



## ROCK BRIDGE SHOPPING CENTER - UNIT 2

405 E NIFONG BLVD, SUITE A,  
COLUMBIA, MO 65203

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



### OFFERING SUMMARY

|               |                  |
|---------------|------------------|
| Lease Rate:   | Call For Pricing |
| Available SF: | 1,725 SF         |
| Zoning:       | M-C              |

### PROPERTY OVERVIEW

Located in South Columbia in the Rock Bridge Shopping Center at South Providence and Nifong. Situated between Hyvee and Rosebuds.

### PROPERTY HIGHLIGHTS

- Rent on a NNN Basis
- Situated at the Rock Bridge Shopping Center anchored by and In-line with Hyvee
- Access from Providence, Nifong and Buttonwood
- Anchored by Hyvee and Big Lots

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**Rock Bridge Shopping Center**  
405 E Nifong Blvd, Columbia, MO 65201



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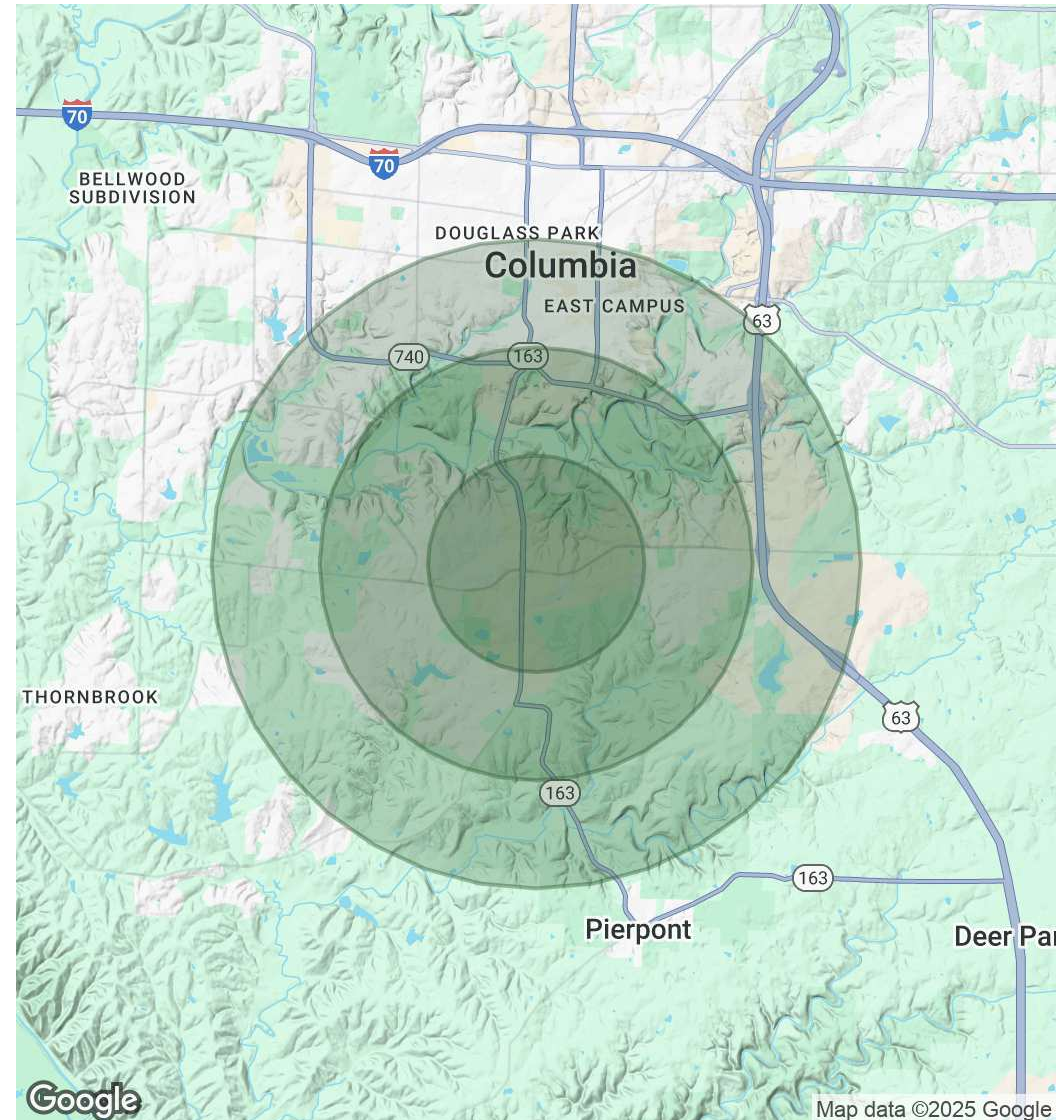


| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,913  | 24,741  | 54,977  |
| Average Age          | 32.5   | 29.2    | 29.4    |
| Average Age (Male)   | 32.1   | 27.5    | 28.7    |
| Average Age (Female) | 34.8   | 30.6    | 30.4    |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,112     | 10,799    | 23,022    |
| # of Persons per HH | 1.9       | 2.3       | 2.4       |
| Average HH Income   | \$57,933  | \$63,189  | \$67,357  |
| Average House Value | \$151,721 | \$167,521 | \$168,754 |

\* Demographic data derived from 2020 ACS - US Census



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