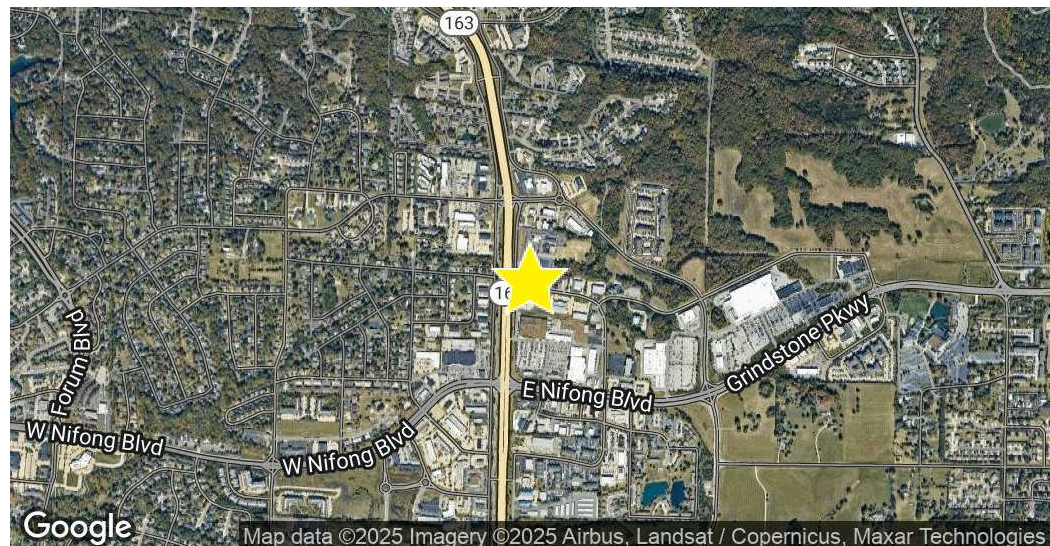


ROCK BRIDGE SHOPPING CENTER- UNIT 7

405 E NIFONG BLVD, COLUMBIA, MO
65201



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:	2,540 SF
Zoning:	M-C

PROPERTY OVERVIEW

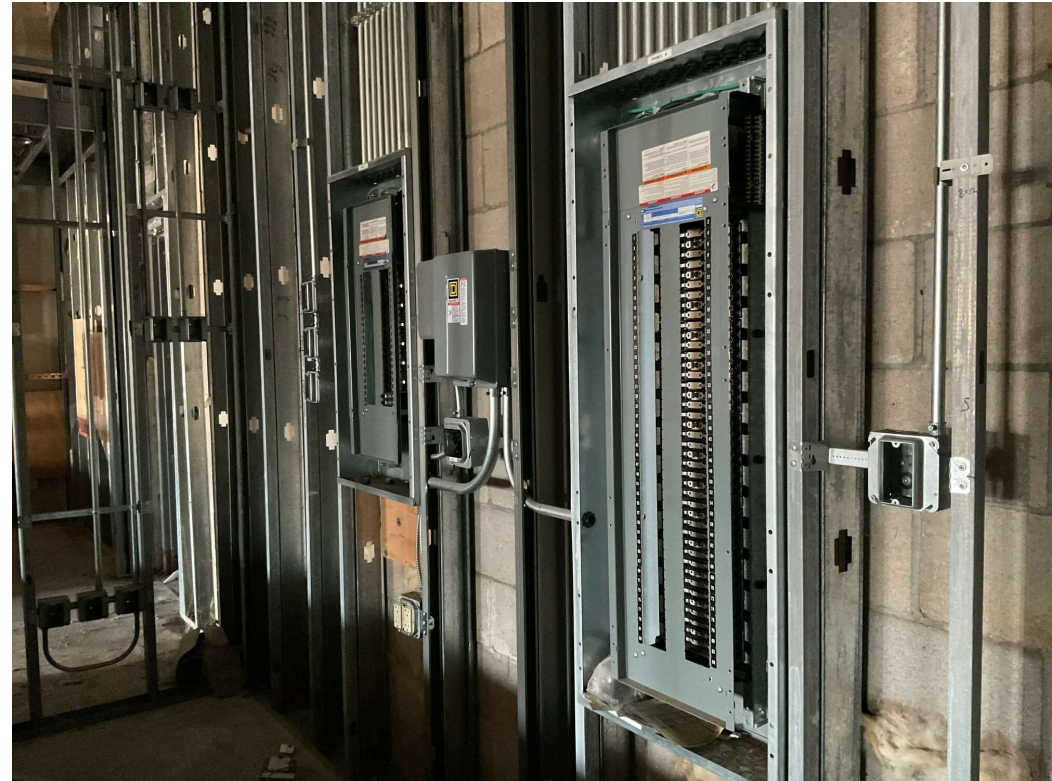
Space for lease at Rock Bridge Shopping Center, at the NE corner of E Nifong Blvd & S Providence Rd. Anchored by Hyvee and Ace Hardware.

PROPERTY HIGHLIGHTS

- Rent on NNN Basis
- Space located between Subway and Fit Factory
- Roughly 70' deep x 36' wide
- Space is framed out for a Moe's Southwest Grill franchise with two recently installed electrical panels, and two stubbed ADA restrooms in NW rear of space
- Landlord will provide a whitebox delivery or give an allowance towards a whitebox
- AADT: Nifong Blvd: 30,920
- AADT: Providence: 21,691

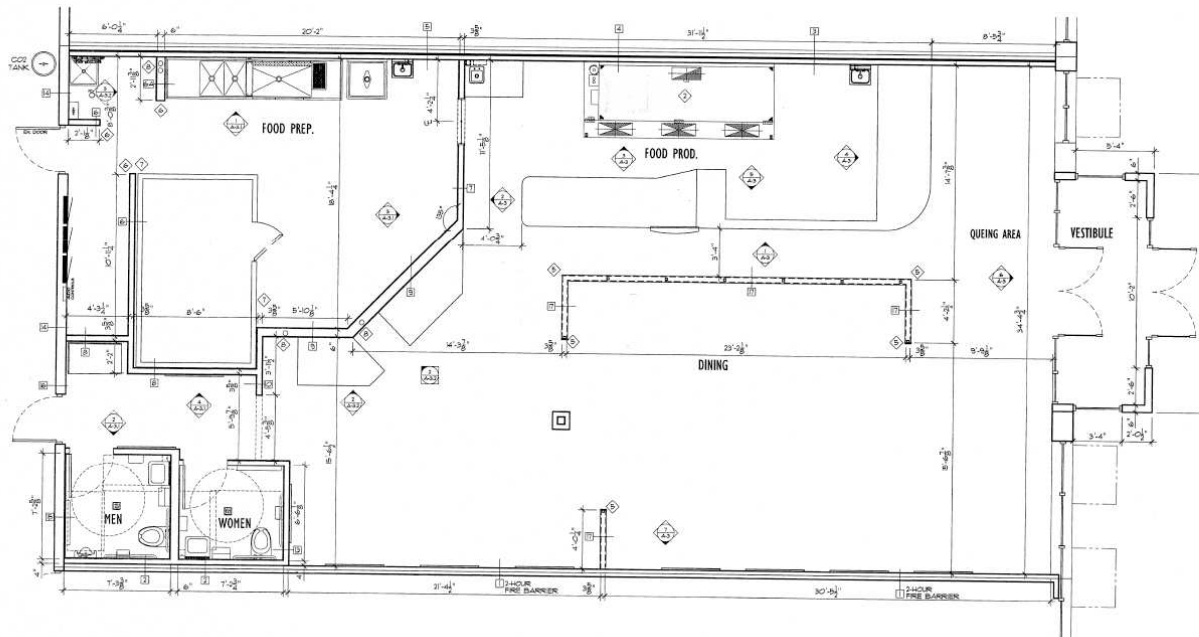
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FLOOR PLAN
SCALE: 1/4" = 1'-0"

- HOOD SUPPLIER TO INSURE PROPER INSTALLATION.
3. ELECTRICAL PANELS - SEE ELECTRICAL DRAWINGS.
4. HOT WATER HEATER - SEE PLUMBING DRAWINGS.
5. PROVIDE MT-2 CORNER GUARD(S) PER DETAIL 9/A-4.
6. PROVIDE 18 GA. STAINLESS STEEL CORNER GUARD FROM TOP OF BASE TO CEILING.
7. G.C. SHALL COORDINATE INSTALLATION OF CORNER CLOSURE ANGLES WALK-IN COOLER/FREEZER w/ EQUIPMENT SUPPLIER.
8. G.C. SHALL INSTALL 4" DIAMETER PVC CHASE FOR SODA LINES. EXTEND PIPE 6" ABOVE CEILING TO RUN LINES OVERHEAD FROM DISPENSER TO SODA MACHINE.
9. G.C. SHALL INSTALL 2" DIAMETER PVC CHASE FOR CO2 LINES. EXTEND PIPE 6" ABOVE CEILING TO RUN LINES OVERHEAD FROM CO2 TANK TO EXTERIOR FILL PORT.
10. MAXIMUM OCCUPANCY SIGNAGE TO BE INSTALLED BY GENERAL CONTRACTOR NEAR MAIN EXIT AT LOCATION DETERMINED BY THE FIRE MARSHALL.



Moe's
southwest grill

Rock Bridge Shopping Center
503 E. Nifong Blvd. Suite G
Columbia, Missouri 65201

CNW Management, LLC
2000 Forum Blvd. Ste. 4
Columbia, Missouri 65203

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Rock Bridge Shopping Center 405 E Nifong Blvd, Columbia, MO 65201

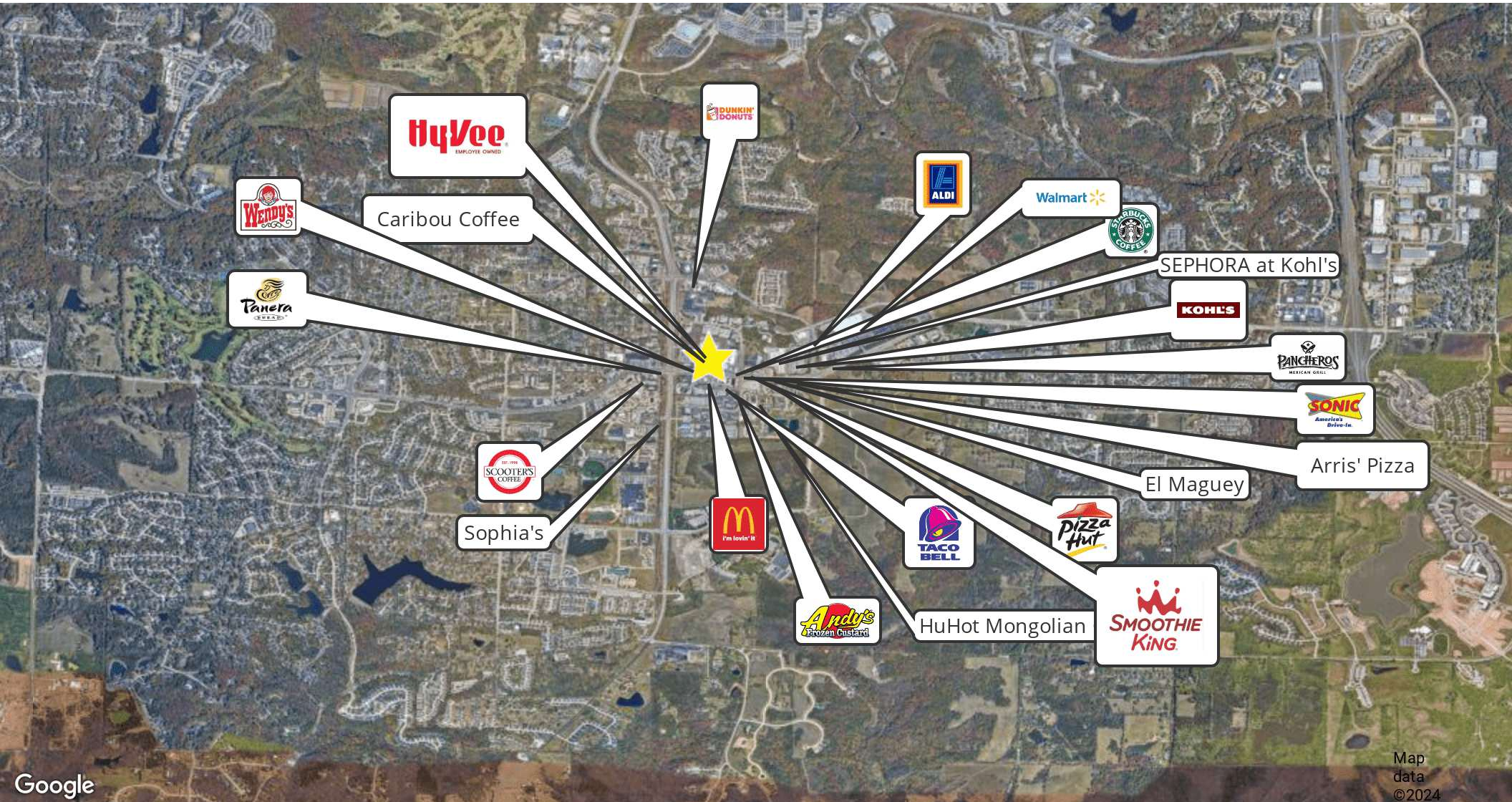


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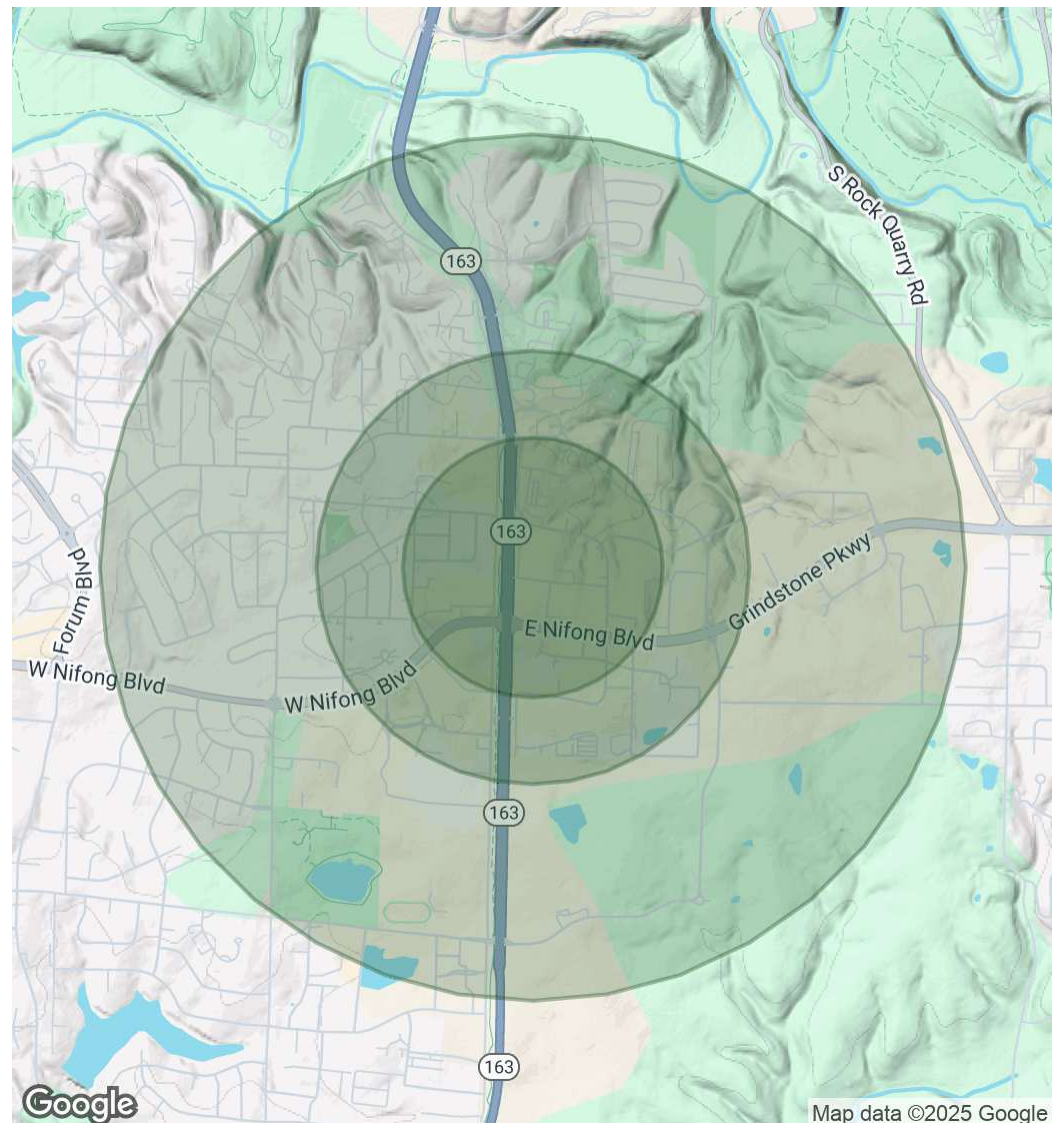
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	420	2,164	7,284
Average Age	36	34	35
Average Age (Male)	33	32	33
Average Age (Female)	38	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	227	1,166	3,764
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$60,097	\$62,511	\$77,717
Average House Value	\$219,238	\$258,284	\$316,893

Demographics data derived from AlphaMap



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