

RENDERINGS



SPRINGBROOK CROSSING

PROVIDENCE & SOUTHAMPTON,
COLUMBIA, MO 65203



SPRING BROOK
CROSSING

MEL ZELENAK

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RENDERINGS



OFFERING SUMMARY

Lease Rate:	\$30.00 - 35.00 SF/yr (NNN)
Available SF:	+/-2,000-9,574 SF
Zoning:	M-C

PROPERTY OVERVIEW

New construction building near the signaled intersection of Providence & Southampton. One endcap, with patio, still available. Ideal for restaurant, retail, or office. Building sits at the doorsteps of two of Columbia's largest employers (Veterans United and MU Healthcare) and is catty corner to the highly sought after Rock Bridge High School.

PROPERTY HIGHLIGHTS

- +/- 2,000-9,574 Available SQ FT
- Lease rate \$30-\$35 per square foot NNN.
- Shell delivery anticipated to be Septemeber 2026
- Potential patio available with the remaining endcap space.
- Signalized Intersection of Providence & Southampton
- Cattycorner to the University of Missouri Healthcare (85,512 square feet with +/- 250 employees) and Rock Bridge High School

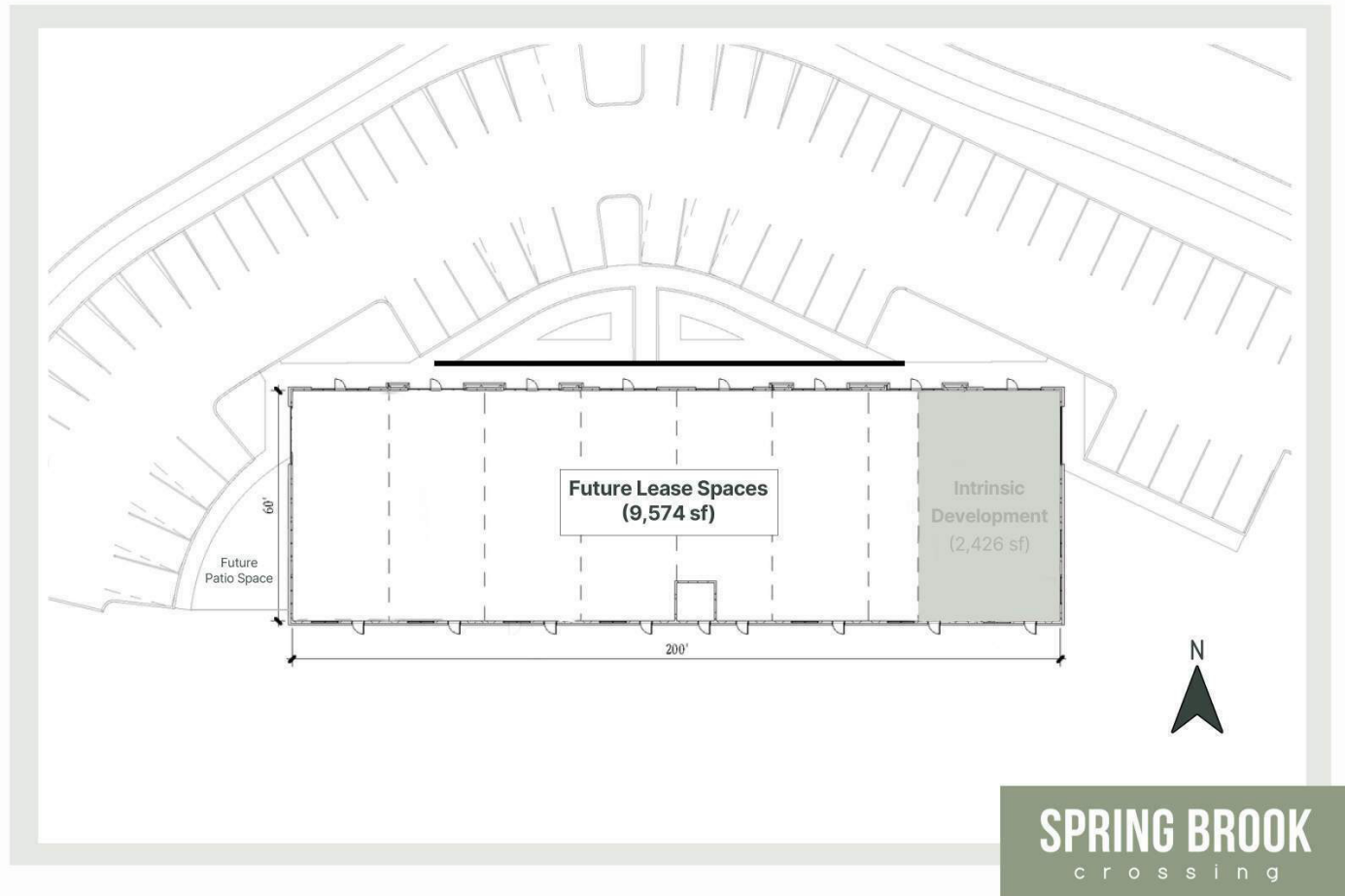


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FLOORPLAN & SITE



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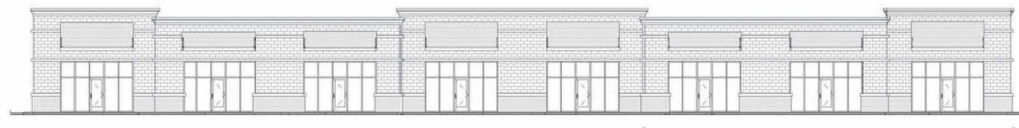
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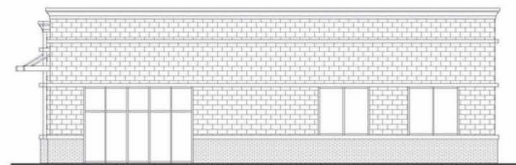


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ELEVATIONS



North



West

SPRING BROOK
crossing

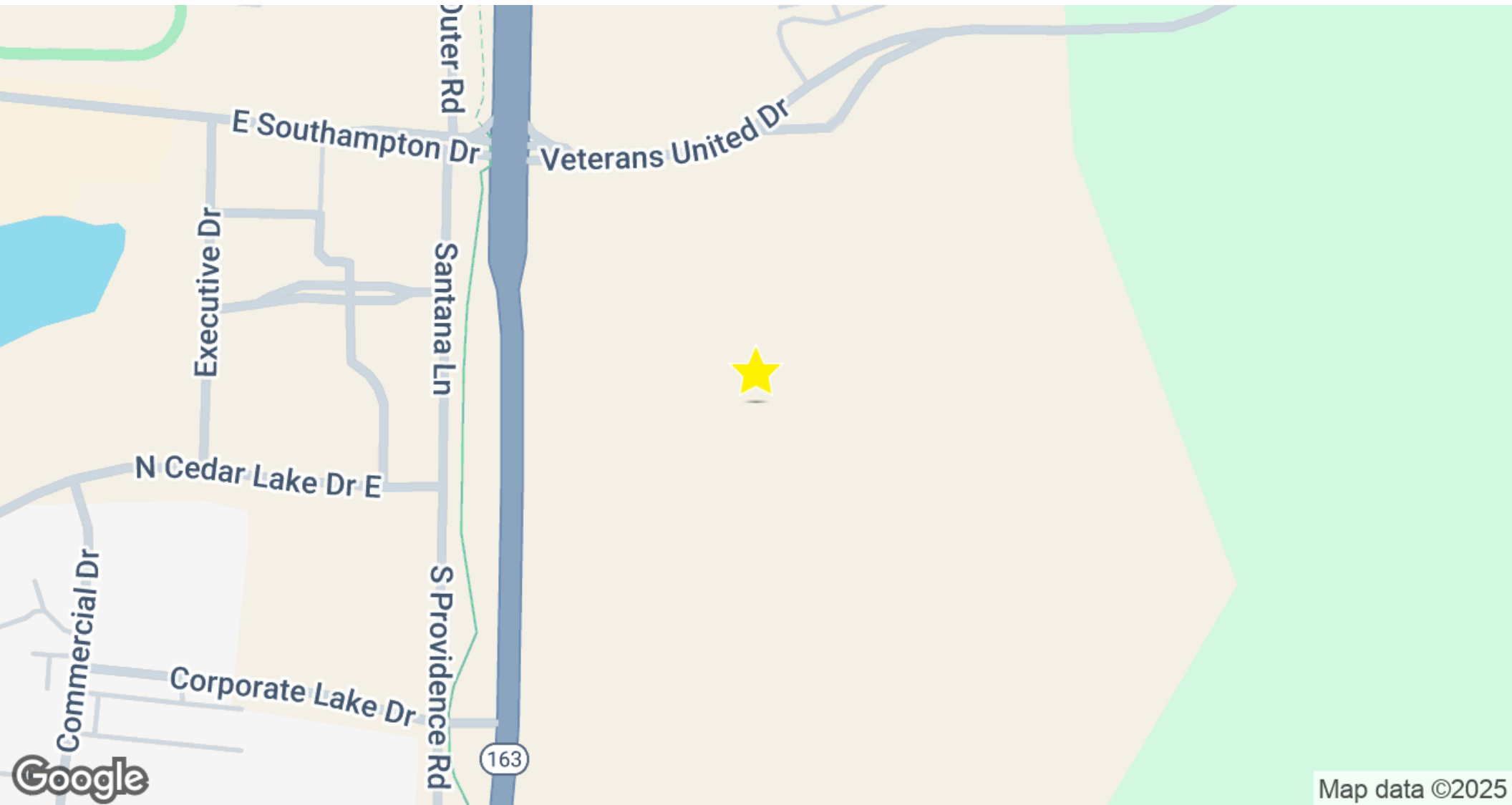
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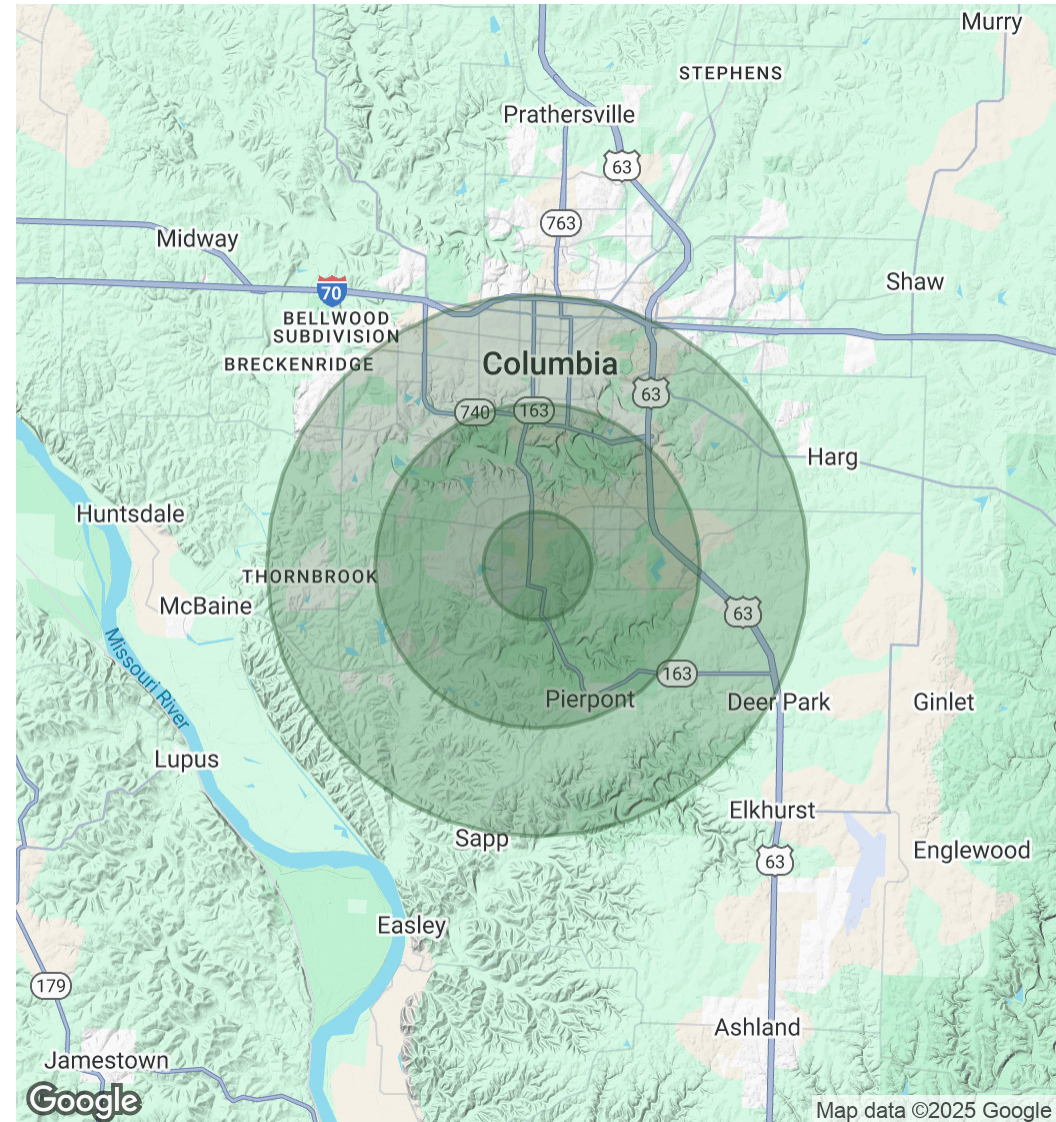
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,026	43,233	100,461
Average Age	35	34	35
Average Age (Male)	33	33	34
Average Age (Female)	36	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,232	16,830	40,409
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$75,680	\$96,205	\$93,273
Average House Value	\$341,602	\$314,675	\$303,124

Demographics data derived from AlphaMap



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