

Jul 2019

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ROCK BRIDGE SHOPPING CENTER - UNIT 4

503 EAST NIFONG BOULEVARD, SUITE
B, COLUMBIA, MO 65201

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



OFFERING SUMMARY

Lease Rate:	Email For Pricing: gina@malysrealty.com
Available SF:	2,100 SF
Zoning:	M-C

PROPERTY OVERVIEW

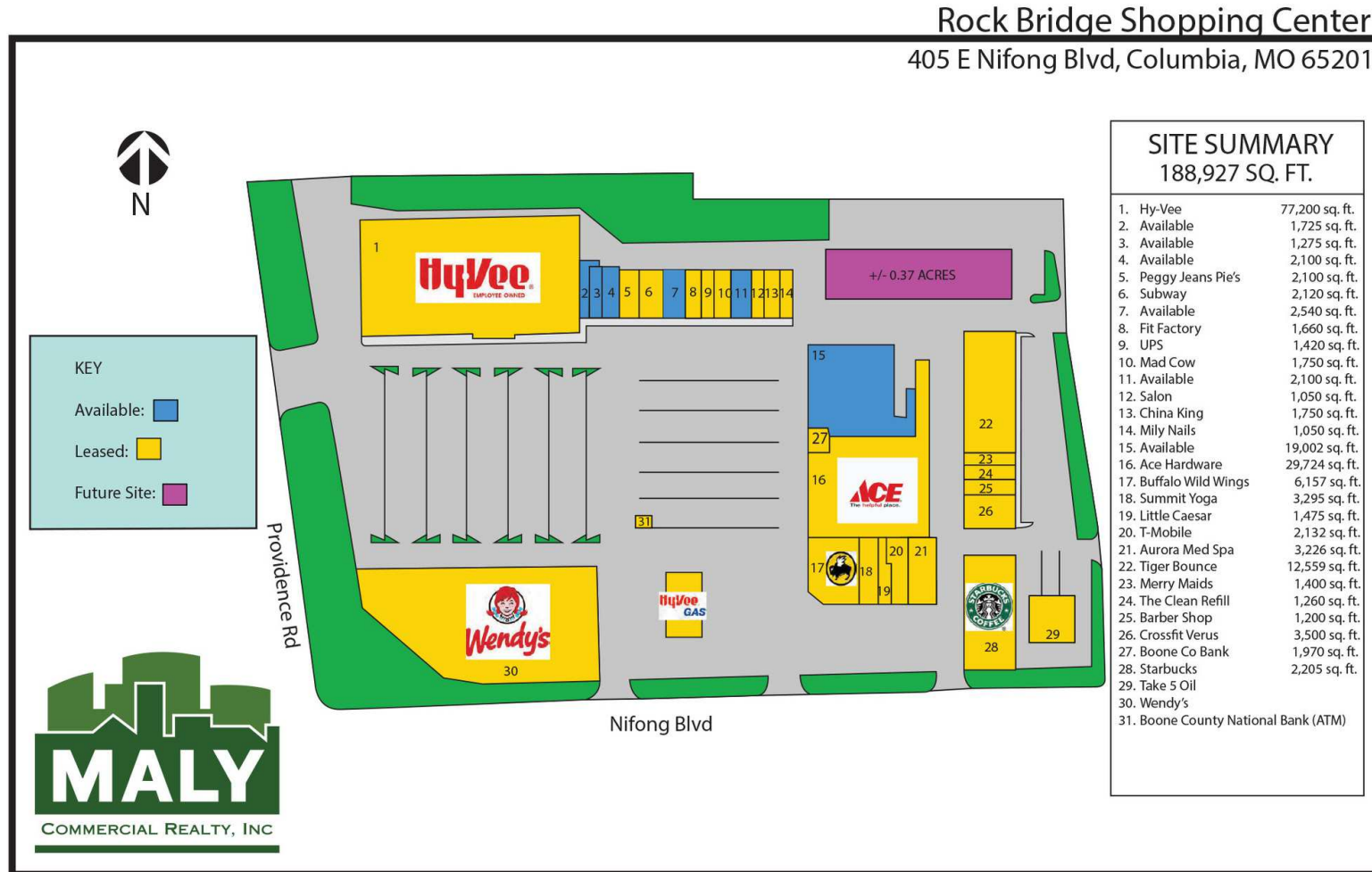
Space for lease at Rock Bridge Shopping Center, at the NE corner of E Nifong Blvd & S Providence Rd. Anchored by Hyvee and Joanne's

PROPERTY HIGHLIGHTS

- Rent on NNN Basis
- Currently The Southern Rose, situated between Rosebuds and Peggy Jean's Pies
- AADT: Nifong Blvd: 30,920
- AADT: Providence: 21,69

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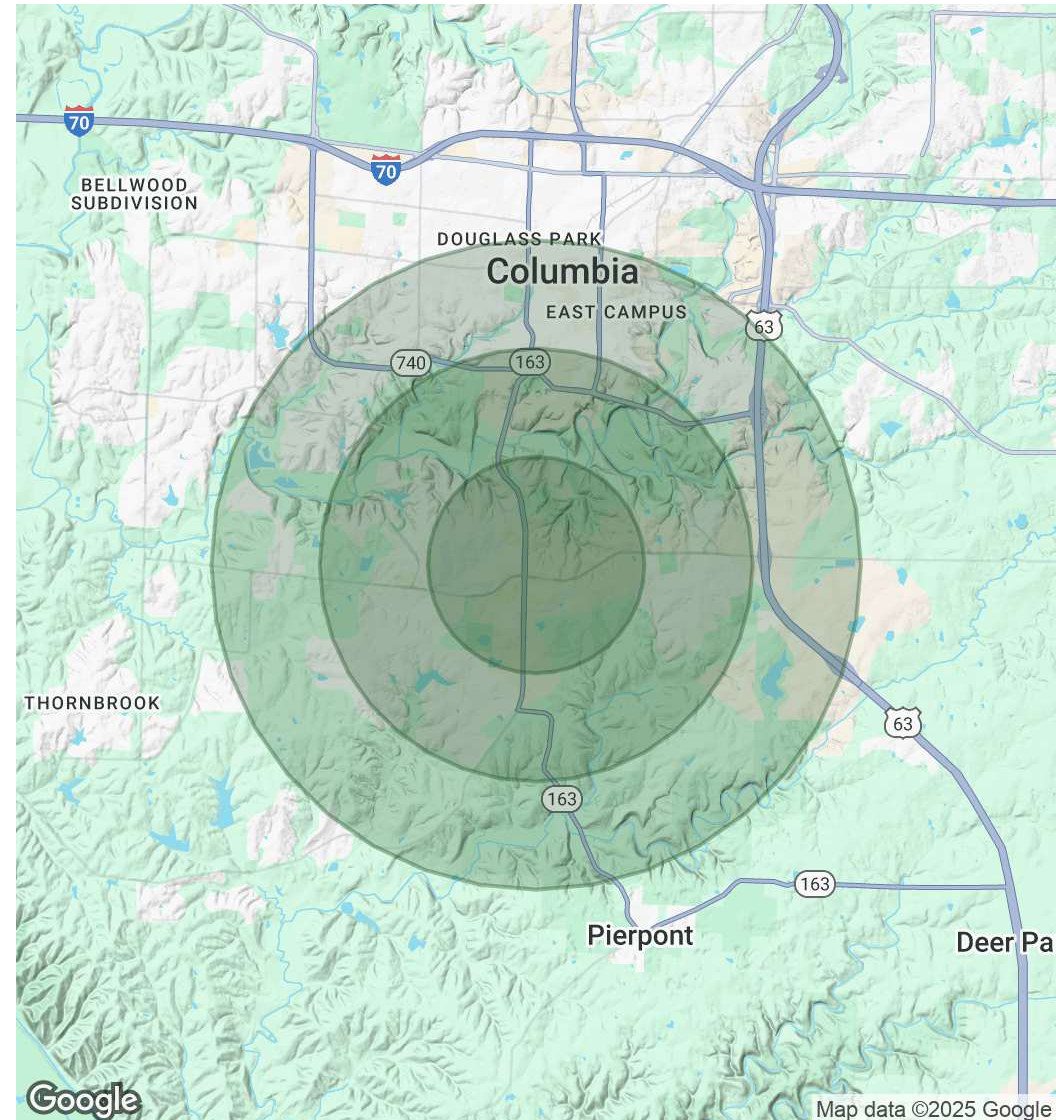
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213 N STADIUM BLVD STE 203, COLUMBIA, MO 65203-1161 • 573.443.3200 • WWW.MALYREALTY.COM

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,918	25,537	55,683
Average Age	32.5	29.0	29.5
Average Age (Male)	32.4	27.3	28.7
Average Age (Female)	34.7	30.4	30.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,117	10,927	23,400
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$58,261	\$63,506	\$67,122
Average House Value	\$151,675	\$167,239	\$167,828

2020 American Community Survey (ACS)



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