

LOT 2 COMMERCIAL



SPRING BROOK
CROSSING, LOT
2

PROVIDENCE & SOUTHAMPTON,
COLUMBIA, MO 65203

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OFFERING SUMMARY

Lease Rate:	Email for pricing: mel@malyrealty.com
Available SF:	1,797- 3,856 SF
Lot Size:	1.22 Acres
Zoning:	M-C

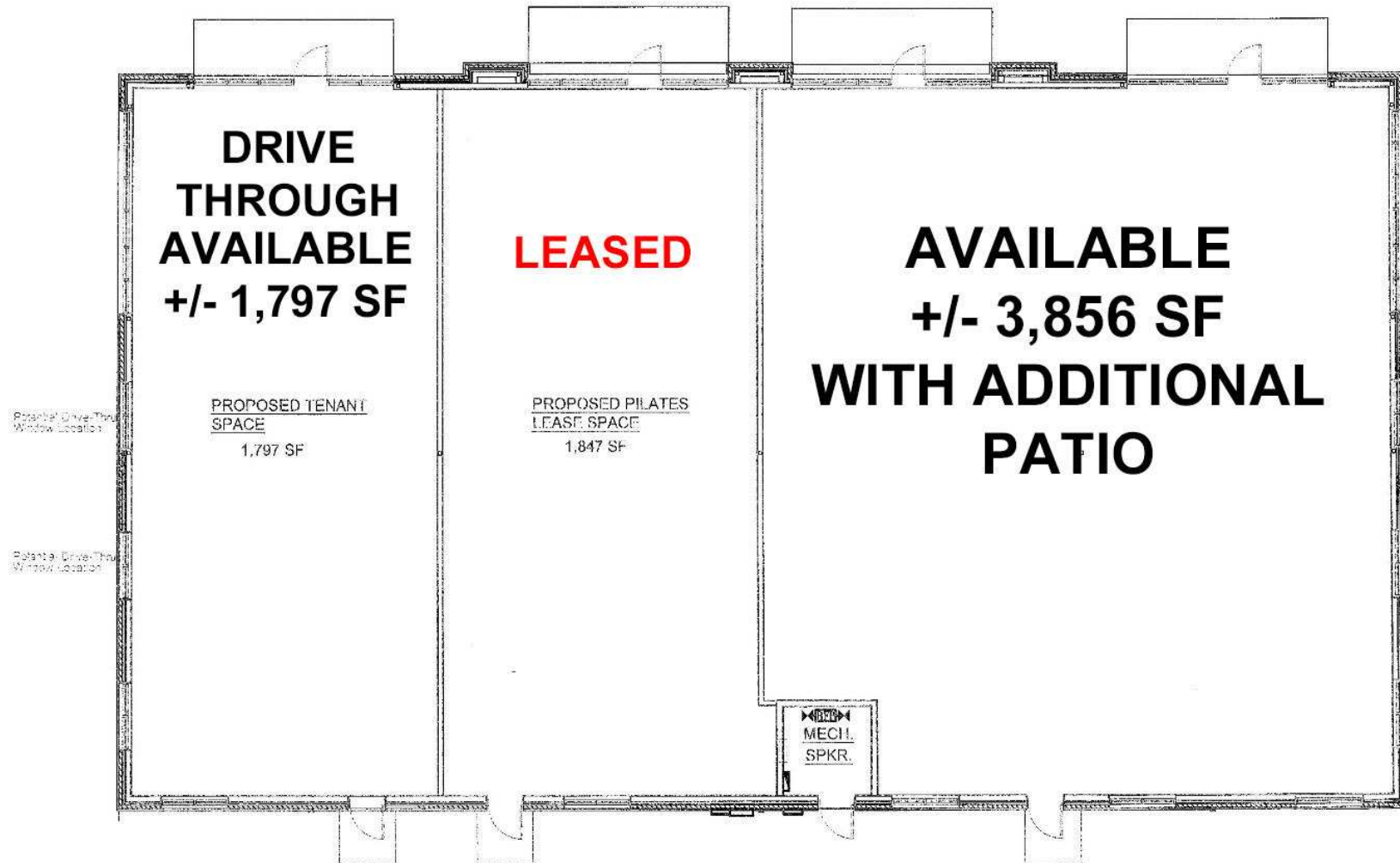
PROPERTY OVERVIEW

New construction building near the signaled intersection of Providence & Southhampton. 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.

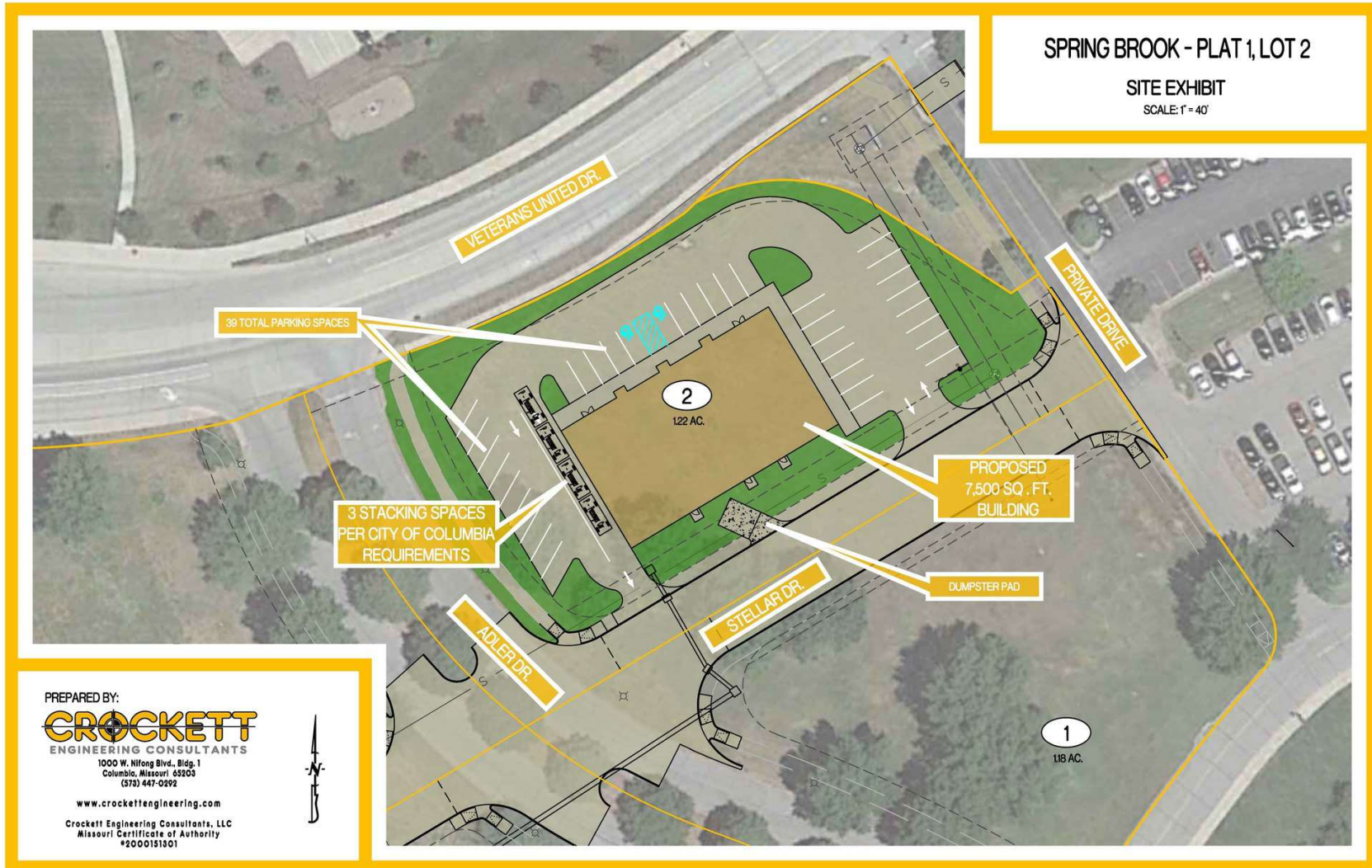
PROPERTY HIGHLIGHTS

- +/- 1,797- 3,856 Available SQ FT
- Shell delivery anticipated to be late Q4 2025
- Signalized Intersection of Providence & Southampton
- Catty-corner to the University of Missouri Healthcare (85,512 square feet with +/- 250 employees) and Rock Bridge Highschool (Enrollment 1,971)
- Developer is also constructing 338 units of high end Class A multifamily on the adjacent tract

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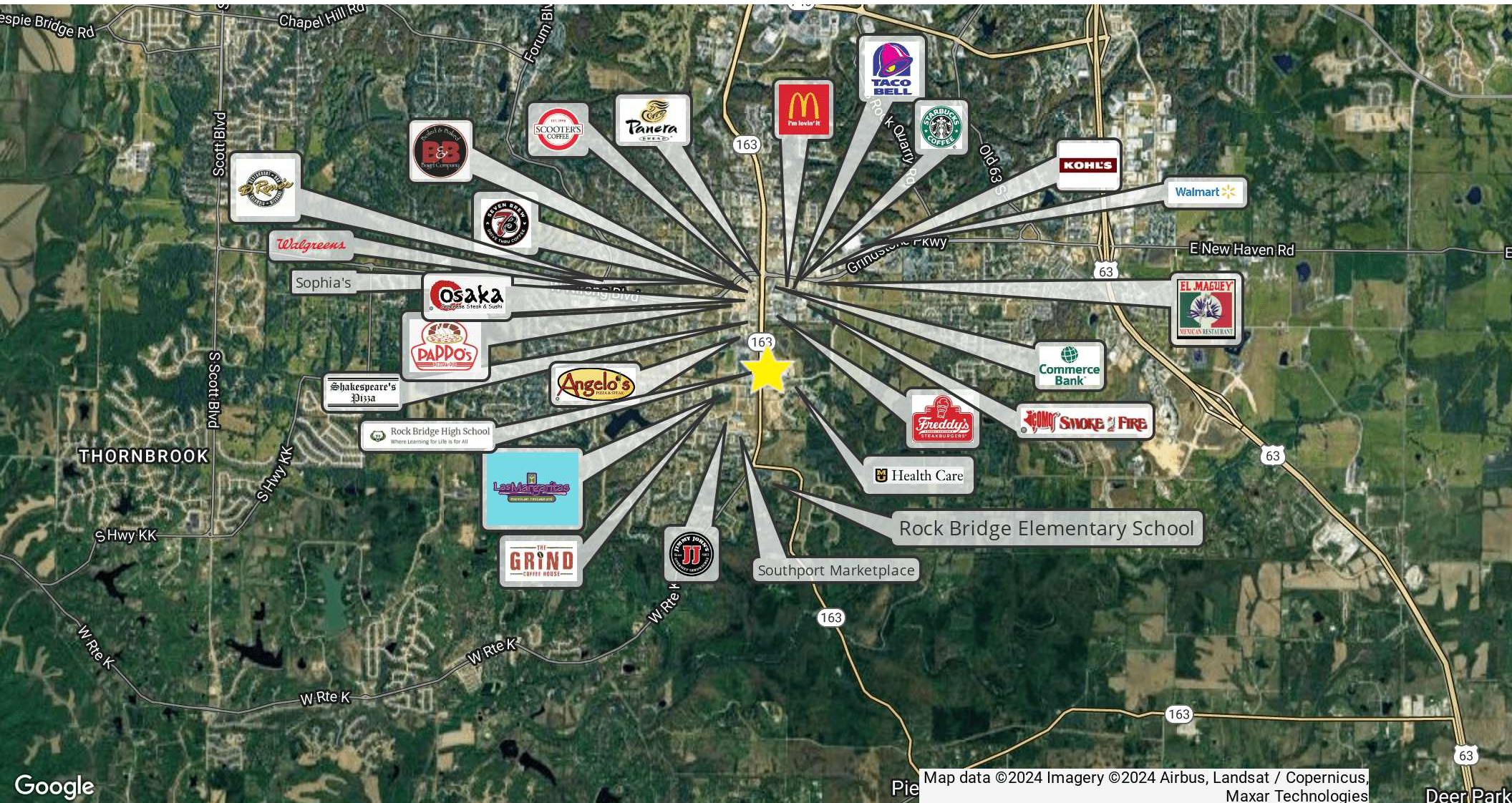
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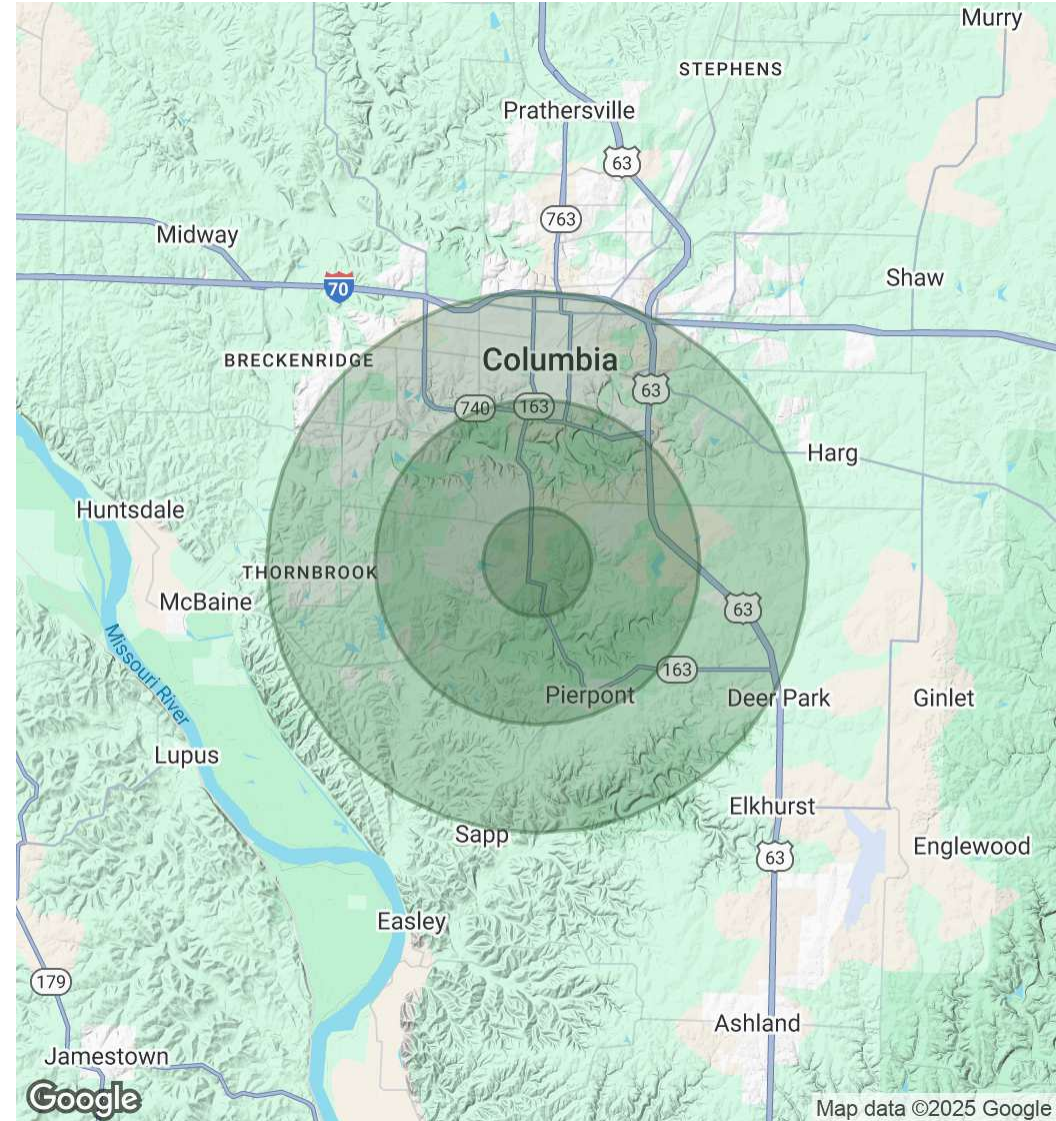
Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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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



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