

ROCK BRIDGE SHOPPING CENTER - UNIT 15

509 E NIFONG BLVD, COLUMBIA, MO
65201



GINA RENDE
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OFFERING SUMMARY

Lease Rate:	Email for pricing: Gina@malyrealty.com
Available SF:	19,002 SF
Zoning:	M-C

PROPERTY OVERVIEW

Located in the Rock Bridge Shopping Center, anchored by Hyvee and Ace Hardware

PROPERTY HIGHLIGHTS

- Rent on NNN Basis
- Currently Joann's Fabrics & Crafts
- Width: roughly 133'
- Depth roughly: 130'
- Ceiling height to bottom of joist 16'
- AADT: Nifong Blvd 30,924
- AADT: Providence: 21,691
- Space has rear dock, overhead door, and compactor

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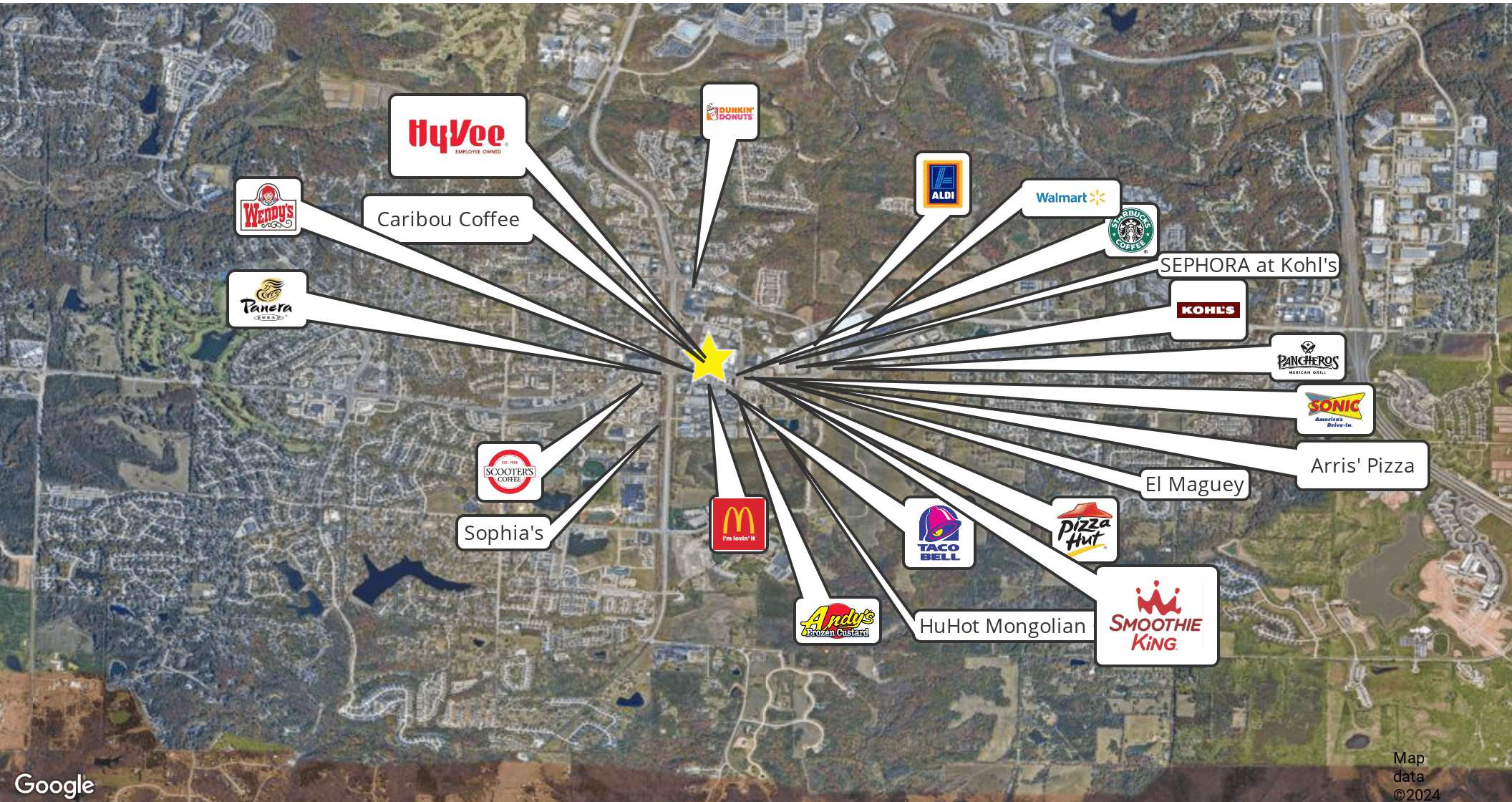
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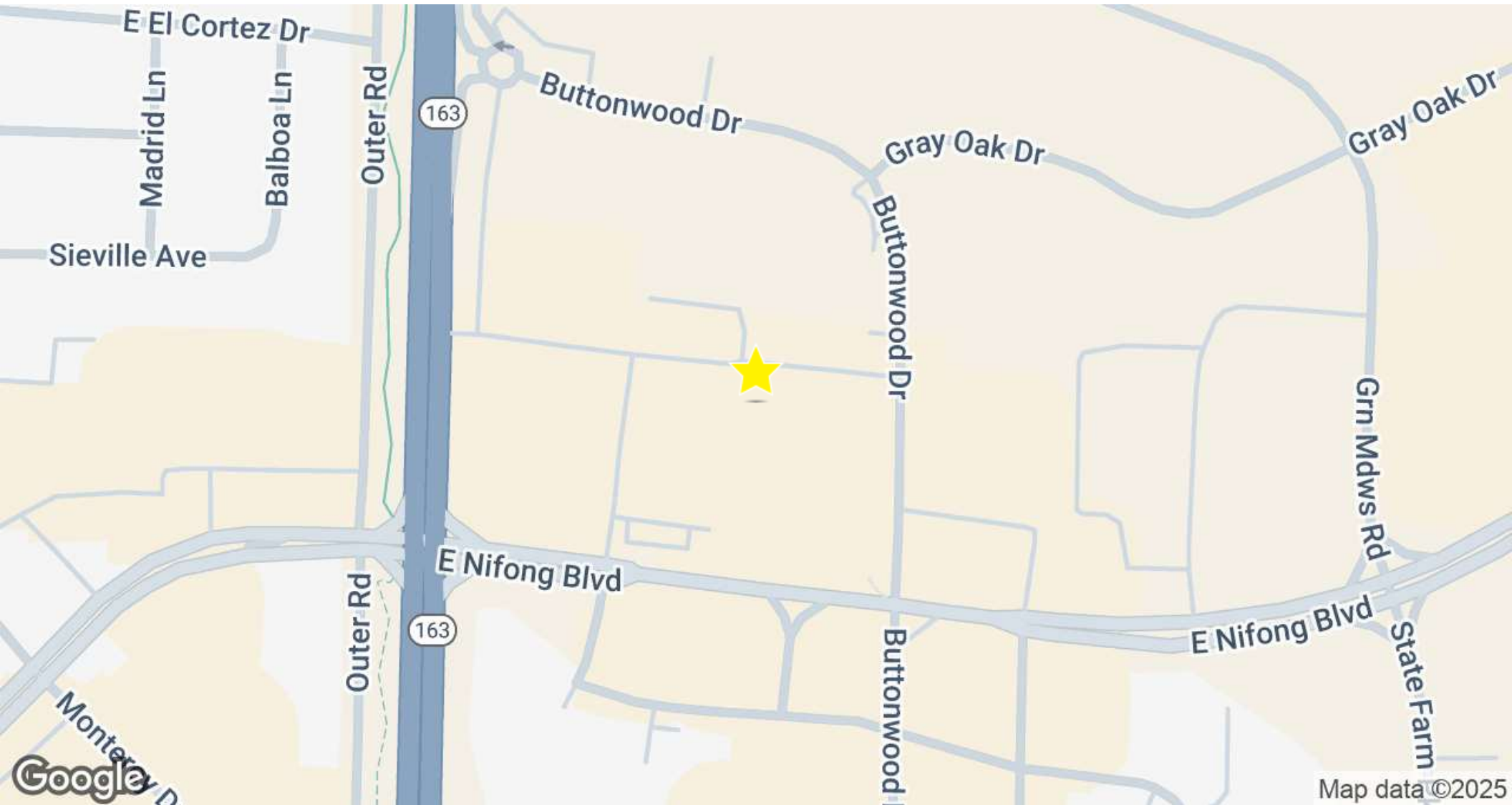
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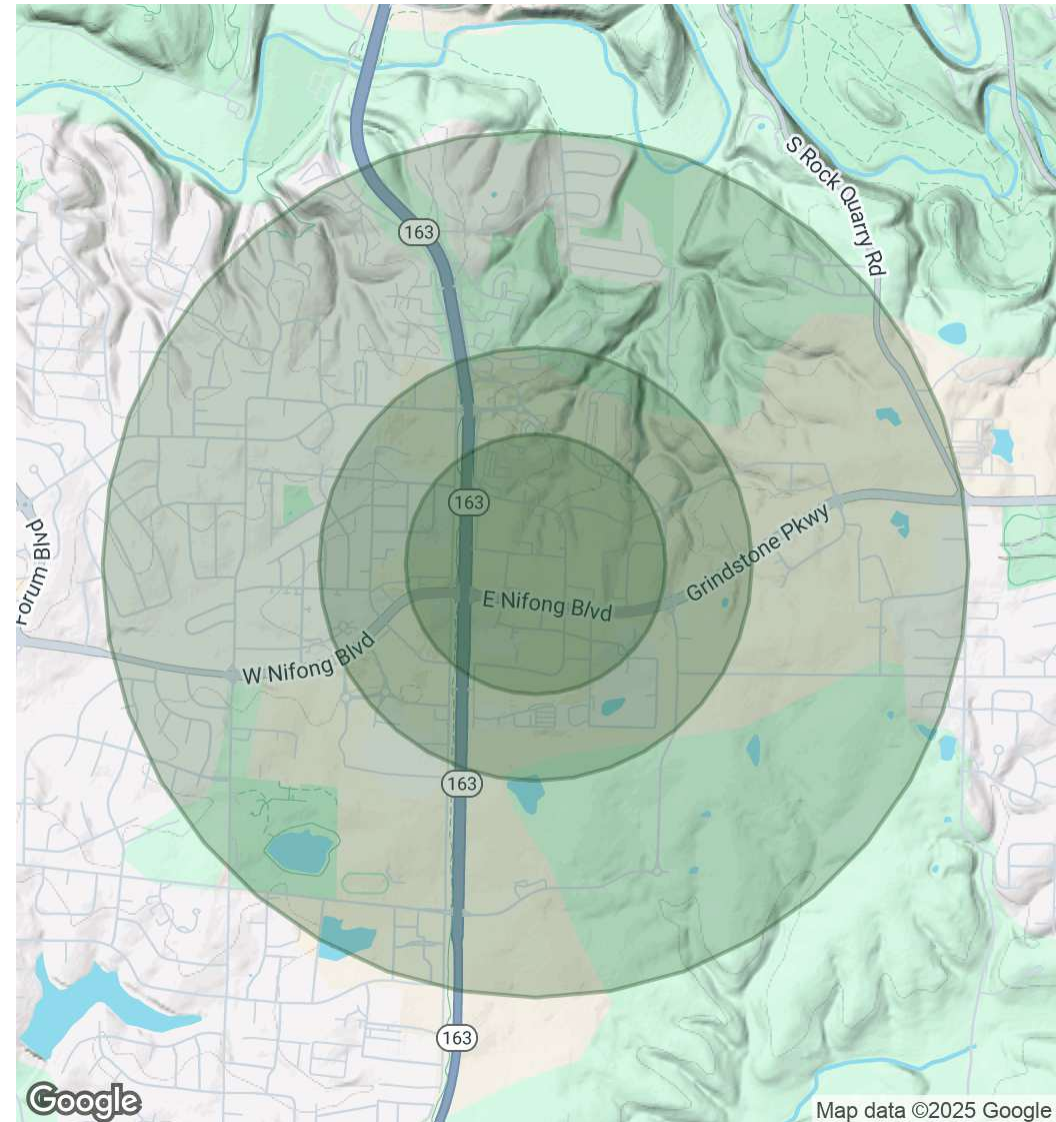


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	314	1,903	7,306
Average Age	30	33	34
Average Age (Male)	29	31	33
Average Age (Female)	31	34	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	152	1,001	3,759
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$62,265	\$63,037	\$75,580
Average House Value	\$213,746	\$261,592	\$310,284

Demographics data derived from AlphaMap



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