



PROVIDENCE
SOUTH CENTER-
UNIT 4

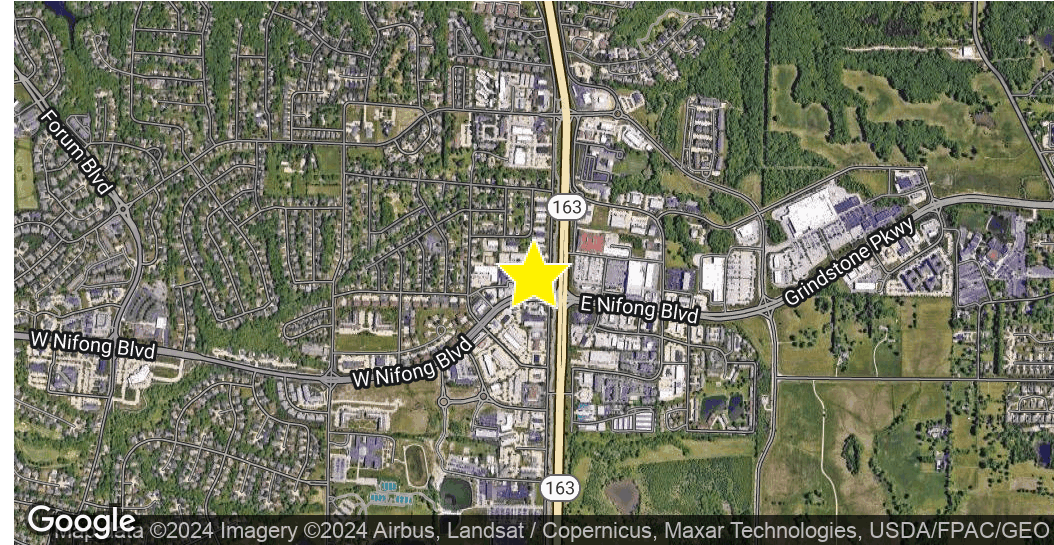
3709 S PROVIDENCE RD, SUITE A,
COLUMBIA, MO 65203

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:	4,500 SF
Zoning:	M-N

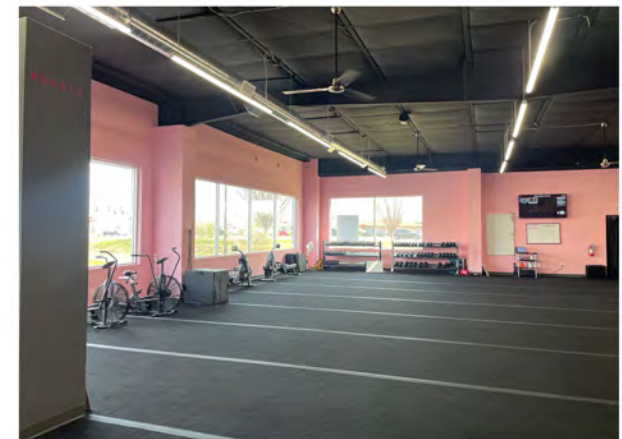
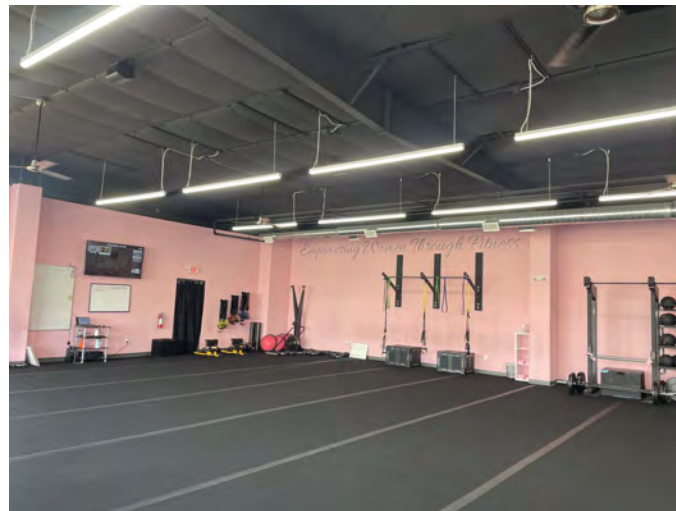
PROPERTY OVERVIEW

Prime endcap space, behind Bank of America. Southwest corner of Providence and Nifong.

PROPERTY HIGHLIGHTS

- -Rent NNN
- - Formerly Blush Bootcamp
- - 2 ADA Restrooms and 2 Shower Rooms
- -New HVAC
- -AADT traffic count S Providence 15,709 E Nifong 14,910

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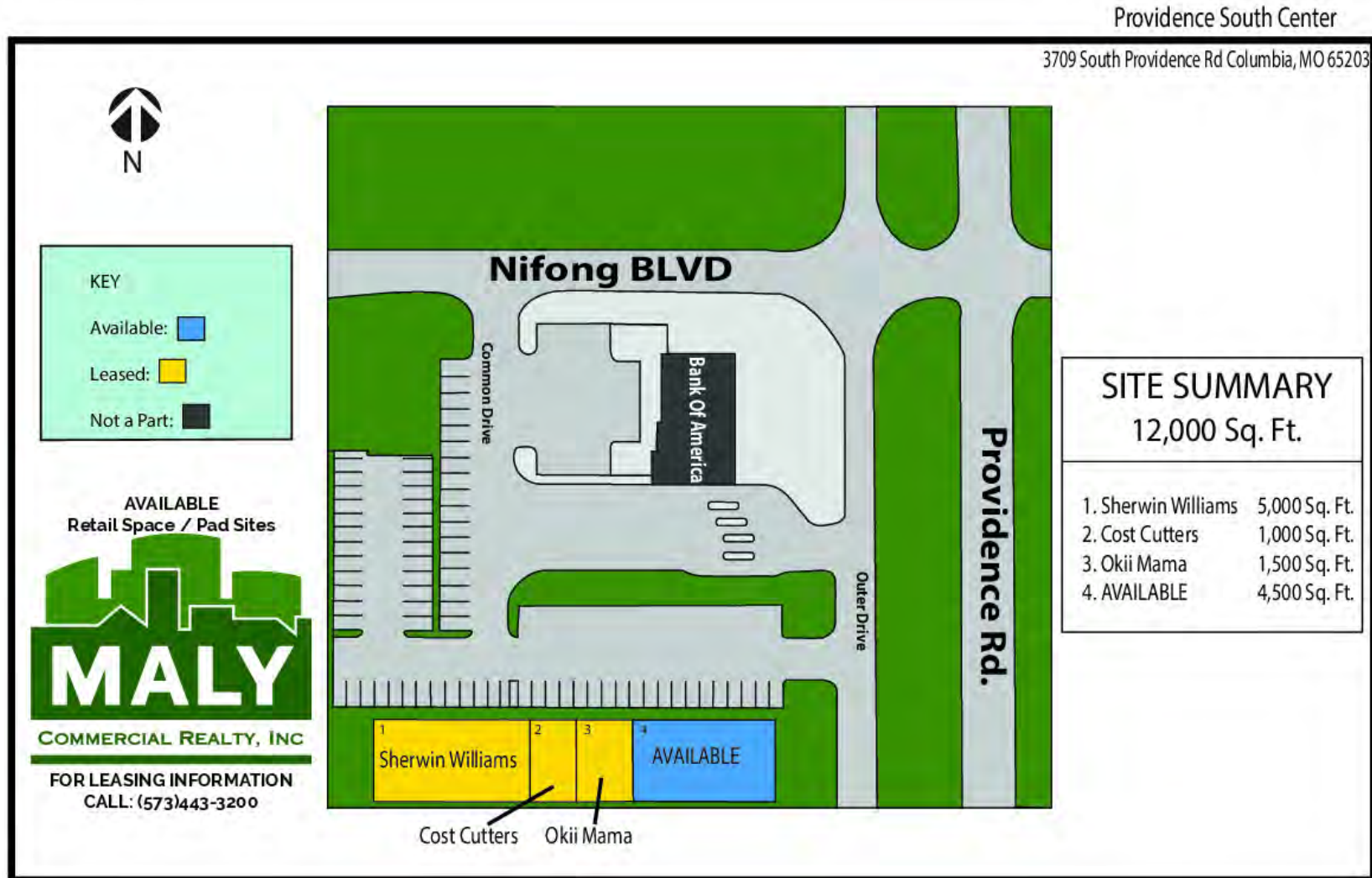


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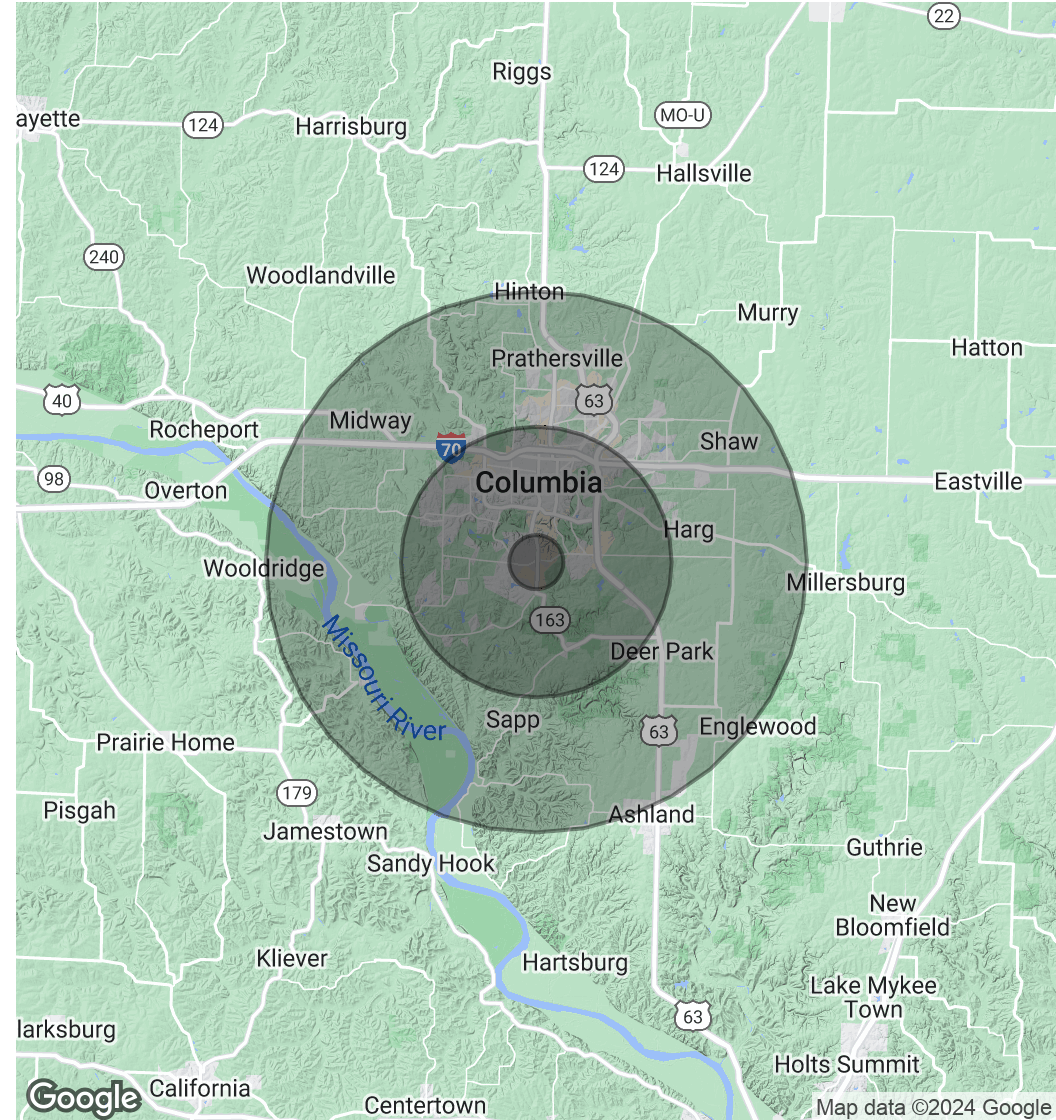
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	161	21,701	34,057
Average Age	45.3	35.0	37.3
Average Age (Male)	39.8	32.4	36.1
Average Age (Female)	49.7	37.7	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	79	10,011	15,566
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$57,673	\$47,785	\$54,265
Average House Value	\$175,453	\$103,149	\$126,358

* Demographic data derived from 2020 ACS - US Census



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