

### **ADDRESS**

124 E Nifong, Suite C-1 Columbia, MO, MO

#### PROPERTY TYPE

Office / Retail

## **LEASE**

\$1,850/month

#### SPACE

1,384 sqft

ZONING

M-C

# **DETAILS**

- Subject space is located in a multi-tenant strip center near the intersection of Nifong Blvd & Providence Rd
- Currently configured for, and occupied by, a nail salon (Glo Nail Bar, who will vacate upon leasing the space)
- Space can be easily adapted to a variety of business types
- Surrounded by one of the busiest commerce districts in Columbia with numerous big box stores nearby such as HyVee, Kohls, and Walmart
- Commercial zoning, with opportunity for signage installations on the building elevation
- Rental rate is on a NNN basis (NNN costs add about \$460/month)
- Tenant performs their own interior improvements at the quoted rate
- · All showings must be coordinated through the listing office

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