

RETAIL SPACE FOR LEASE

NIFONG SHOPPING CENTER

SUITE 1



3605 S. PROVIDENCE | COLUMBIA, MO 65203

573.446.5500
1400 Forum Blvd.
Columbia, MO 65203

LindnerProperties.com



PROPERTY HIGHLIGHTS

Nifong Shopping Center Suite 1
3605 S. Providence | Columbia, MO



FEATURES

- 5,211 SF
- Move-in ready gym or can be converted
- Pylon signage available
- Convenient location with easy access to downtown and Mizzou.

TOTAL POPULATION

1 Mile:	9,732
3 Mile:	59,704
5 Mile:	115,637

DAYTIME POPULATION

1 Mile:	10,571
3 Mile:	74,482
5 Mile:	138,341

AVG HH INCOME

1 Mile:	\$87,086
3 Mile:	\$88,073
5 Mile:	\$91,102

NEIGHBORING TENANTS



JAY LINDNER

573-446-5500

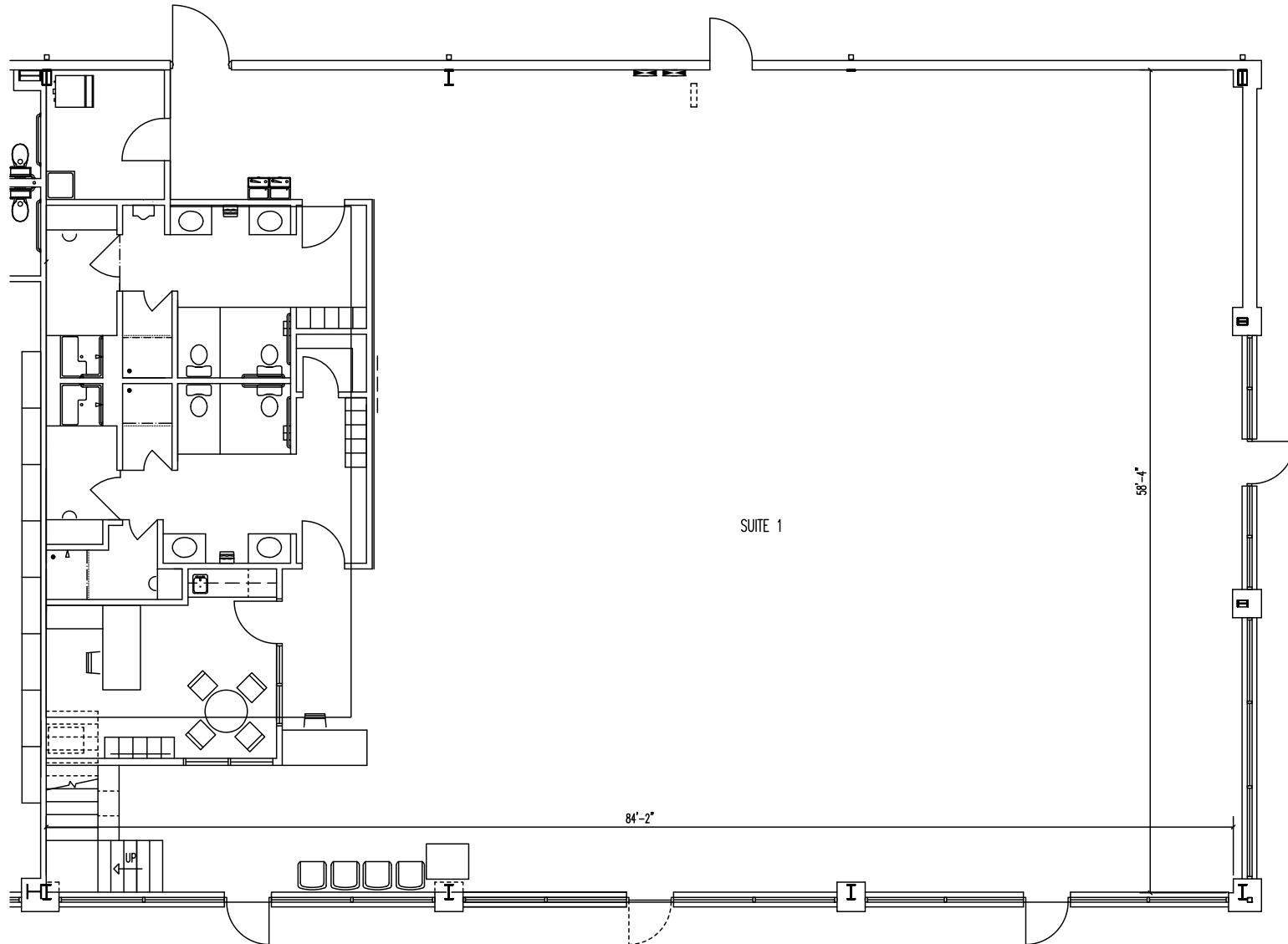
jay@lindnerproperties.com

LindnerProperties.com



FLOOR PLAN

Nifong Shopping Center Suite 1
3605 S. Providence | Columbia, MO



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SITE AERIAL



Fuzzy's

Office with a child

WOOF'S
PLAY & EAT

planet
fitness

Panera
BREAD

AVAILABLE
5,211 SF

Nifong Blvd
19,106 cpd

Providence Rd.
28,727 cpd

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SITE PLAN



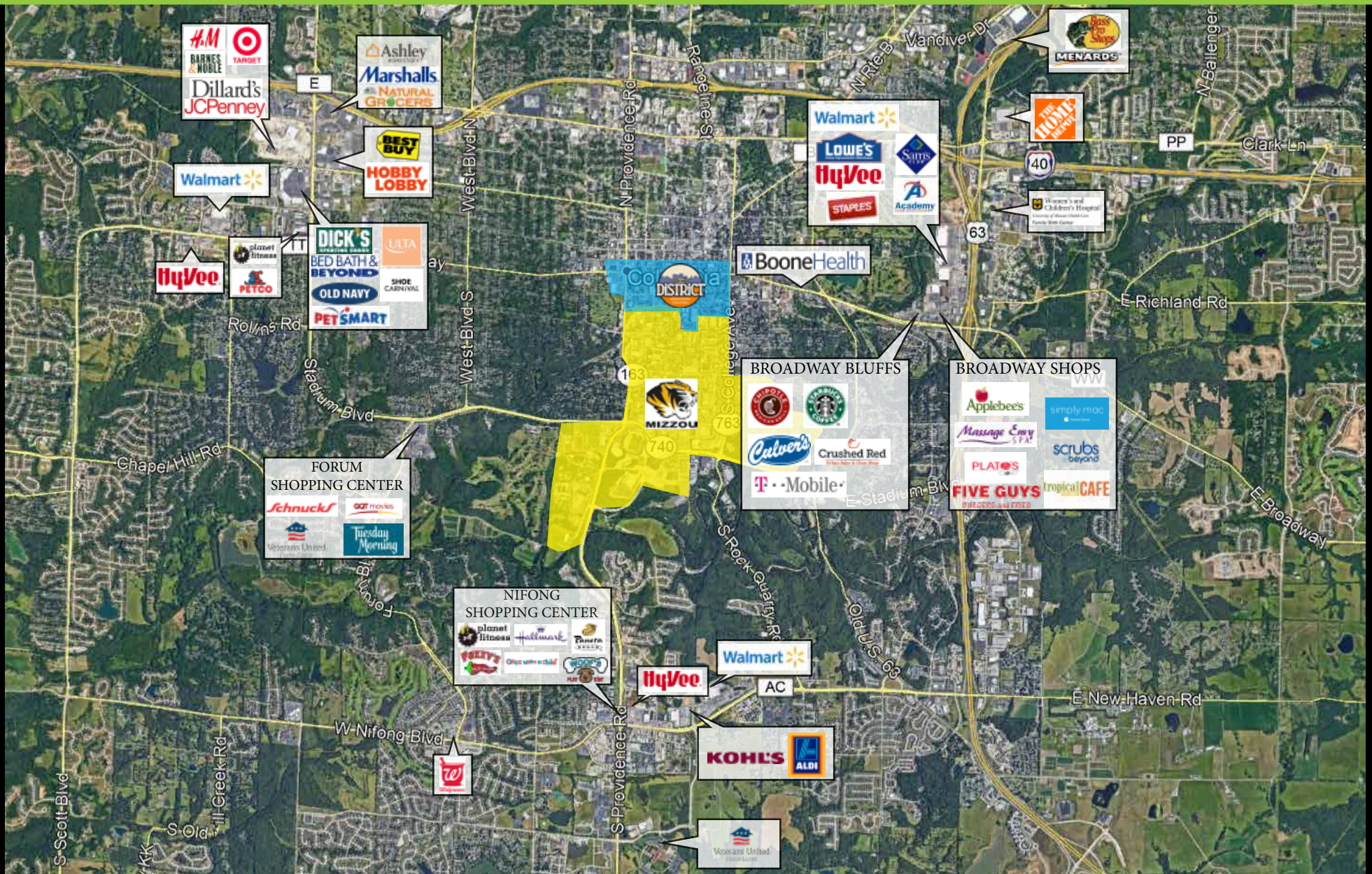
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MARKET AERIAL



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