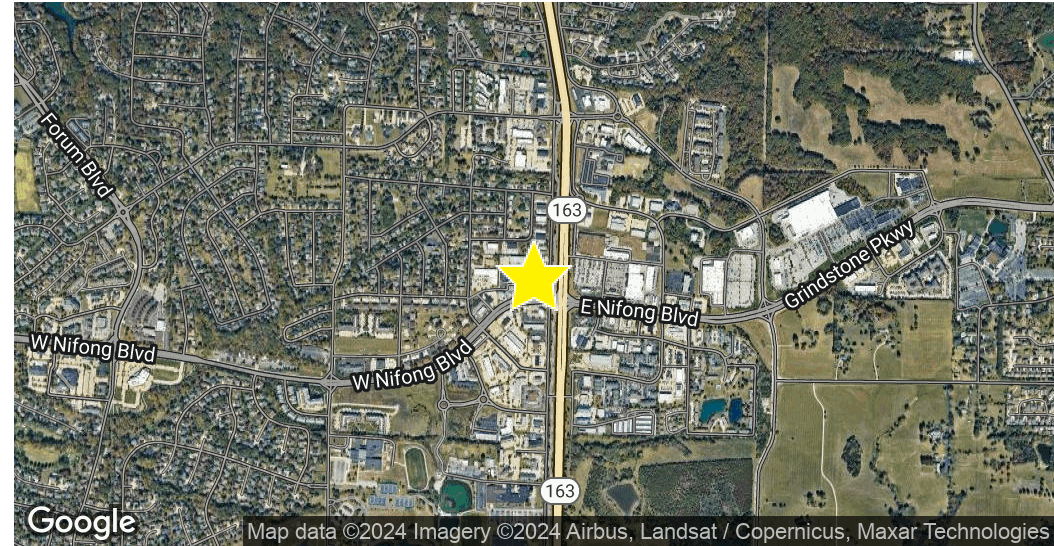
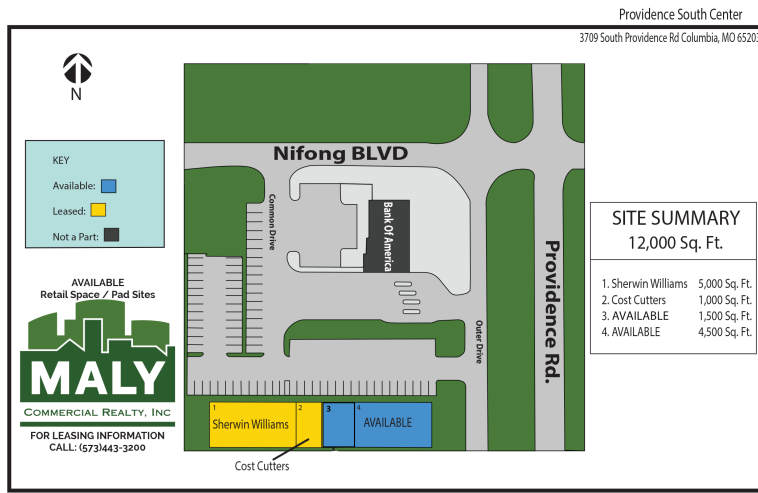


PROVIDENCE
SOUTH CENTER-
UNIT 3

3709 SOUTH PROVIDENCE RD., SUITE
C, COLUMBIA, MO 65203



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



OFFERING SUMMARY

Lease Rate:	Email For Pricing: gina@malyrealty.com
Available SF::	1,500 SF
Zoning:	M-N

PROPERTY OVERVIEW

Retail space located in South Columbia, near the Providence and Nifong intersection.

PROPERTY HIGHLIGHTS

- Rent on NNN basis
- Currently Okii Mama, expiring Fall 2024
- Great visibility from Providence
- AADT traffic count S Providence 15,709 E Nifong 14,910
- Other tenants in this center include Sherwin Williams and Happy Nails
- 2 ADA Bathrooms
- Freezer is width 6ft x height 8ft x 6ft depth
- Has a office in the rear
- Hood vent is Depth 4ft x Width 14ft

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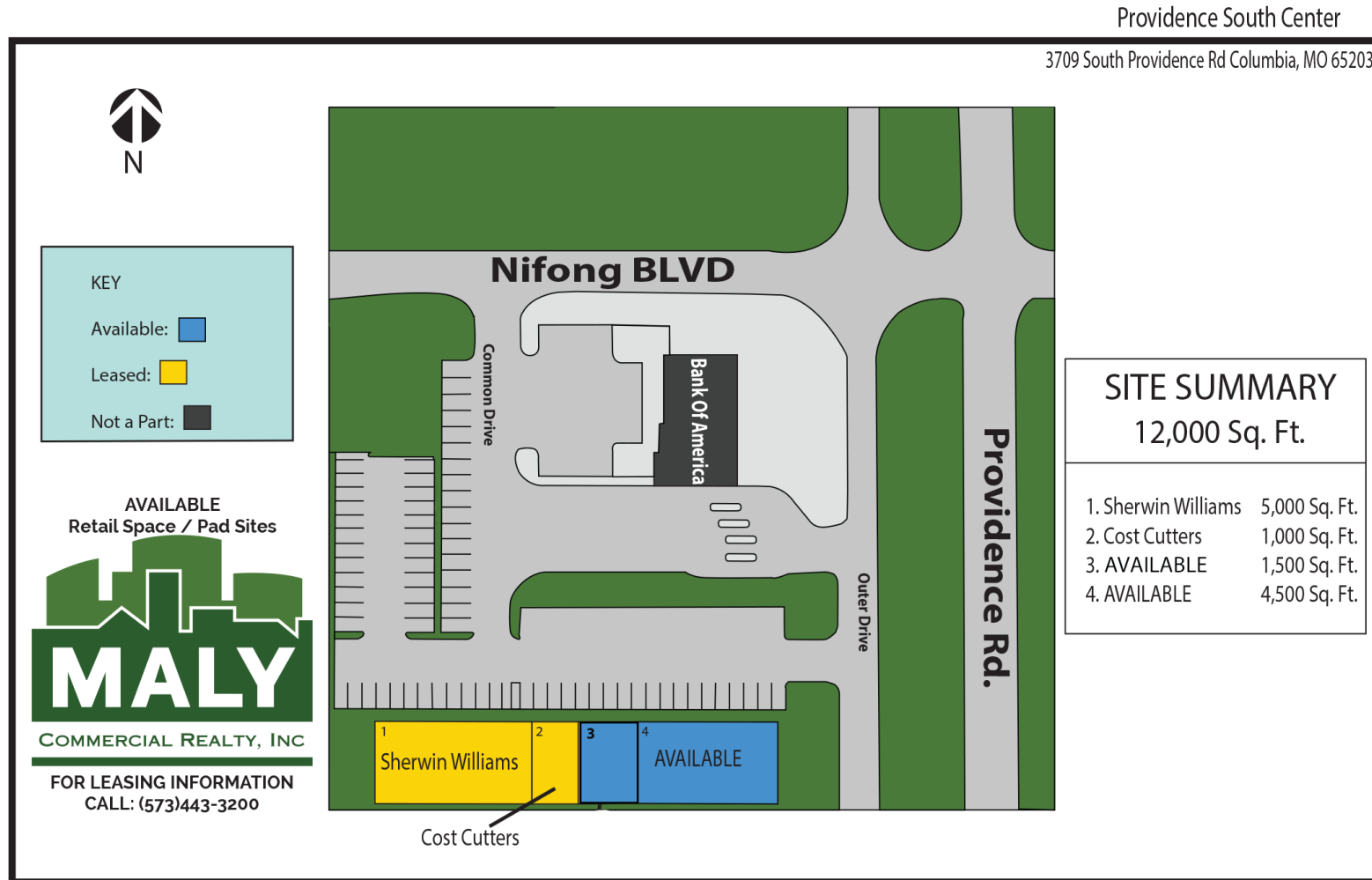
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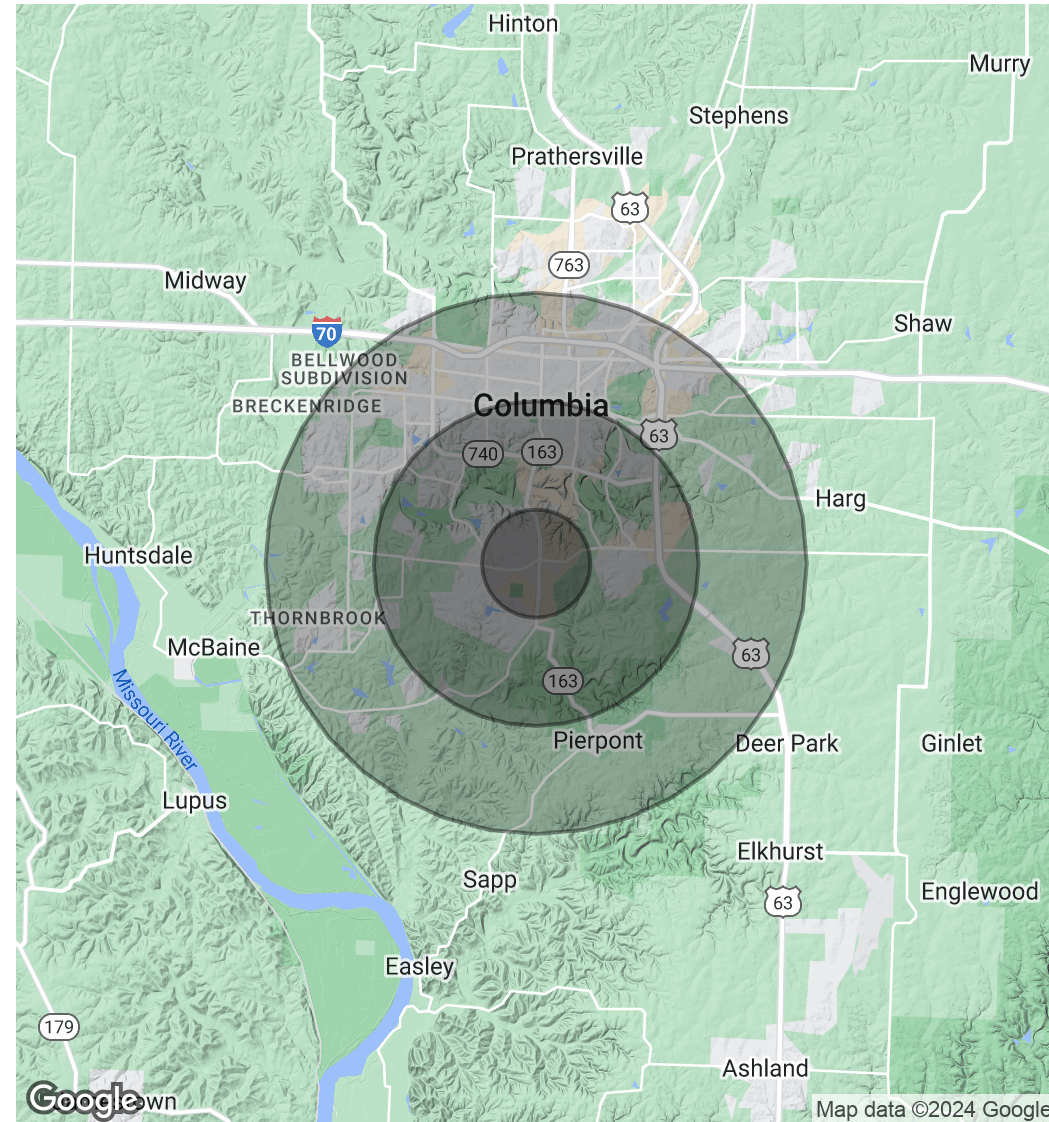
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,886	56,504	110,307
Average age	36	33	35
Average age (Male)	34	32	35
Average age (Female)	38	33	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,467	21,817	45,055
# of persons per HH	2	2.6	2.4
Average HH income	\$77,063	\$86,699	\$90,842
Average house value	\$347,887	\$290,025	\$294,158

* Demographic data derived from 2020 ACS - US Census



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