MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE



ROCK BRIDGE SHOPPING CENTER - UNIT 2

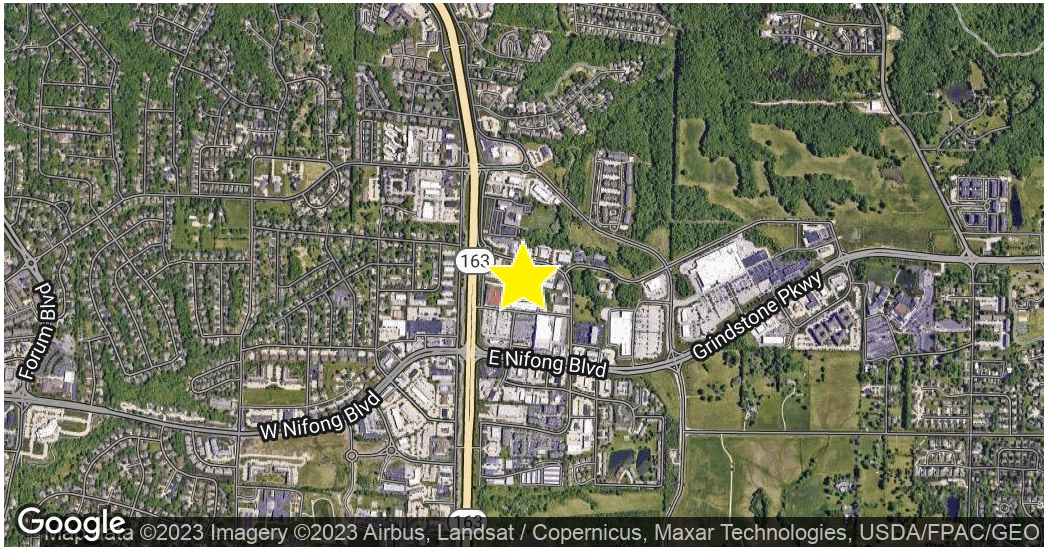
405 E NIFONG BLVD, SUITE A,
COLUMBIA, MO 65203

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
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OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	1,725 SF
Zoning:	M-C

PROPERTY OVERVIEW

Located in South Columbia in the Rock Bridge Shopping Center at South Providence and Nifong. Situated between Hyvee and Rosebuds.

PROPERTY HIGHLIGHTS

- Rent on a NNN Basis
- Situated at the Rock Bridge Shopping Center anchored by and In-line with Hyvee
- Access from Providence, Nifong and Buttonwood
- Anchored by Hyvee and Big Lots

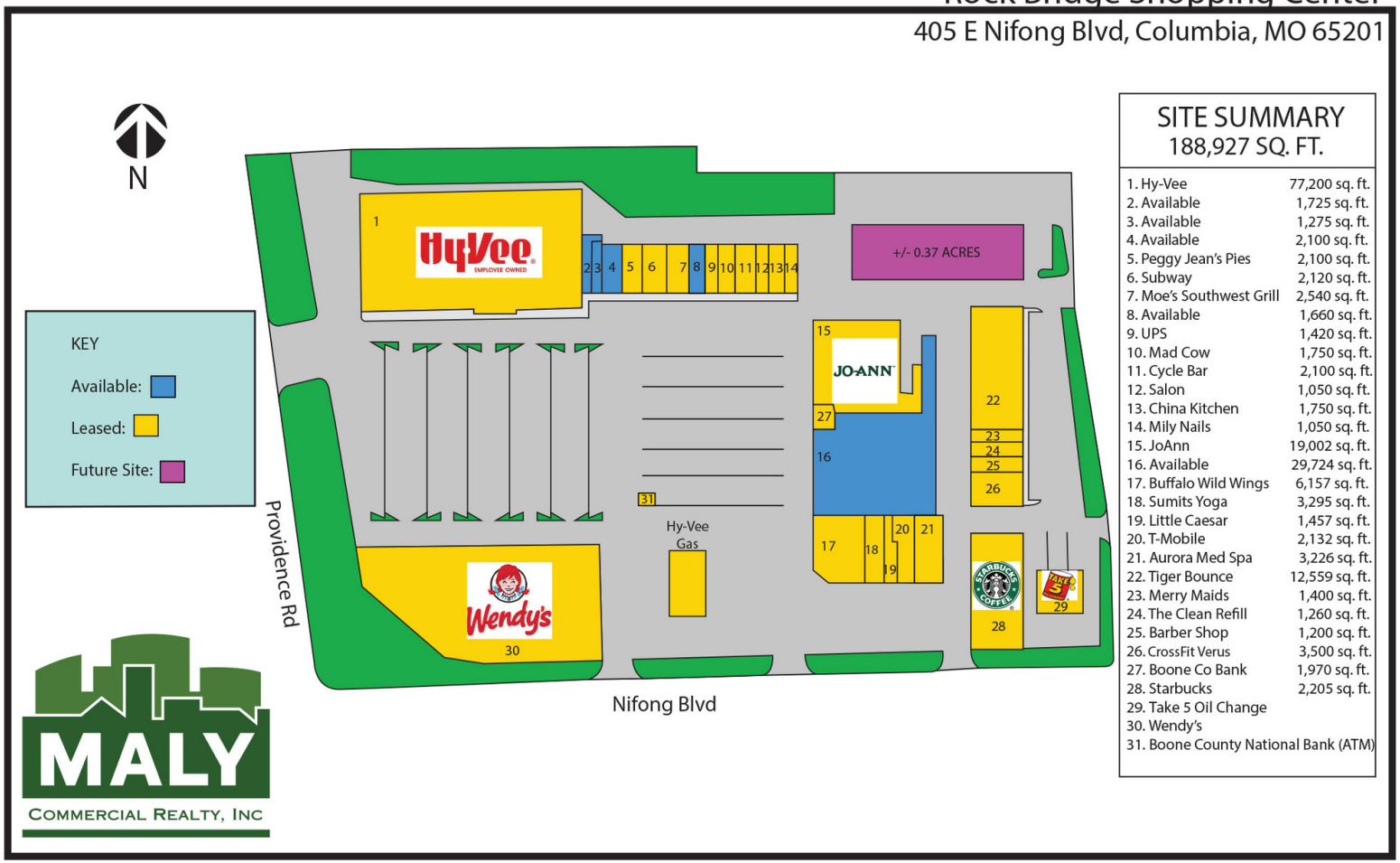
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Rock Bridge Shopping Center

405 E Nifong Blvd, Columbia, MO 65201



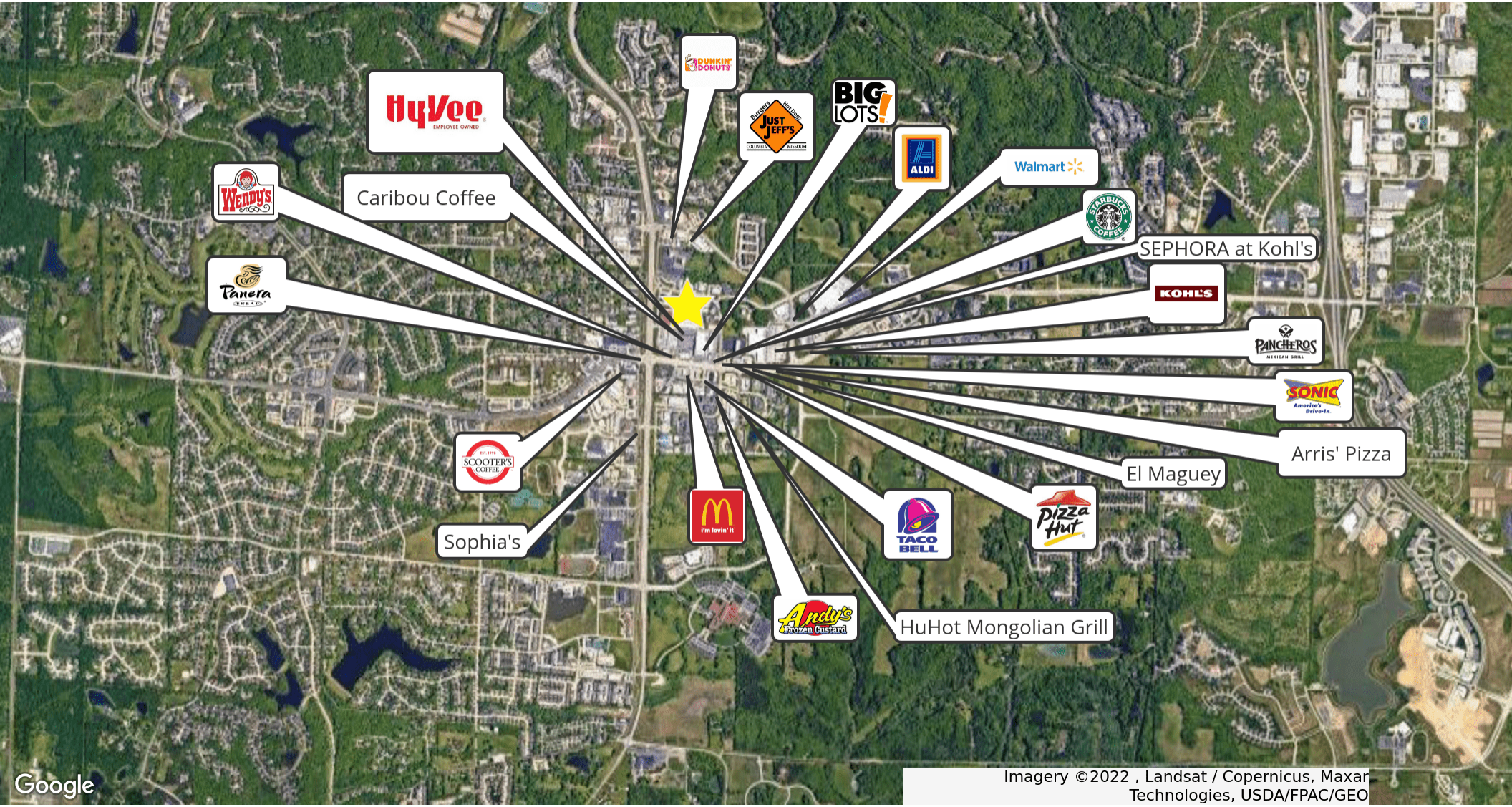
SITE SUMMARY
188,927 SQ. FT.

1. Hy-Vee	77,200 sq. ft.
2. Available	1,725 sq. ft.
3. Available	1,275 sq. ft.
4. Available	2,100 sq. ft.
5. Peggy Jean's Pies	2,100 sq. ft.
6. Subway	2,120 sq. ft.
7. Moe's Southwest Grill	2,540 sq. ft.
8. Available	1,660 sq. ft.
9. UPS	1,420 sq. ft.
10. Mad Cow	1,750 sq. ft.
11. Cycle Bar	2,100 sq. ft.
12. Salon	1,050 sq. ft.
13. China Kitchen	1,750 sq. ft.
14. Mily Nails	1,050 sq. ft.
15. JoAnn	19,002 sq. ft.
16. Available	29,724 sq. ft.
17. Buffalo Wild Wings	6,157 sq. ft.
18. Sumits Yoga	3,295 sq. ft.
19. Little Caesar	1,457 sq. ft.
20. T-Mobile	2,132 sq. ft.
21. Aurora Med Spa	3,226 sq. ft.
22. Tiger Bounce	12,559 sq. ft.
23. Merry Maids	1,400 sq. ft.
24. The Clean Refill	1,260 sq. ft.
25. Barber Shop	1,200 sq. ft.
26. CrossFit Verus	3,500 sq. ft.
27. Boone Co Bank	1,970 sq. ft.
28. Starbucks	2,205 sq. ft.
29. Take 5 Oil Change	
30. Wendy's	
31. Boone County National Bank (ATM)	

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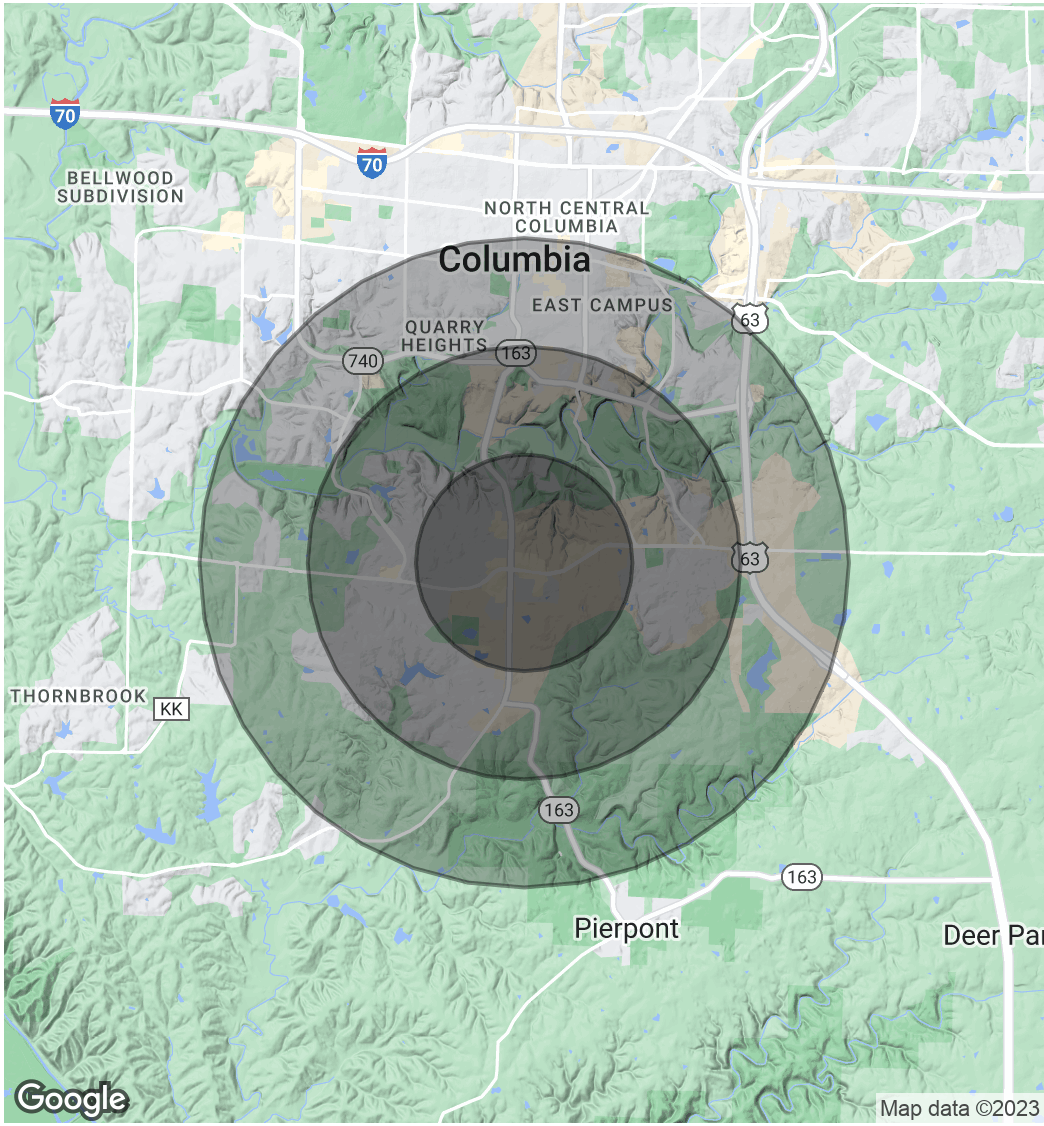
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,913	24,741	54,977
Average Age	32.5	29.2	29.4
Average Age (Male)	32.1	27.5	28.7
Average Age (Female)	34.8	30.6	30.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,112	10,799	23,022
# of Persons per HH	1.9	2.3	2.4
Average HH Income	$57,933	$63,189	$67,357
Average House Value	$151,721	$167,521	$168,754

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



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