

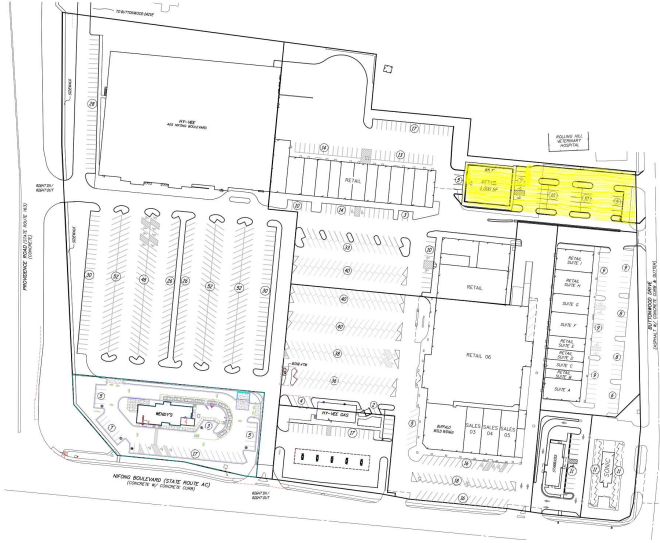
ROCK BRIDGE SHOPPING CENTER-6000 SF FUTURE BUILD

405 E NIFONG BLVD, COLUMBIA, MO
65201

NIFONG BOULEVARD (STATE ROUTE AC)
(CONCRETE W/ CONCRETE CURBS)

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





OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	2,000 - 6,000 SF
Lot Size:	0.37 Acres
Zoning:	M-C

PROPERTY OVERVIEW

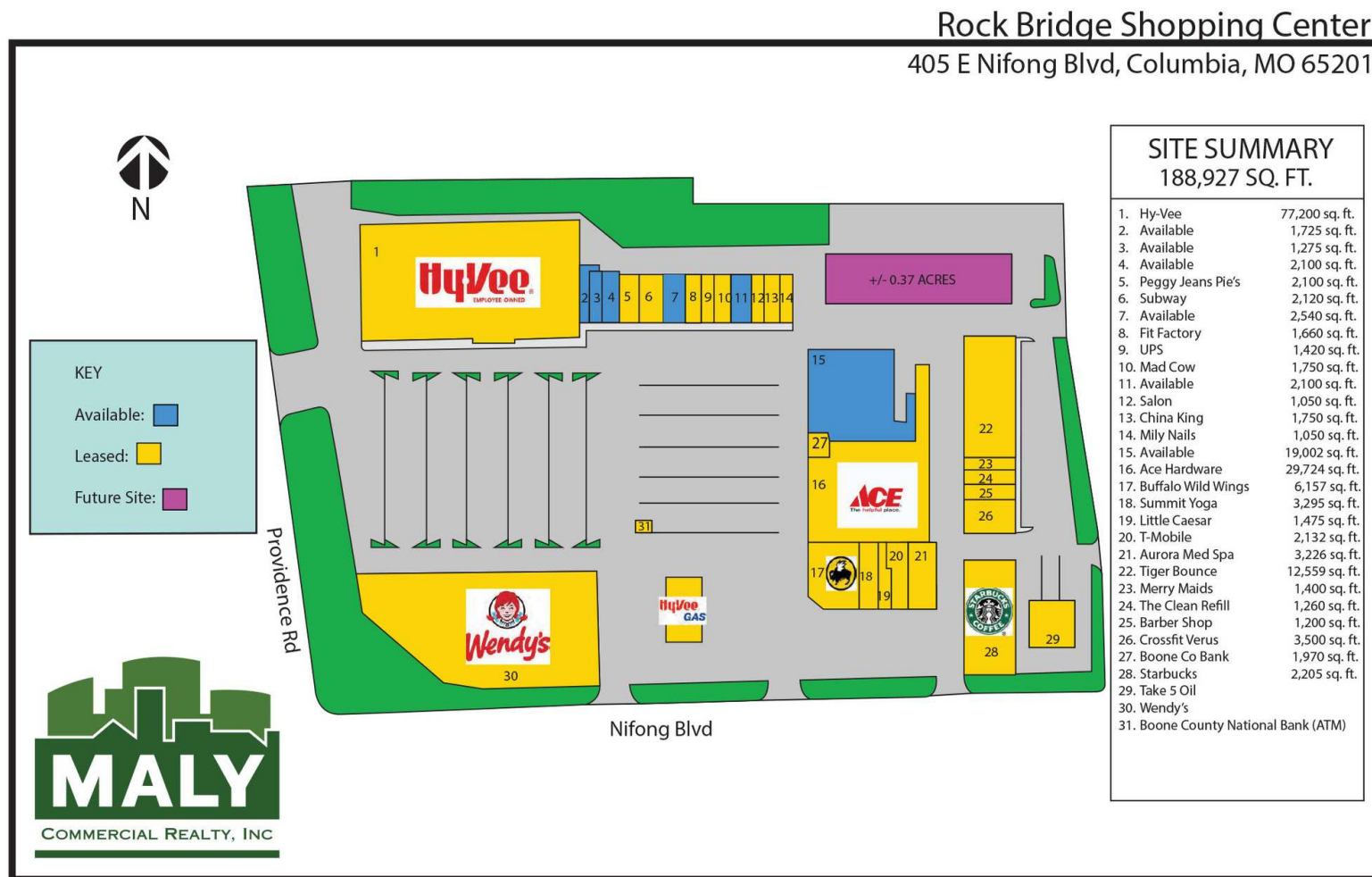
Raw Land located in the NE Corner of Rock Bridge Shopping Center
Future Build concept subject to change based on Tenants needs

PROPERTY HIGHLIGHTS

- Rent Based on NNN Basis
- Build-to-Suit Retail Shops
- Future Build concept subject to change based on Tenants needs

GINA RENDE

GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

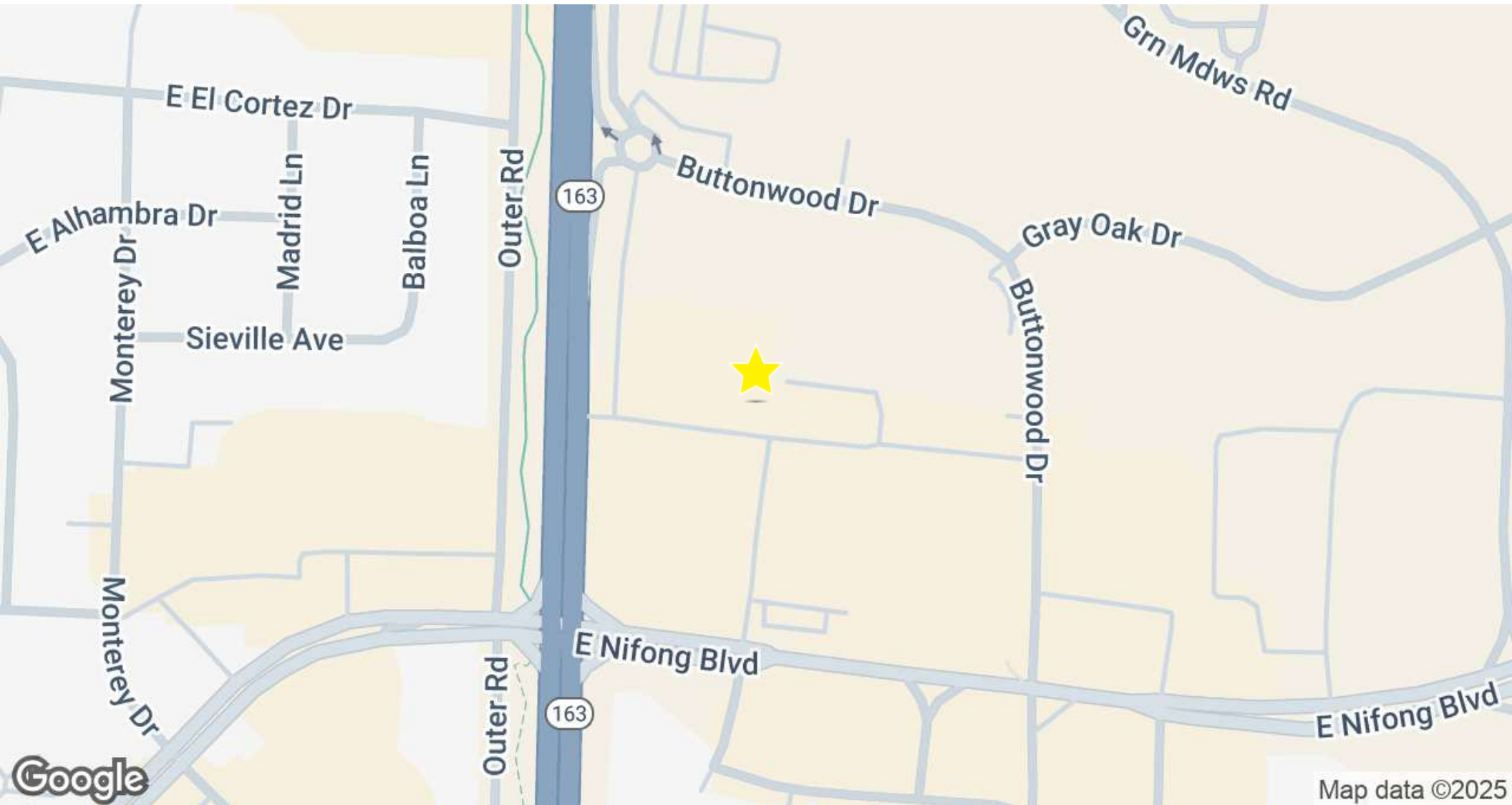


GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462

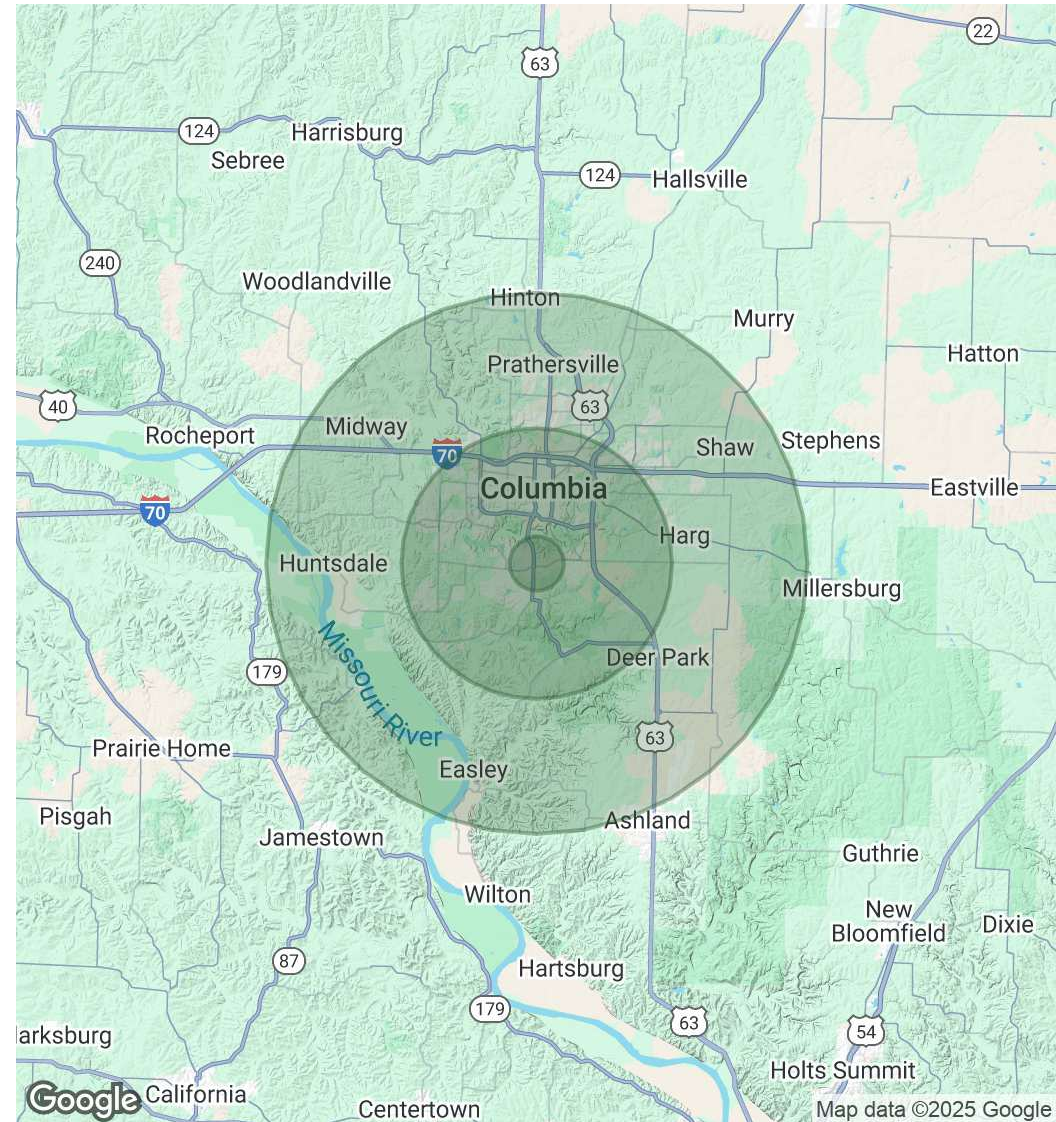


GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,576	102,599	160,243
Average Age	29.1	30.0	30.6
Average Age (Male)	29.1	30.1	30.5
Average Age (Female)	28.8	30.0	30.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,548	40,624	64,217
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$63,076	\$60,715	\$60,825
Average House Value	\$280,205	\$196,736	\$184,209

2020 American Community Survey (ACS)



GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



It turns out, you don't have Area Analytics enabled!

(be sure to toggle **"Display area analytics on this listing?"** to **"ON"** in the [Area Analytics Tab](#))

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462

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