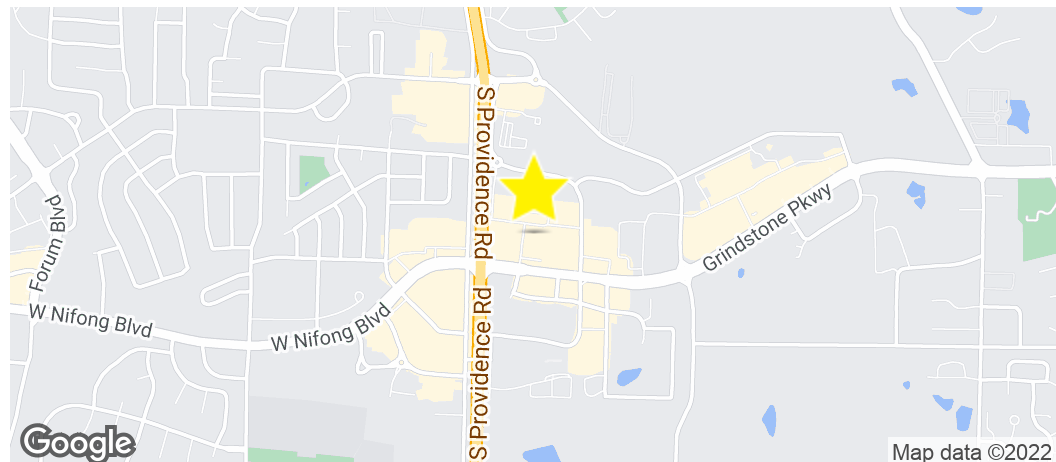


ROCK BRIDGE SHOPPING CENTER UNIT 3

COLUMBIA , MO 65201

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462



OFFERING SUMMARY

Lease Rate: Call for pricing

Building Size: 1,275 SF

Available SF: 1,275 SF

Lot Size:

Zoning: M-C

PROPERTY OVERVIEW

Located in South Columbia in the Rock Bridge Shopping Center at South Providence and Nifong.

PROPERTY HIGHLIGHTS

- Rent based on NNN
- Space is in-line with Hyvee, between Super Cuts and The Southern Rose
- Open work environment with ADA accessible bathroom

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RETAIL PROPERTY FOR LEASE

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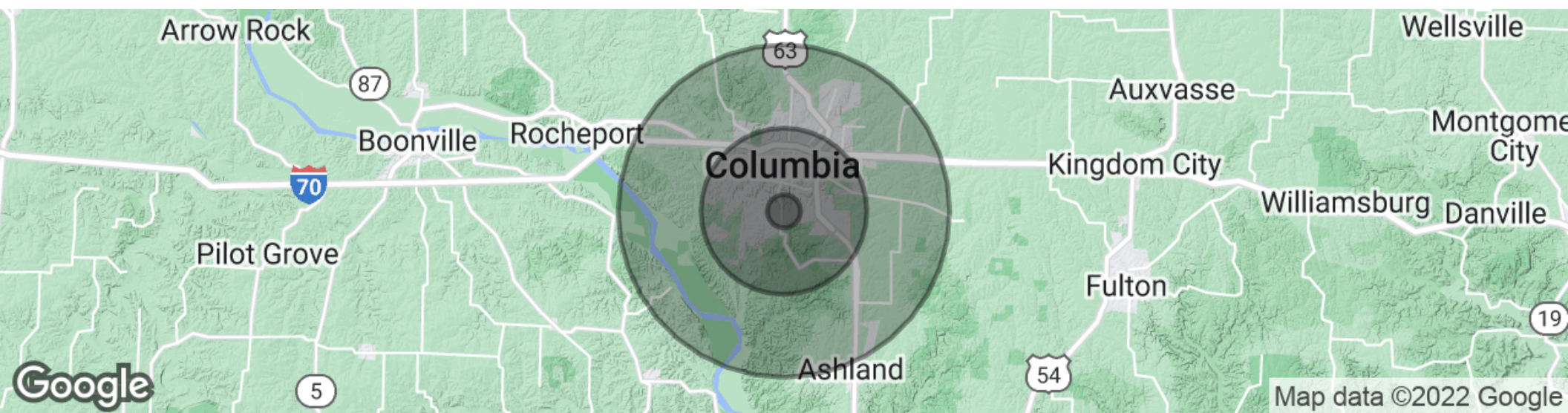
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,890	90,178	161,085
Median age	22.8	29.4	30.8
Median age (Male)	22.9	29.2	30.6
Median age (Female)	22.6	29.5	31.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,224	35,508	65,043
# of persons per HH	2.4	2.5	2.5
Average HH income	\$38,756	\$57,925	\$60,697
Average house value		\$185,474	\$184,063

** Demographic data derived from 2020 ACS - US Census*

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