

LOT 2 COMMERCIAL



SPRING BROOK  
CROSSING, LOT  
2

PROVIDENCE & SOUTHAMPTON,  
COLUMBIA, MO 65203

MEL ZELENAK

MEL@MALYREALTY.COM  
O: 573.443.3200  
C: 573.999.3131

GINA RENDE

GINA@MALYREALTY.COM  
O: 573.443.3200  
C: 314.477.4462

LOT 2 COMMERCIAL  
SPRINGBROOK CROSSING - COLUMBIA, MO



**OFFERING SUMMARY**

Lease Rate:	Email for pricing: mel@malyrealty.com
Available SF:	1,500-7,500 SF
Lot Size:	1.22 Acres
Zoning:	M-C

**PROPERTY OVERVIEW**

New construction building near the signaled intersection of Providence & Southamption. Both end cap locations, one with drive-through, still available. Ideal for any QSR user with a drive-through need. Building sits at the doorsteps of two of Columbia's largest employers (Veterans United and MU Healthcare) and is catty corner to the highly sought after Rock Bridge High School.

**PROPERTY HIGHLIGHTS**

- +/- 1,500 -7,500 SQ FT
- Shell delivery anticipated to be late Q4 2025
- Signalized Intersection of Providence & Southamption
- Cattycorner to the University of Missouri Healthcare (85,512 square feet with +/- 250 employees) and Rock Bridge Highschool (Enrollment 1,971)
- Developer will also be developing + 350 units of high end Class A multifamily on the adjacent tract

MEL ZELENAK

GINA RENDE

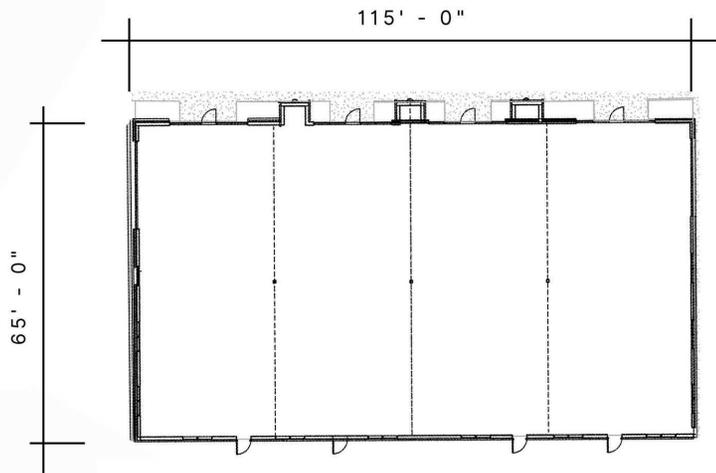
MEL@MALYREALTY.COM  
O: 573.443.3200  
C: 573.999.3131

GINA@MALYREALTY.COM  
O: 573.443.3200  
C: 314.477.4462

FLOOR PLAN



BUILDING DETAILS: 7,500 SQFT

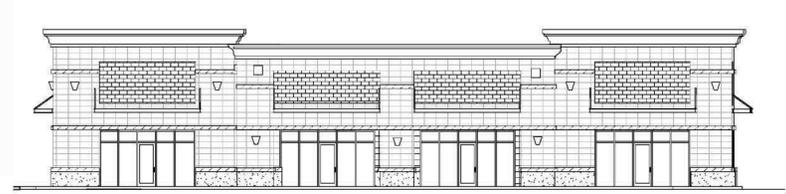


NOT TO SCALE

ELEVATIONS



FRONT ELEVATION



SIDE ELEVATION



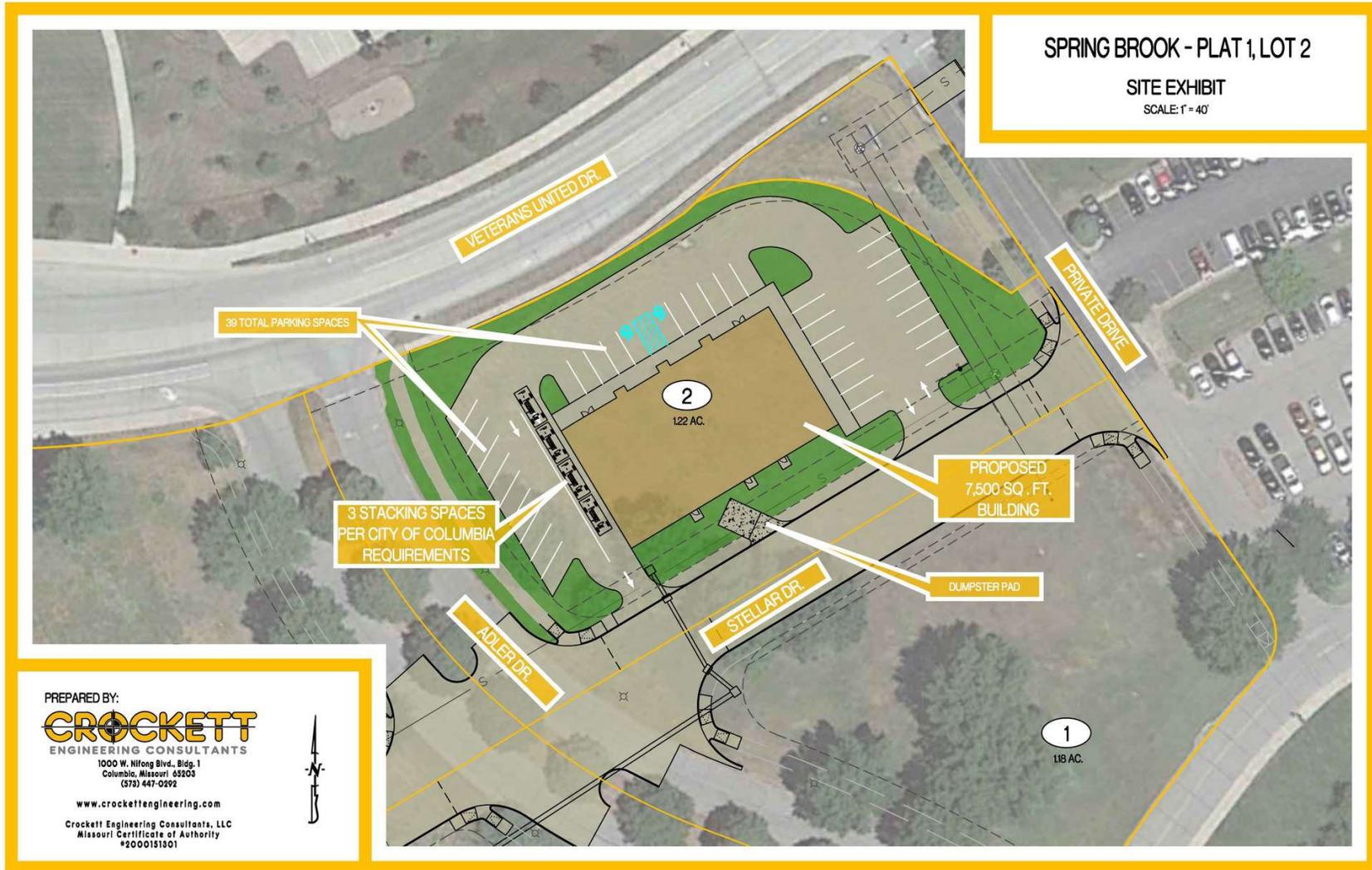
NOT TO SCALE

MEL ZELENAK

MEL@MALYREALTY.COM  
O: 573.443.3200  
C: 573.999.3131

GINA RENDE

GINA@MALYREALTY.COM  
O: 573.443.3200  
C: 314.477.4462



MEL ZELENAK

GINA RENDE

MEL@MALYREALTY.COM

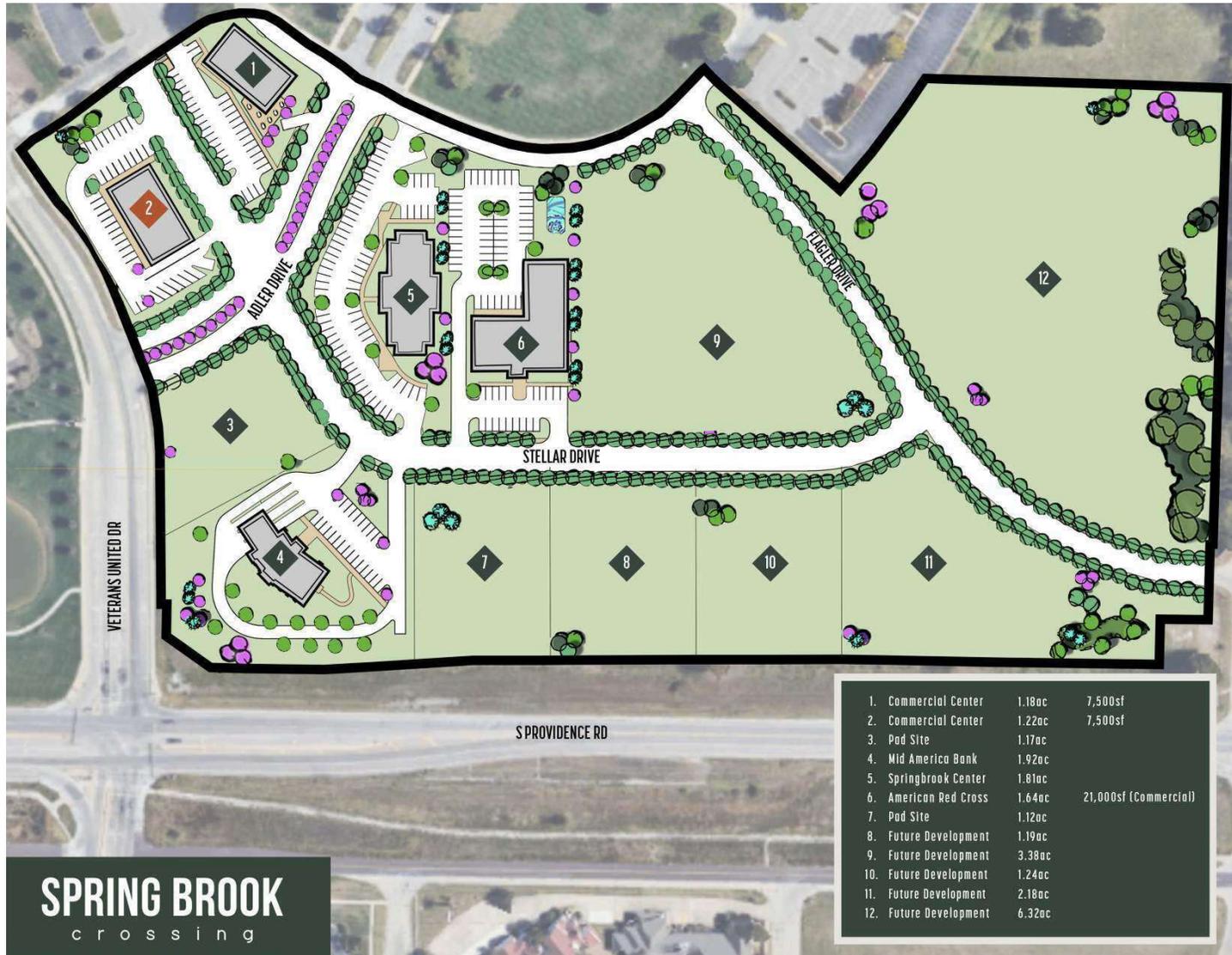
GINA@MALYREALTY.COM

O: 573.443.3200

O: 573.443.3200

C: 573.999.3131

C: 314.477.4462



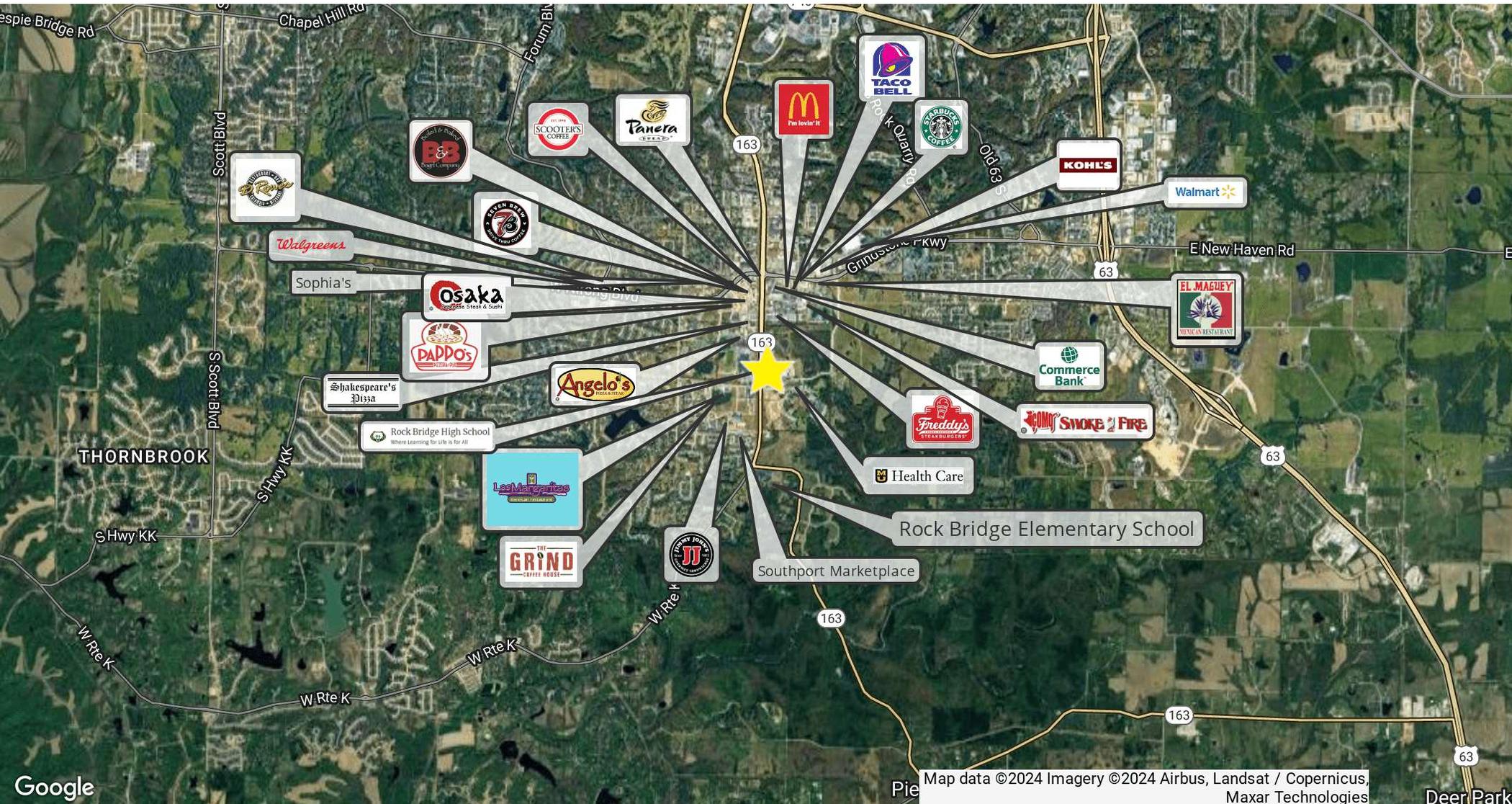
**SPRING BROOK**  
crossing

MEL ZELENAK

MEL@MALYREALTY.COM  
O: 573.443.3200  
C: 573.999.3131

GINA RENDE

GINA@MALYREALTY.COM  
O: 573.443.3200  
C: 314.477.4462



Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

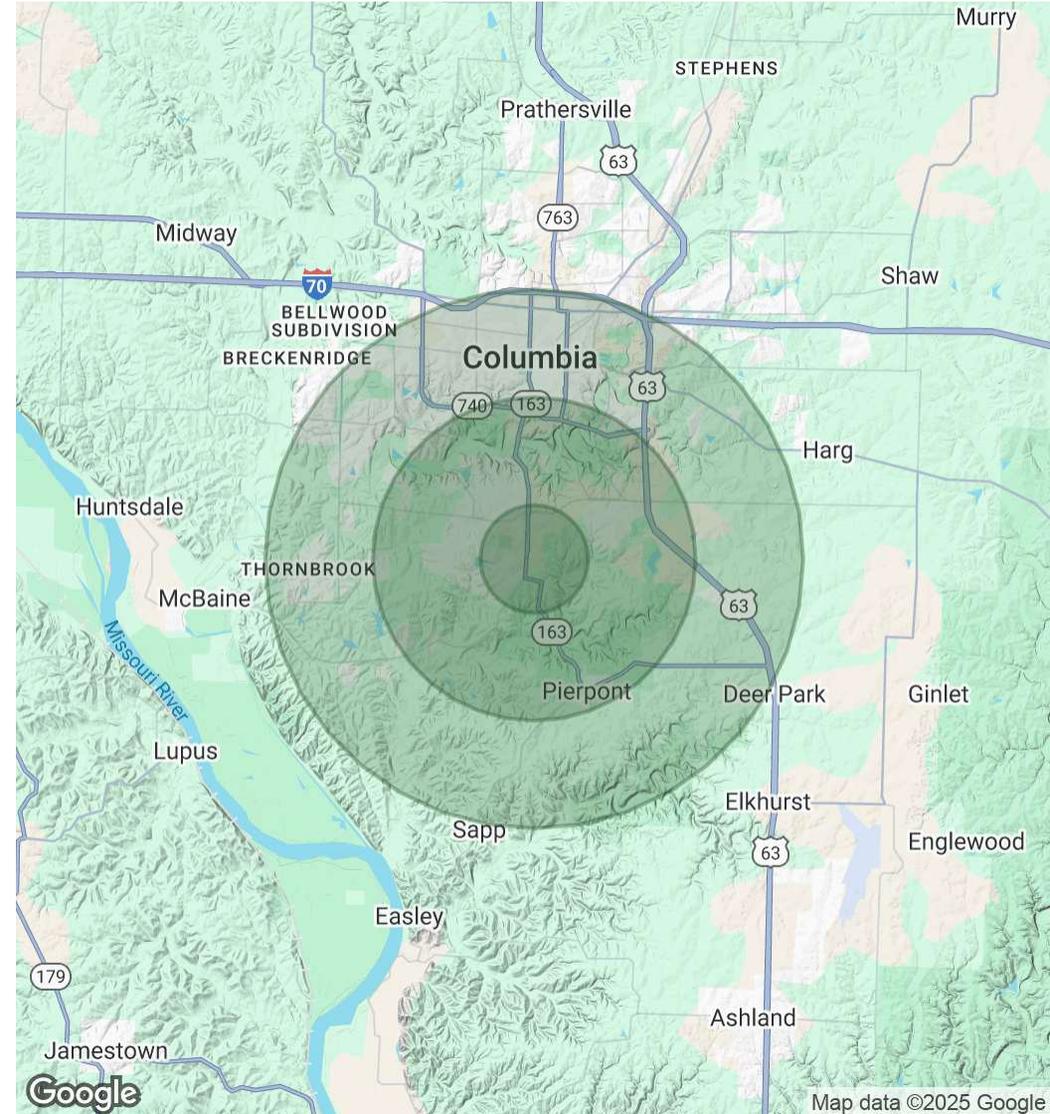
MEL ZELENAK      GINA RENDE  
 MEL@MALYREALTY.COM      GINA@MALYREALTY.COM  
 O: 573.443.3200      O: 573.443.3200  
 C: 573.999.3131      C: 314.477.4462

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,532	41,687	97,193
Average Age	33	34	35
Average Age (Male)	32	33	34
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,503	16,273	38,793
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$72,698	\$93,162	\$94,369
Average House Value	\$345,879	\$308,987	\$305,841

Demographics data derived from AlphaMap



MEL ZELENAK      GINA RENDE  
 MEL@MALYREALTY.COM      GINA@MALYREALTY.COM  
 O: 573.443.3200      O: 573.443.3200  
 C: 573.999.3131      C: 314.477.4462