic Beverages	1,087	12,186	24,607
<b>Total Household</b>	<b>\$8,016</b>	<b>\$90,831</b>	<b>\$184,994</b>
House Maintenance & Repair	1,551	17,934	37,097
Household Equip & Furnishings	3,347	37,558	75,417
Household Operations	2,322	26,085	52,563
Housing Costs	796	9,254	19,917

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2020 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$14,052</b>	<b>\$164,585</b>	<b>\$326,449</b>
Vehicle Purchases	6,675	85,718	170,556
Gasoline	4,153	43,440	84,112
Vehicle Expenses	262	2,421	4,985
Transportation	1,098	12,608	26,687
Automotive Repair & Maintenance	1,864	20,397	40,110
<b>Total Health Care</b>	<b>\$2,771</b>	<b>\$29,594</b>	<b>\$59,337</b>
Medical Services	1,617	17,543	35,277
Prescription Drugs	862	8,966	17,822
Medical Supplies	292	3,085	6,237
<b>Total Education/Day Care</b>	<b>\$2,741</b>	<b>\$33,440</b>	<b>\$71,115</b>
Education	1,761	21,799	46,330
Fees & Admissions	980	11,641	24,785

# Daytime Employment Report

1 Mile Radius

2610 Calvert Dr, Columbia, MO 65202

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 Land Area: **.3 AC**  
 Total Available: **4,400 SF**

Warehse Av: **4,400 SF**  
 Office Avail: **-**  
 % Leased: **0%**  
 Rent/SF/Yr: **\$8.18**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>400</b>	<b>5,166</b>	<b>13</b>
Retail & Wholesale Trade	94	1,398	15
Hospitality & Food Service	46	1,178	26
Real Estate, Renting, Leasing	18	79	4
Finance & Insurance	40	342	9
Information	5	245	49
Scientific & Technology Services	23	137	6
Management of Companies	0	0	0
Health Care & Social Assistance	60	750	13
Educational Services	4	59	15
Public Administration & Sales	1	4	4
Arts, Entertainment, Recreation	6	73	12
Utilities & Waste Management	16	63	4
Construction	27	195	7
Manufacturing	15	337	22
Agriculture, Mining, Fishing	0	0	0
Other Services	45	306	7

# Demographic Detail Report

2610 Calvert Dr, Columbia, MO 65202

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 Land Area: **.3 AC**  
 Total **4,400 SF**

Warehse Avail: **4,400 SF**  
 Office Avail: **-**  
 % Leased: **0%**  
 Rent/SF/Yr: **\$8.18**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	5,906	66,146	117,511
2020 Estimate	5,796	64,099	113,629
2010 Census	5,615	57,166	100,000
Growth 2020 - 2025	1.90%	3.19%	3.42%
Growth 2010 - 2020	3.22%	12.13%	13.63%
<b>2020 Population by Age</b>			
	<b>5,796</b>	<b>64,099</b>	<b>113,629</b>
Age 0 - 4	370 6.38%	4,303 6.71%	7,314 6.44%
Age 5 - 9	396 6.83%	3,942 6.15%	6,834 6.01%
Age 10 - 14	373 6.44%	3,337 5.21%	5,930 5.22%
Age 15 - 19	460 7.94%	5,056 7.89%	8,446 7.43%
Age 20 - 24	692 11.94%	10,341 16.13%	17,060 15.01%
Age 25 - 29	443 7.64%	6,530 10.19%	11,048 9.72%
Age 30 - 34	424 7.32%	5,384 8.40%	9,248 8.14%
Age 35 - 39	432 7.45%	4,770 7.44%	8,291 7.30%
Age 40 - 44	354 6.11%	3,550 5.54%	6,317 5.56%
Age 45 - 49	318 5.49%	2,973 4.64%	5,475 4.82%
Age 50 - 54	277 4.78%	2,555 3.99%	4,827 4.25%
Age 55 - 59	301 5.19%	2,774 4.33%	5,328 4.69%
Age 60 - 64	283 4.88%	2,575 4.02%	5,049 4.44%
Age 65 - 69	240 4.14%	2,170 3.39%	4,351 3.83%
Age 70 - 74	169 2.92%	1,529 2.39%	3,133 2.76%
Age 75 - 79	108 1.86%	951 1.48%	1,986 1.75%
Age 80 - 84	74 1.28%	630 0.98%	1,341 1.18%
Age 85+	81 1.40%	729 1.14%	1,652 1.45%
Age 65+	672 11.59%	6,009 9.37%	12,463 10.97%
<b>Median Age</b>	<b>31.90</b>	<b>28.90</b>	<b>30.10</b>
<b>Average Age</b>	<b>34.80</b>	<b>32.80</b>	<b>34.10</b>

## Demographic Detail Report

2610 Calvert Dr, Columbia, MO 65202

Radius	1 Mile	3 Mile	5 Mile
<b>2020 Population By Race</b>	<b>5,796</b>	<b>64,099</b>	<b>113,629</b>
White	3,690 63.66%	47,694 74.41%	87,599 77.09%
Black	1,475 25.45%	9,841 15.35%	14,754 12.98%
Am. Indian & Alaskan	57 0.98%	308 0.48%	531 0.47%
Asian	250 4.31%	3,658 5.71%	6,389 5.62%
Hawaiian & Pacific Island	6 0.10%	63 0.10%	121 0.11%
Other	319 5.50%	2,535 3.95%	4,235 3.73%
<b>Population by Hispanic Origin</b>	<b>5,796</b>	<b>64,099</b>	<b>113,629</b>
Non-Hispanic Origin	5,388 92.96%	61,179 95.44%	108,771 95.72%
Hispanic Origin	409 7.06%	2,920 4.56%	4,858 4.28%
<b>2020 Median Age, Male</b>	<b>30.90</b>	<b>28.80</b>	<b>29.80</b>
<b>2020 Average Age, Male</b>	<b>33.60</b>	<b>32.20</b>	<b>33.30</b>
<b>2020 Median Age, Female</b>	<b>32.80</b>	<b>29.00</b>	<b>30.40</b>
<b>2020 Average Age, Female</b>	<b>35.80</b>	<b>33.40</b>	<b>34.80</b>
<b>2020 Population by Occupation Classification</b>	<b>4,566</b>	<b>51,503</b>	<b>91,863</b>
Civilian Employed	3,141 68.79%	32,155 62.43%	58,757 63.96%
Civilian Unemployed	123 2.69%	1,401 2.72%	2,531 2.76%
Civilian Non-Labor Force	1,297 28.41%	17,850 34.66%	30,406 33.10%
Armed Forces	5 0.11%	97 0.19%	169 0.18%
<b>Households by Marital Status</b>			
Married	695	7,405	15,017
Married No Children	408	4,193	8,691
Married w/Children	287	3,211	6,326
<b>2020 Population by Education</b>	<b>3,825</b>	<b>41,987</b>	<b>75,600</b>
Some High School, No Diploma	400 10.46%	2,799 6.67%	4,610 6.10%
High School Grad (Incl Equivalency)	941 24.60%	7,515 17.90%	13,375 17.69%
Some College, No Degree	1,121 29.31%	10,713 25.52%	17,962 23.76%
Associate Degree	320 8.37%	4,868 11.59%	7,553 9.99%
Bachelor Degree	705 18.43%	8,938 21.29%	17,341 22.94%
Advanced Degree	338 8.84%	7,154 17.04%	14,759 19.52%

## Demographic Detail Report

2610 Calvert Dr, Columbia, MO 65202

Radius	1 Mile	3 Mile	5 Mile
<b>2020 Population by Occupation</b>	<b>6,008</b>	<b>58,787</b>	<b>108,761</b>
Real Estate & Finance	155 2.58%	2,189 3.72%	4,390 4.04%
Professional & Management	1,253 20.86%	14,498 24.66%	28,781 26.46%
Public Administration	111 1.85%	1,057 1.80%	2,166 1.99%
Education & Health	1,248 20.77%	10,951 18.63%	20,446 18.80%
Services	884 14.71%	7,530 12.81%	11,834 10.88%
Information	52 0.87%	566 0.96%	1,135 1.04%
Sales	673 11.20%	7,642 13.00%	13,688 12.59%
Transportation	163 2.71%	470 0.80%	848 0.78%
Retail	373 6.21%	4,085 6.95%	7,329 6.74%
Wholesale	17 0.28%	537 0.91%	1,424 1.31%
Manufacturing	233 3.88%	1,798 3.06%	3,319 3.05%
Production	434 7.22%	2,840 4.83%	5,094 4.68%
Construction	129 2.15%	1,746 2.97%	3,230 2.97%
Utilities	47 0.78%	1,022 1.74%	2,073 1.91%
Agriculture & Mining	7 0.12%	272 0.46%	403 0.37%
Farming, Fishing, Forestry	0 0.00%	175 0.30%	239 0.22%
Other Services	229 3.81%	1,409 2.40%	2,362 2.17%
<b>2020 Worker Travel Time to Job</b>	<b>3,109</b>	<b>31,355</b>	<b>56,956</b>
<30 Minutes	2,723 87.58%	28,066 89.51%	50,241 88.21%
30-60 Minutes	321 10.32%	2,678 8.54%	5,692 9.99%
60+ Minutes	65 2.09%	611 1.95%	1,023 1.80%
<b>2010 Households by HH Size</b>	<b>2,438</b>	<b>21,752</b>	<b>40,138</b>
1-Person Households	877 35.97%	7,704 35.42%	13,423 33.44%
2-Person Households	759 31.13%	6,886 31.66%	13,156 32.78%
3-Person Households	387 15.87%	3,366 15.47%	6,483 16.15%
4-Person Households	229 9.39%	2,367 10.88%	4,651 11.59%
5-Person Households	111 4.55%	874 4.02%	1,544 3.85%
6-Person Households	48 1.97%	361 1.66%	573 1.43%
7 or more Person Households	27 1.11%	194 0.89%	308 0.77%
<b>2020 Average Household Size</b>	<b>2.30</b>	<b>2.20</b>	<b>2.30</b>
<b>Households</b>			
2025 Projection	2,586	25,816	47,808
2020 Estimate	2,533	24,914	46,116
2010 Census	2,439	21,751	40,138
Growth 2020 - 2025	2.09%	3.62%	3.67%
Growth 2010 - 2020	3.85%	14.54%	14.89%

# Demographic Detail Report

2610 Calvert Dr, Columbia, MO 65202

Radius	1 Mile	3 Mile	5 Mile
<b>2020 Households by HH Income</b>	<b>2,534</b>	<b>24,915</b>	<b>46,118</b>
<\$25,000	691 27.27%	7,799 31.30%	12,488 27.08%
\$25,000 - \$50,000	835 32.95%	6,299 25.28%	11,567 25.08%
\$50,000 - \$75,000	432 17.05%	4,091 16.42%	7,562 16.40%
\$75,000 - \$100,000	356 14.05%	3,018 12.11%	5,692 12.34%
\$100,000 - \$125,000	78 3.08%	1,491 5.98%	3,180 6.90%
\$125,000 - \$150,000	52 2.05%	803 3.22%	1,886 4.09%
\$150,000 - \$200,000	37 1.46%	702 2.82%	1,773 3.84%
\$200,000+	53 2.09%	712 2.86%	1,970 4.27%
<b>2020 Avg Household Income</b>	<b>\$54,458</b>	<b>\$59,124</b>	<b>\$67,240</b>
<b>2020 Med Household Income</b>	<b>\$42,434</b>	<b>\$43,515</b>	<b>\$47,741</b>
<b>2020 Occupied Housing</b>	<b>2,533</b>	<b>24,914</b>	<b>46,116</b>
Owner Occupied	896 35.37%	10,230 41.06%	20,919 45.36%
Renter Occupied	1,637 64.63%	14,684 58.94%	25,197 54.64%
<b>2010 Housing Units</b>	<b>2,801</b>	<b>26,488</b>	<b>49,101</b>
1 Unit	1,229 43.88%	13,950 52.67%	27,377 55.76%
2 - 4 Units	800 28.56%	5,179 19.55%	8,678 17.67%
5 - 19 Units	591 21.10%	4,815 18.18%	8,490 17.29%
20+ Units	181 6.46%	2,544 9.60%	4,556 9.28%
<b>2020 Housing Value</b>	<b>896</b>	<b>10,230</b>	<b>20,919</b>
<\$100,000	208 23.21%	1,669 16.31%	2,562 12.25%
\$100,000 - \$200,000	554 61.83%	5,856 57.24%	10,654 50.93%
\$200,000 - \$300,000	67 7.48%	1,624 15.87%	4,248 20.31%
\$300,000 - \$400,000	23 2.57%	547 5.35%	1,759 8.41%
\$400,000 - \$500,000	0 0.00%	183 1.79%	859 4.11%
\$500,000 - \$1,000,000	14 1.56%	205 2.00%	681 3.26%
\$1,000,000+	30 3.35%	146 1.43%	156 0.75%
<b>2020 Median Home Value</b>	<b>\$143,321</b>	<b>\$158,845</b>	<b>\$174,126</b>
<b>2020 Housing Units by Yr Built</b>	<b>2,999</b>	<b>27,887</b>	<b>51,386</b>
Built 2010+	187 6.24%	3,767 13.51%	7,507 14.61%
Built 2000 - 2010	203 6.77%	4,672 16.75%	8,620 16.77%
Built 1990 - 1999	580 19.34%	4,096 14.69%	8,128 15.82%
Built 1980 - 1989	498 16.61%	2,965 10.63%	6,259 12.18%
Built 1970 - 1979	568 18.94%	4,084 14.64%	7,427 14.45%
Built 1960 - 1969	697 23.24%	3,489 12.51%	6,295 12.25%
Built 1950 - 1959	190 6.34%	1,964 7.04%	3,347 6.51%
Built <1949	76 2.53%	2,850 10.22%	3,803 7.40%
<b>2020 Median Year Built</b>	<b>1978</b>	<b>1984</b>	<b>1987</b>

# Demographic Summary Report

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 Total Available: **4,400 SF**

Warehse Avail: **4,400 SF**  
 Office Avail: **-**  
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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	5,906	66,146	117,511
2020 Estimate	5,796	64,099	113,629
2010 Census	5,615	57,166	100,000
Growth 2020 - 2025	1.90%	3.19%	3.42%
Growth 2010 - 2020	3.22%	12.13%	13.63%
<b>2020 Population by Hispanic Origin</b>	409	2,921	4,858
<b>2020 Population</b>	5,796	64,099	113,629
White	3,690 63.66%	47,694 74.41%	87,599 77.09%
Black	1,475 25.45%	9,841 15.35%	14,754 12.98%
Am. Indian & Alaskan	57 0.98%	308 0.48%	531 0.47%
Asian	250 4.31%	3,658 5.71%	6,389 5.62%
Hawaiian & Pacific Island	6 0.10%	63 0.10%	121 0.11%
Other	319 5.50%	2,535 3.95%	4,235 3.73%
U.S. Armed Forces	6	102	174
<b>Households</b>			
2025 Projection	2,586	25,816	47,808
2020 Estimate	2,533	24,914	46,116
2010 Census	2,439	21,751	40,138
Growth 2020 - 2025	2.09%	3.62%	3.67%
Growth 2010 - 2020	3.85%	14.54%	14.89%
Owner Occupied	896 35.37%	10,230 41.06%	20,919 45.36%
Renter Occupied	1,637 64.63%	14,684 58.94%	25,197 54.64%
<b>2020 Households by HH Income</b>	2,534	24,915	46,118
Income: <\$25,000	691 27.27%	7,799 31.30%	12,488 27.08%
Income: \$25,000 - \$50,000	835 32.95%	6,299 25.28%	11,567 25.08%
Income: \$50,000 - \$75,000	432 17.05%	4,091 16.42%	7,562 16.40%
Income: \$75,000 - \$100,000	356 14.05%	3,018 12.11%	5,692 12.34%
Income: \$100,000 - \$125,000	78 3.08%	1,491 5.98%	3,180 6.90%
Income: \$125,000 - \$150,000	52 2.05%	803 3.22%	1,886 4.09%
Income: \$150,000 - \$200,000	37 1.46%	702 2.82%	1,773 3.84%
Income: \$200,000+	53 2.09%	712 2.86%	1,970 4.27%
<b>2020 Avg Household Income</b>	\$54,458	\$59,124	\$67,240
<b>2020 Med Household Income</b>	\$42,434	\$43,515	\$47,741



# Demographic Trend Report

1 Mile Radius

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Description	2010	2020	2025
<b>Population</b>	<b>5,615</b>	<b>5,796</b>	<b>5,906</b>
Age 0 - 4	482 8.58%	370 6.38%	429 7.26%
Age 5 - 9	382 6.80%	396 6.83%	395 6.69%
Age 10 - 14	310 5.52%	373 6.44%	376 6.37%
Age 15 - 19	348 6.20%	460 7.94%	392 6.64%
Age 20 - 24	700 12.47%	692 11.94%	503 8.52%
Age 25 - 29	685 12.20%	443 7.64%	532 9.01%
Age 30 - 34	451 8.03%	424 7.32%	480 8.13%
Age 35 - 39	346 6.16%	432 7.45%	435 7.37%
Age 40 - 44	313 5.57%	354 6.11%	393 6.65%
Age 45 - 49	332 5.91%	318 5.49%	346 5.86%
Age 50 - 54	301 5.36%	277 4.78%	301 5.10%
Age 55 - 59	291 5.18%	301 5.19%	279 4.72%
Age 60 - 64	216 3.85%	283 4.88%	269 4.55%
Age 65 - 69	142 2.53%	240 4.14%	246 4.17%
Age 70 - 74	102 1.82%	169 2.92%	202 3.42%
Age 75 - 79	90 1.60%	108 1.86%	144 2.44%
Age 80 - 84	70 1.25%	74 1.28%	90 1.52%
Age 85+	54 0.96%	81 1.40%	96 1.63%
<b>Age 15+</b>	<b>4,441 79.09%</b>	<b>4,656 80.33%</b>	<b>4,708 79.72%</b>
<b>Age 20+</b>	<b>4,093 72.89%</b>	<b>4,196 72.39%</b>	<b>4,316 73.08%</b>
<b>Age 65+</b>	<b>458 8.16%</b>	<b>672 11.59%</b>	<b>778 13.17%</b>
<b>Median Age</b>	<b>29</b>	<b>32</b>	<b>33</b>
<b>Average Age</b>	<b>32.70</b>	<b>34.80</b>	<b>35.70</b>
<b>Population By Race</b>	<b>5,615</b>	<b>5,796</b>	<b>5,906</b>
White	3,736 66.54%	3,690 63.66%	3,693 62.53%
Black	1,379 24.56%	1,475 25.45%	1,533 25.96%
Am. Indian & Alaskan	48 0.85%	57 0.98%	57 0.97%
Asian	193 3.44%	250 4.31%	266 4.50%
Hawaiian & Pacific Islander	4 0.07%	6 0.10%	7 0.12%
Other	254 4.52%	319 5.50%	350 5.93%

# Demographic Trend Report

1 Mile Radius

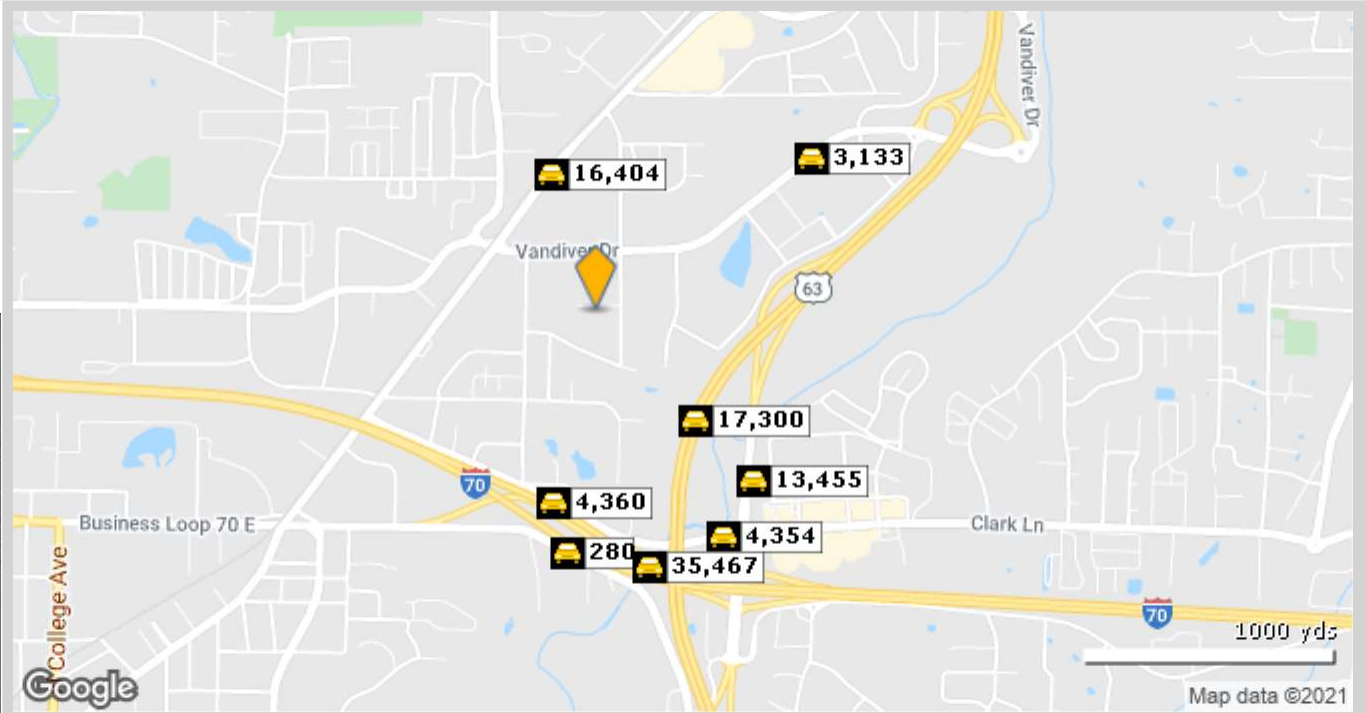
2610 Calvert Dr, Columbia, MO 65202

Description	2010	2020	2025
<b>Population by Race (Hispanic)</b>	<b>349</b>	<b>409</b>	<b>438</b>
White	283 81.09%	323 78.97%	347 79.22%
Black	27 7.74%	34 8.31%	36 8.22%
Am. Indian & Alaskan	19 5.44%	25 6.11%	25 5.71%
Asian	1 0.29%	2 0.49%	2 0.46%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	19 5.44%	25 6.11%	28 6.39%
<b>Household by Household Income</b>	<b>2,439</b>	<b>2,534</b>	<b>2,587</b>
<\$25,000	1,247 51.13%	691 27.27%	659 25.47%
\$25,000 - \$50,000	614 25.17%	835 32.95%	859 33.20%
\$50,000 - \$75,000	321 13.16%	432 17.05%	452 17.47%
\$75,000 - \$100,000	177 7.26%	356 14.05%	378 14.61%
\$100,000 - \$125,000	34 1.39%	78 3.08%	82 3.17%
\$125,000 - \$150,000	10 0.41%	52 2.05%	59 2.28%
\$150,000 - \$200,000	4 0.16%	37 1.46%	42 1.62%
\$200,000+	32 1.31%	53 2.09%	56 2.16%
<b>Average Household Income</b>	<b>\$36,263</b>	<b>\$54,458</b>	<b>\$56,259</b>
<b>Median Household Income</b>	<b>\$24,341</b>	<b>\$42,434</b>	<b>\$43,811</b>

# Traffic Count Report

2610 Calvert Dr, Columbia, MO 65202

Building Type: **Industrial**  
 RBA: **4,400 SF**  
 Land Area: **.3 AC**  
 Total Available: **4,400 SF**  
 Warehouse Avail: **4,400 SF**  
 Office Avail: -  
 % Leased: **0%**  
 Rent/SF/Yr: **\$8.18**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Paris Rd	Nelwood Dr	0.18 NE	2020	16,907	MPSI	.34
2	1190	Nelwood Dr	0.18 NE	2015	16,404	MPSI	.34
3	US Hwy 63	Clark Ln	0.29 S	2020	17,300	MPSI	.34
4	Clark Lane	Lakewood Dr	0.04 N	2020	4,360	MPSI	.44
5	Golden Bear Dr	Penn Ter	0.04 E	2020	11,748	MPSI	.53
6	3048	Penn Ter	0.04 E	2015	13,455	MPSI	.53
7	I 70 Business	S Eastwood Cir	0.05 SE	2020	280	MPSI	.55
8	Clark Lane	US Hwy 63 Bus	0.04 E	2020	4,354	MPSI	.59
9	US Hwy 63	I- 70	0.06 SE	2020	35,467	MPSI	.60
10	Vandiver Drive	Woodard Dr	0.12 NE	2020	3,133	MPSI	.62