

DEVELOPMENT

1113 Nashville Highway, Columbia, TN

13 Acres
Potentially Divisible

FOR SALE



Property Features

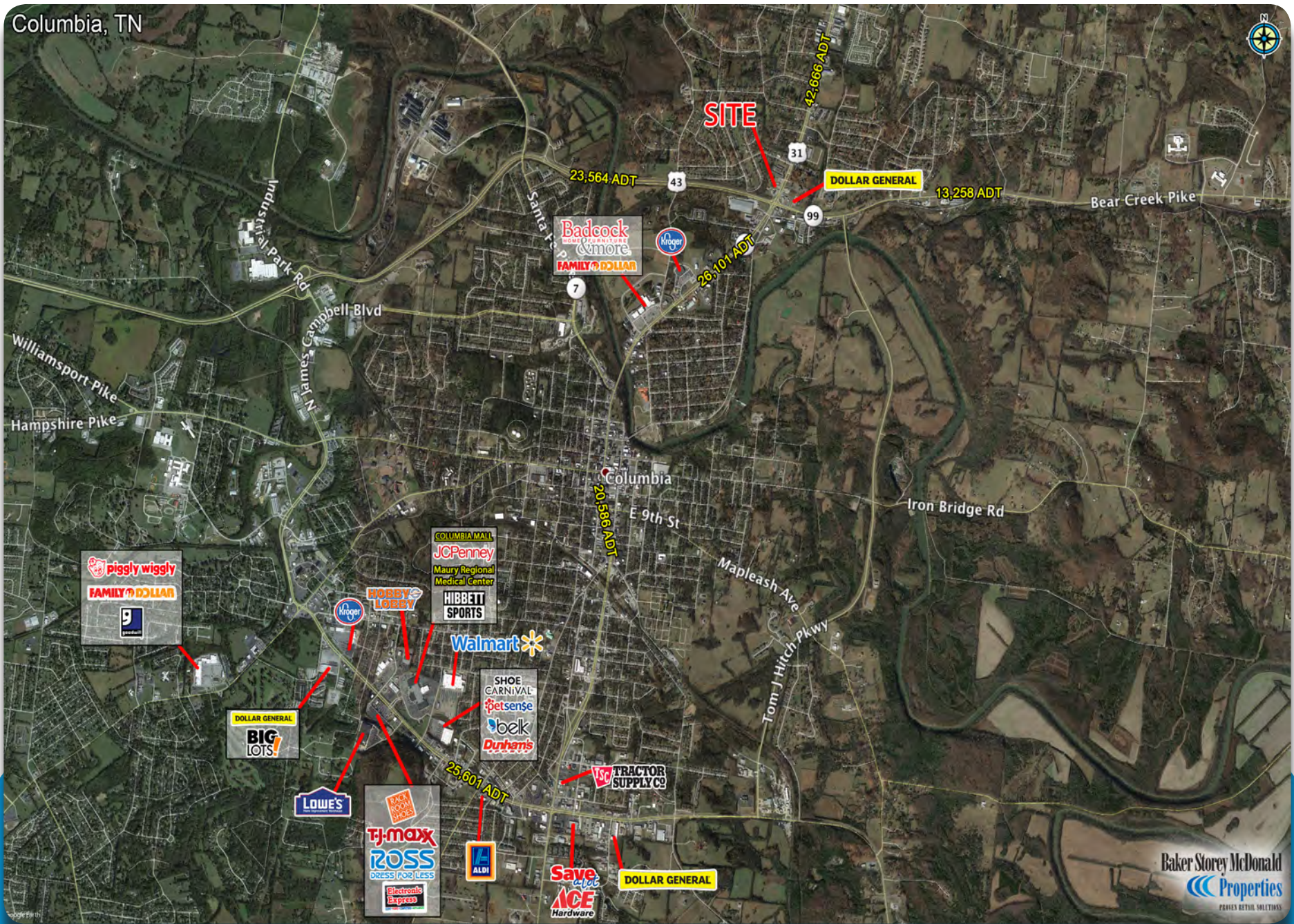
- Located at the intersection of Nashville Highway and Bear Creek Pike
- Commuting traffic counts are over 50,000 cars a day
- Site has excellent visibility to the signalized intersection

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Baker Storey McDonald Properties
PROVEN RETAIL SOLUTIONS

The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.



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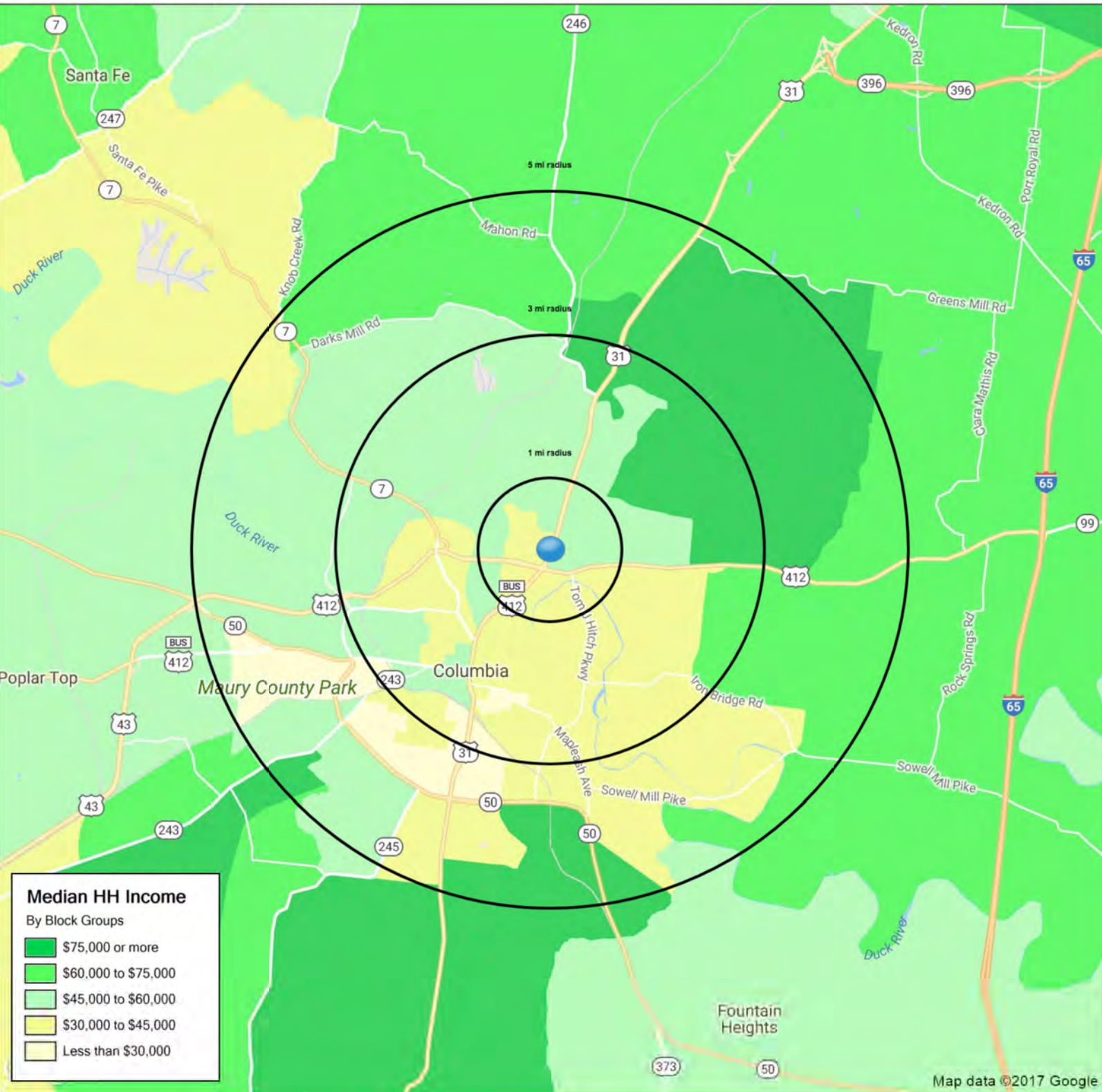
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1113 Nashville Hwy

Columbia, TN 38401-2164



	1 mi radius	3 mi radius	5 mi radius
Population	3,614	17,507	35,487
Average HH Income	\$51,168	\$49,181	\$53,263
Median HH Income	\$43,462	\$42,579	\$44,408
Est. Adj. Daytime Demographics (16+)	3,492	14,476	33,342

SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.6396/-87.0156

RS1

1113 Nashville Hwy Columbia, TN 38401-2164		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	3,614	17,507	35,487
	2022 Projected Population	4,068	20,186	40,344
	2010 Census Population	3,442	16,429	32,910
	2000 Census Population	3,324	16,347	32,199
	Projected Annual Growth 2017 to 2022	2.5%	3.1%	2.7%
	Historical Annual Growth 2000 to 2017	0.5%	0.4%	0.6%
	2017 Median Age	36.7	35.5	37.5
HOUSEHOLDS	2017 Estimated Households	1,491	7,010	14,164
	2022 Projected Households	1,581	7,626	15,215
	2010 Census Households	1,427	6,616	13,228
	2000 Census Households	1,354	6,567	12,678
	Projected Annual Growth 2017 to 2022	1.2%	1.8%	1.5%
	Historical Annual Growth 2000 to 2017	0.6%	0.4%	0.7%
RACE AND ETHNICITY	2017 Estimated White	79.0%	67.6%	72.8%
	2017 Estimated Black or African American	12.4%	23.3%	19.0%
	2017 Estimated Asian or Pacific Islander	1.0%	0.7%	0.9%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2017 Estimated Other Races	7.4%	8.1%	6.9%
	2017 Estimated Hispanic	9.2%	9.0%	7.7%
INCOME	2017 Estimated Average Household Income	\$51,168	\$49,181	\$53,263
	2017 Estimated Median Household Income	\$43,462	\$42,579	\$44,408
	2017 Estimated Per Capita Income	\$21,154	\$19,759	\$21,456
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	8.3%	8.2%	6.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.0%	8.1%	8.1%
	2017 Estimated High School Graduate	35.7%	38.5%	37.6%
	2017 Estimated Some College	26.9%	23.6%	24.2%
	2017 Estimated Associates Degree Only	6.0%	6.6%	6.9%
	2017 Estimated Bachelors Degree Only	14.8%	11.3%	11.6%
	2017 Estimated Graduate Degree	3.3%	3.7%	4.9%
BUSINESS	2017 Estimated Total Businesses	195	1,059	2,104
	2017 Estimated Total Employees	2,254	8,689	21,322
	2017 Estimated Employee Population per Business	11.5	8.2	10.1
	2017 Estimated Residential Population per Business	18.5	16.5	16.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.