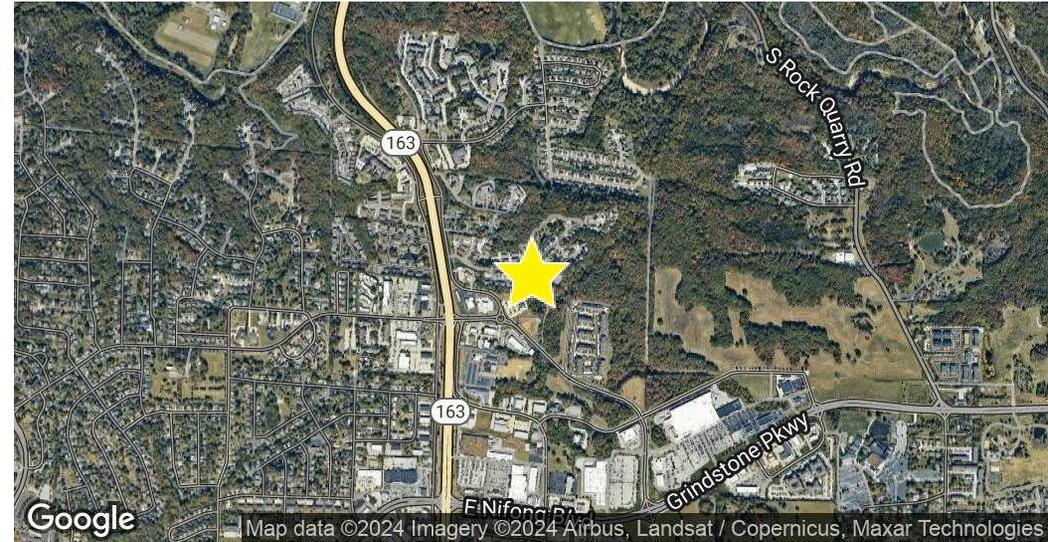




PROVIDENCE SOUTH PLAZA PLAT 1

651 E GREEN MEADOWS RD,
COLUMBIA, MO 65201-3816

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



OFFERING SUMMARY

Lease Rate:	Email for pricing: gina@malyrealty.com
Lot Size:	2.59 Acres
Zoning:	PD

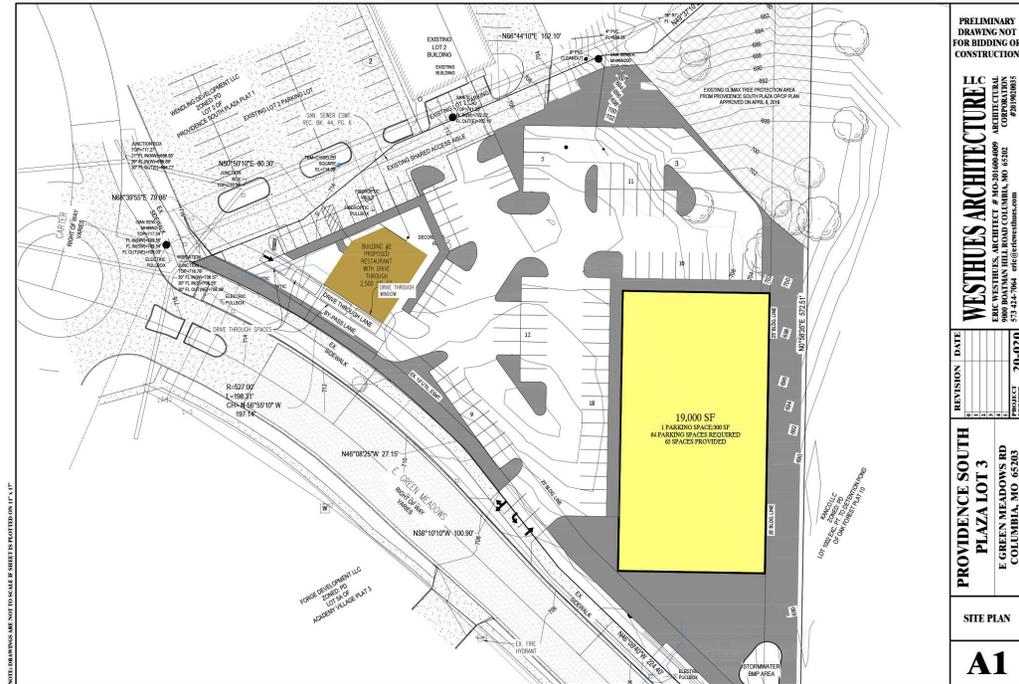
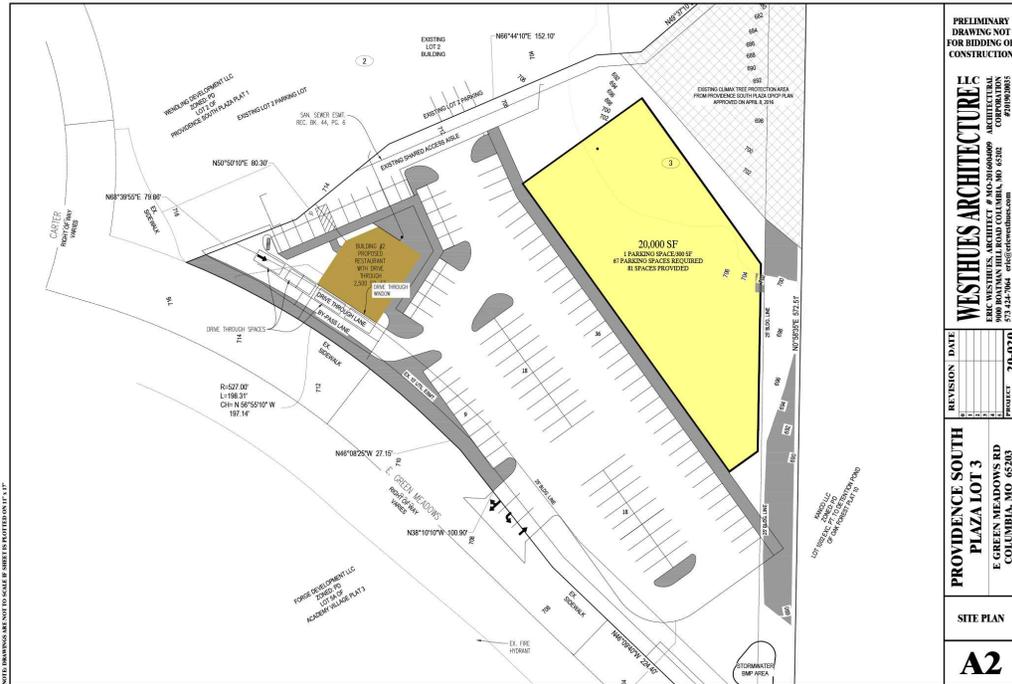
PROPERTY OVERVIEW

This property presents an attractive build-to-suit opportunity, offering competitive lease terms. Tenants will benefit from a tailored tenant improvement allowance, poised to meet individual lease terms and user requirements. Perfect for businesses seeking a customizable space, this property's flexibility and convenience set the stage for success.

PROPERTY HIGHLIGHTS

- \$20-\$25/SF + NNN.
- BUILD-TO-SUIT OPPORTUNITY
- Tenant Improvement. Allowance will be provided and subject to lease terms and user requirements.

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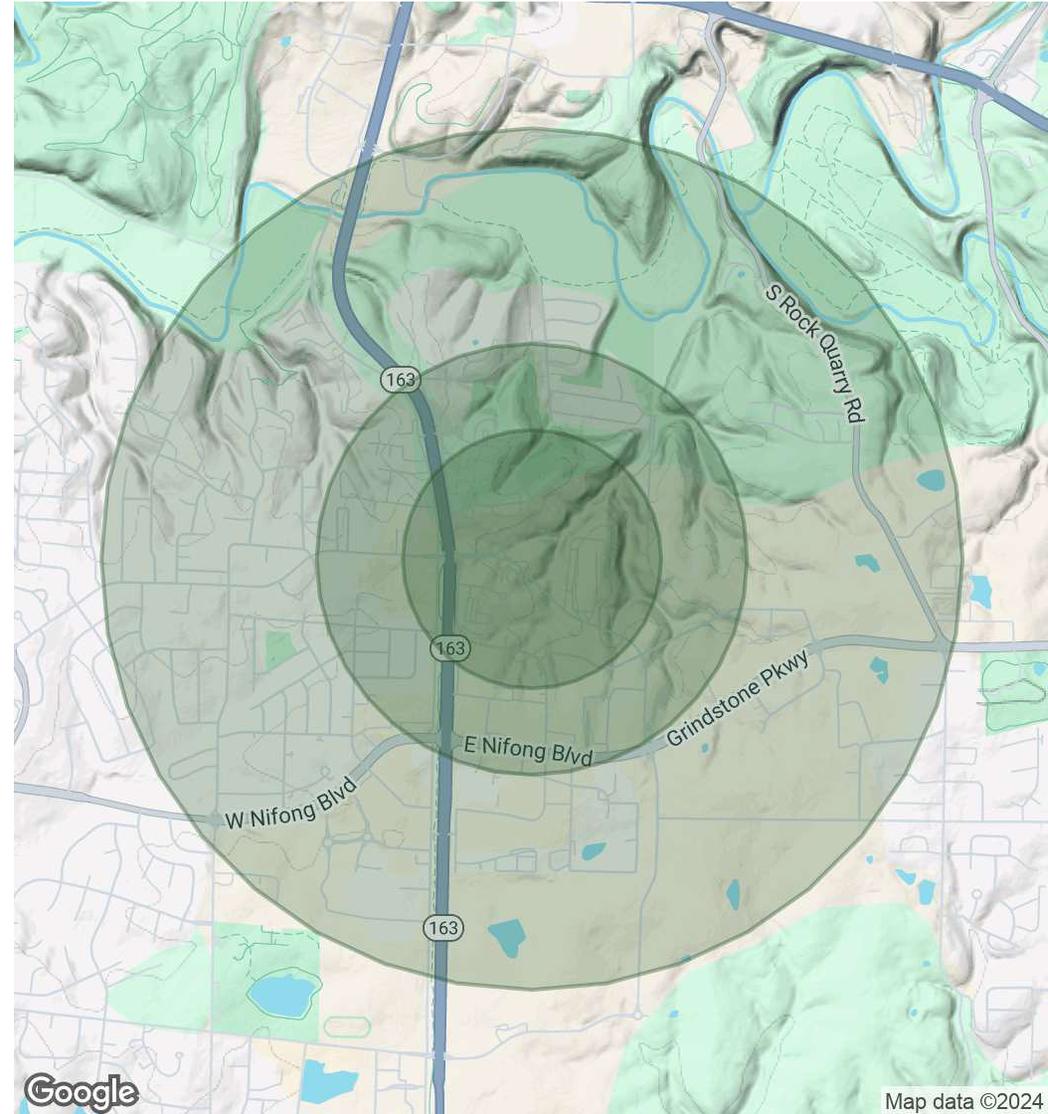
Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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213 N STADIUM BLVD STE 203, COLUMBIA, MO 65203-1161 • 573.443.3200 • WWW.MALYREALTY.COM

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	660	5,993	22,152
Average Age	26	27	28
Average Age (Male)	26	27	28
Average Age (Female)	25	27	28
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	254	2,398	7,216
# of Persons per HH	2.6	2.5	3.1
Average HH Income	\$41,186	\$41,187	\$55,586
Average House Value	\$279,221	\$214,752	\$182,266

Demographics data derived from AlphaMap



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