

ROCK BRIDGE
SHOPPING
CENTER- UNIT 11

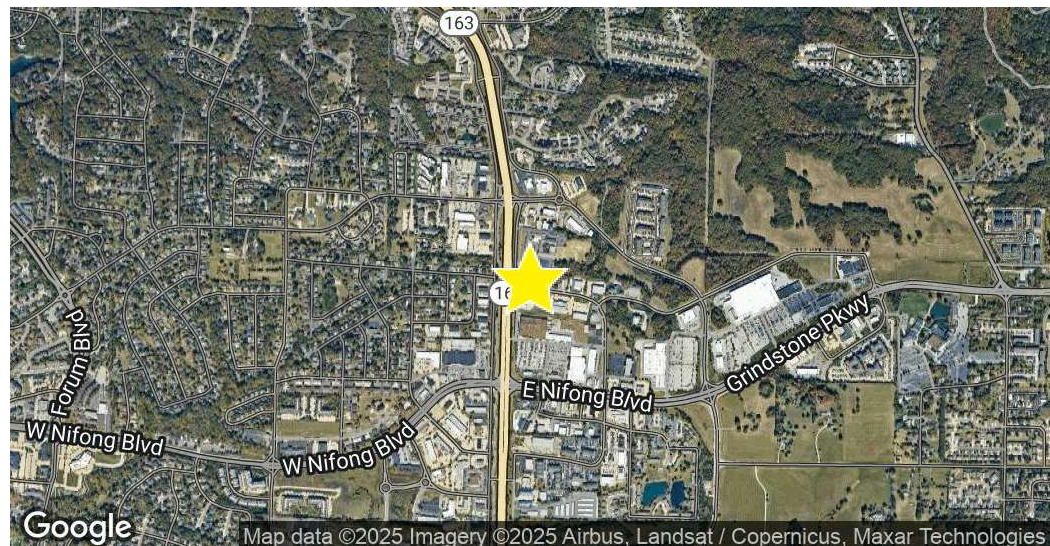
405 E NIFONG BLVD, COLUMBIA, MO
65201

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:	2,100 SF

PROPERTY OVERVIEW

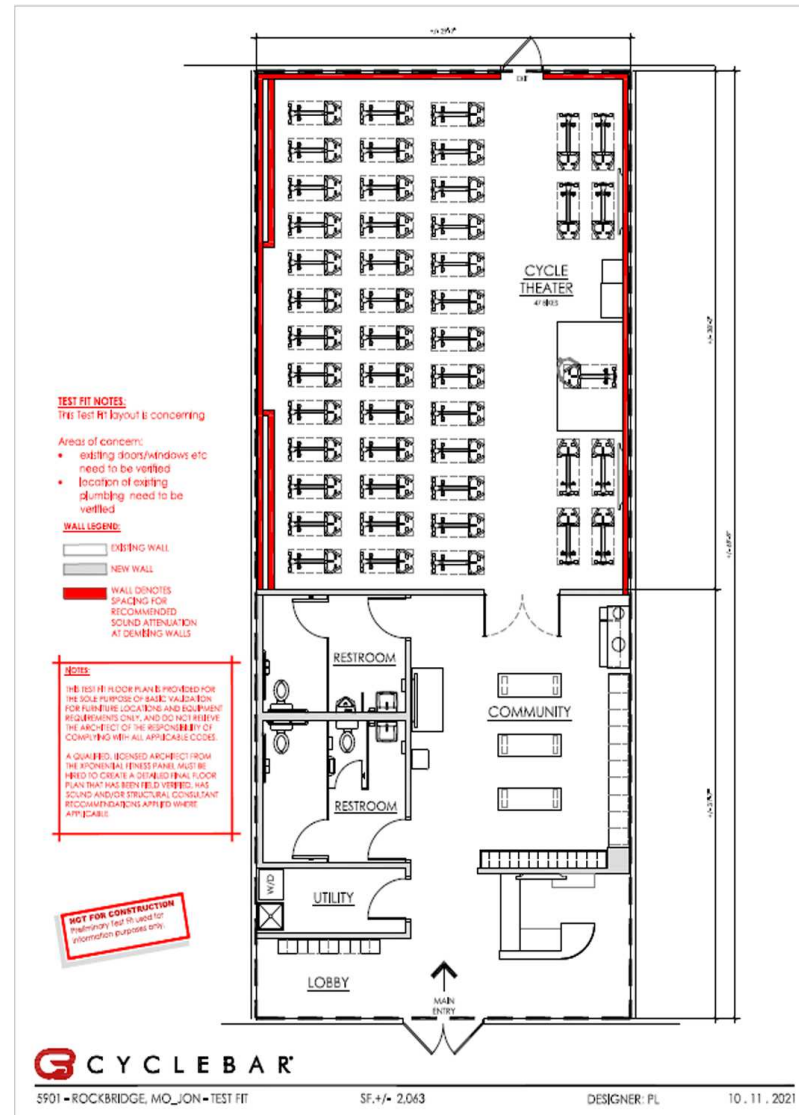
Space for lease at Rock Bridge Shopping Center, at the NE corner of E Nifong Blvd & S Providence Rd. Anchored by Hyvee and Joanne's

PROPERTY HIGHLIGHTS

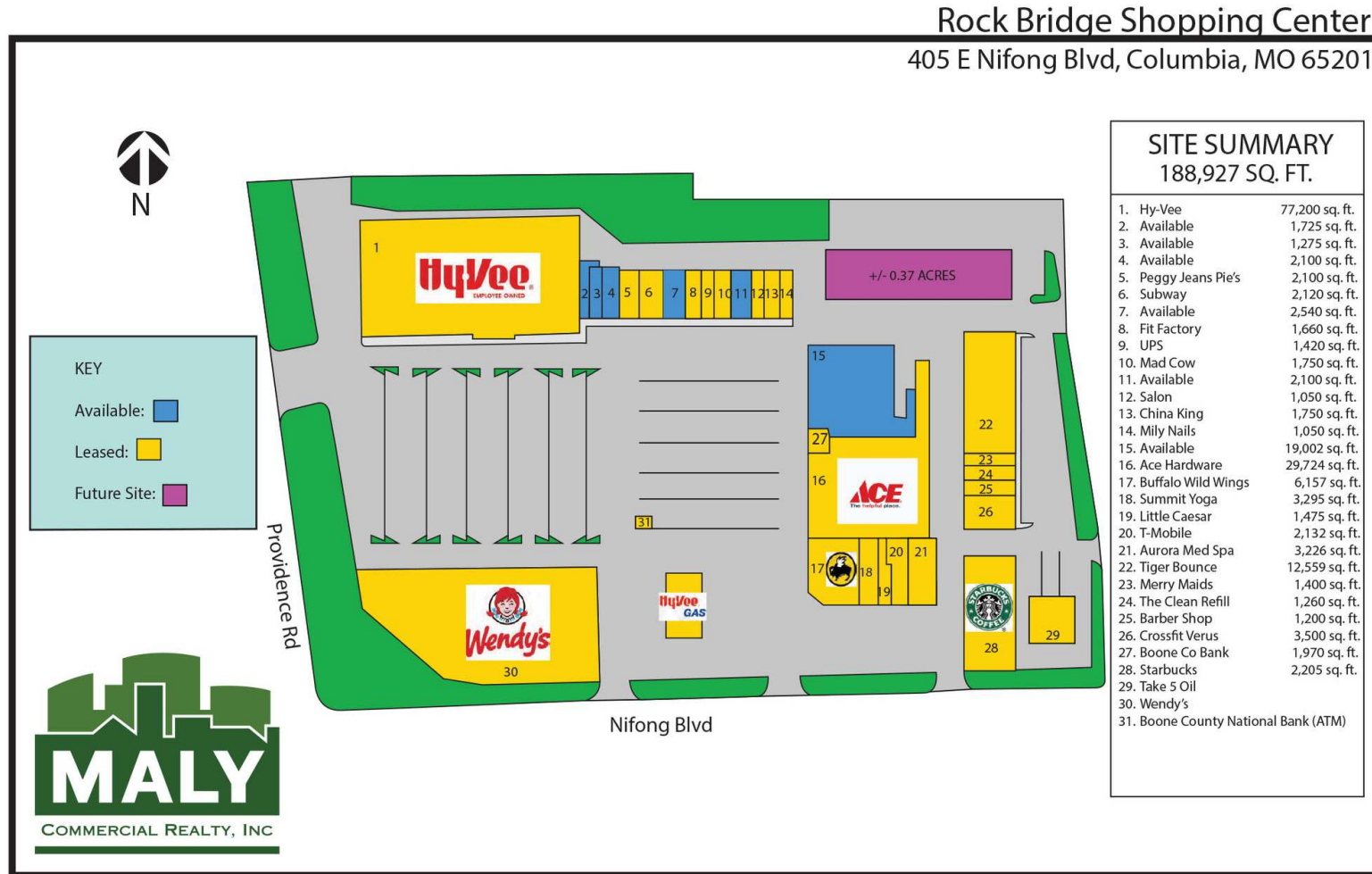
- Rent on NNN Basis
- Formerly Cyclebar
- Anchored by Hyvee & Joanne's
- AADT: Nifong Blvd: 30,920
- AADT: Providence: 21,691
- Space is roughly 30 ft wide x 70 ft deep.

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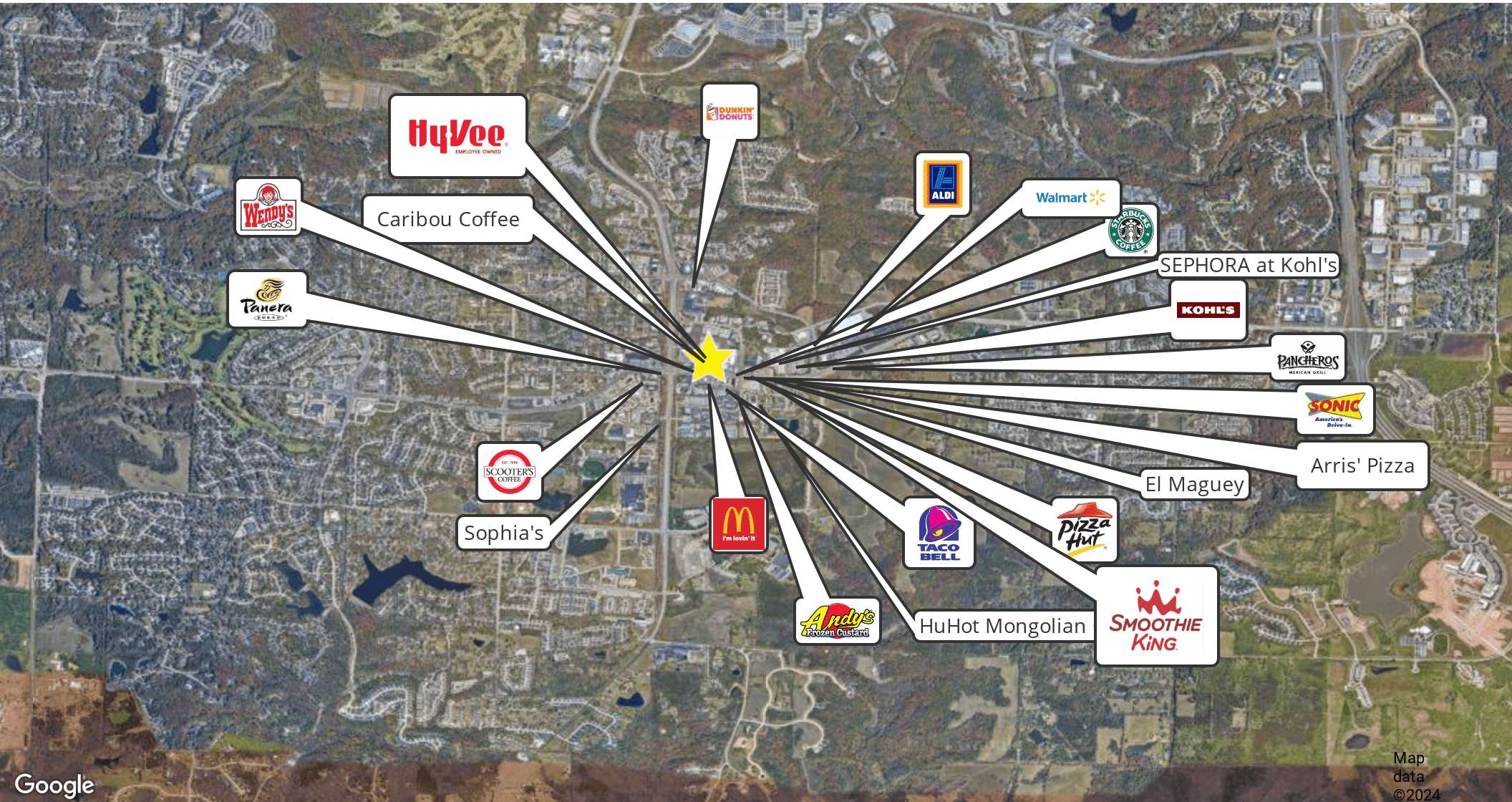


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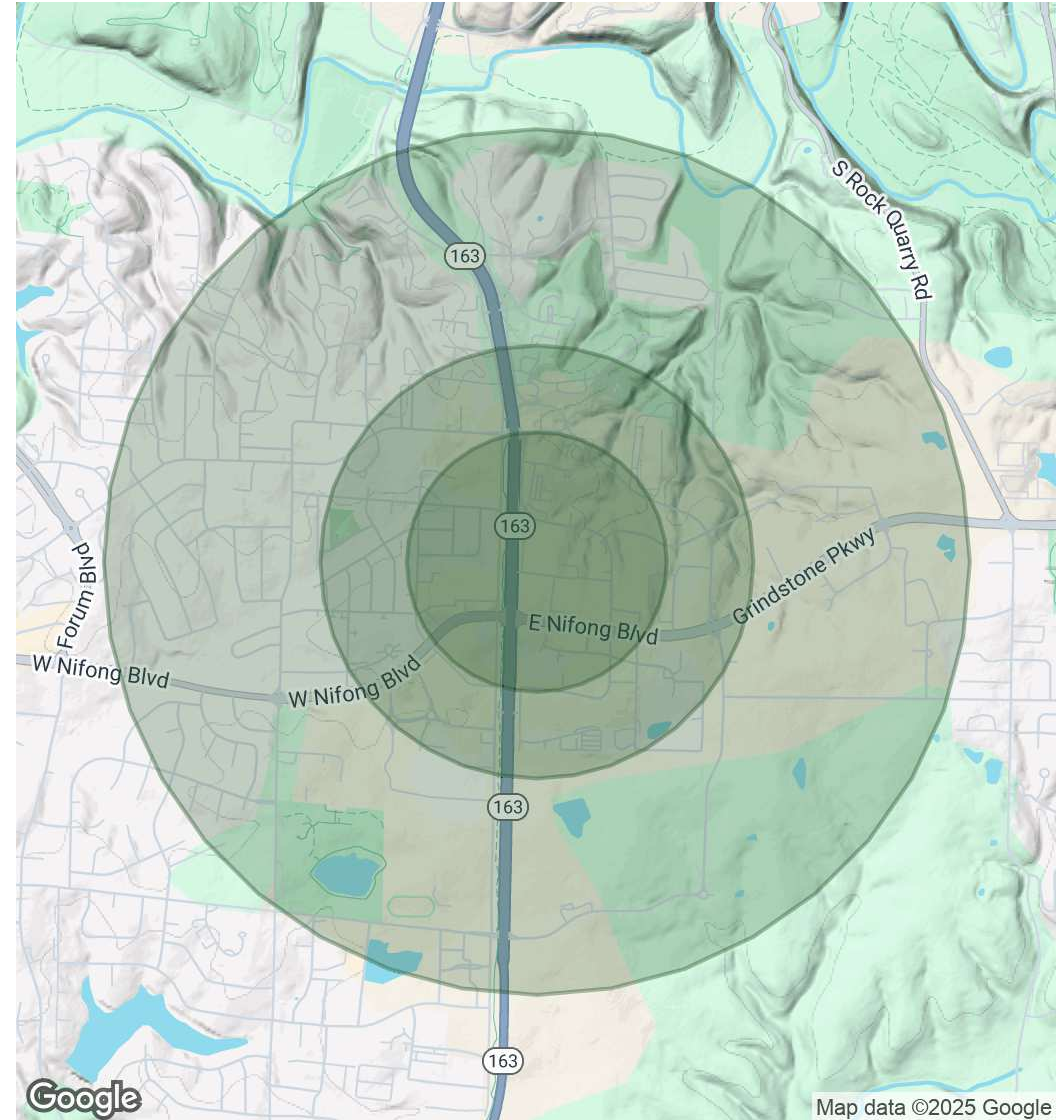
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	420	2,164	7,284
Average Age	36	34	35
Average Age (Male)	33	32	33
Average Age (Female)	38	36	36

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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