

ASPEN DENTAL / MATTRESS FIRM CENTER

620 S JAMES CAMPBELL BLVD, COLUMBIA, TN



**10,317 SF
CENTER**

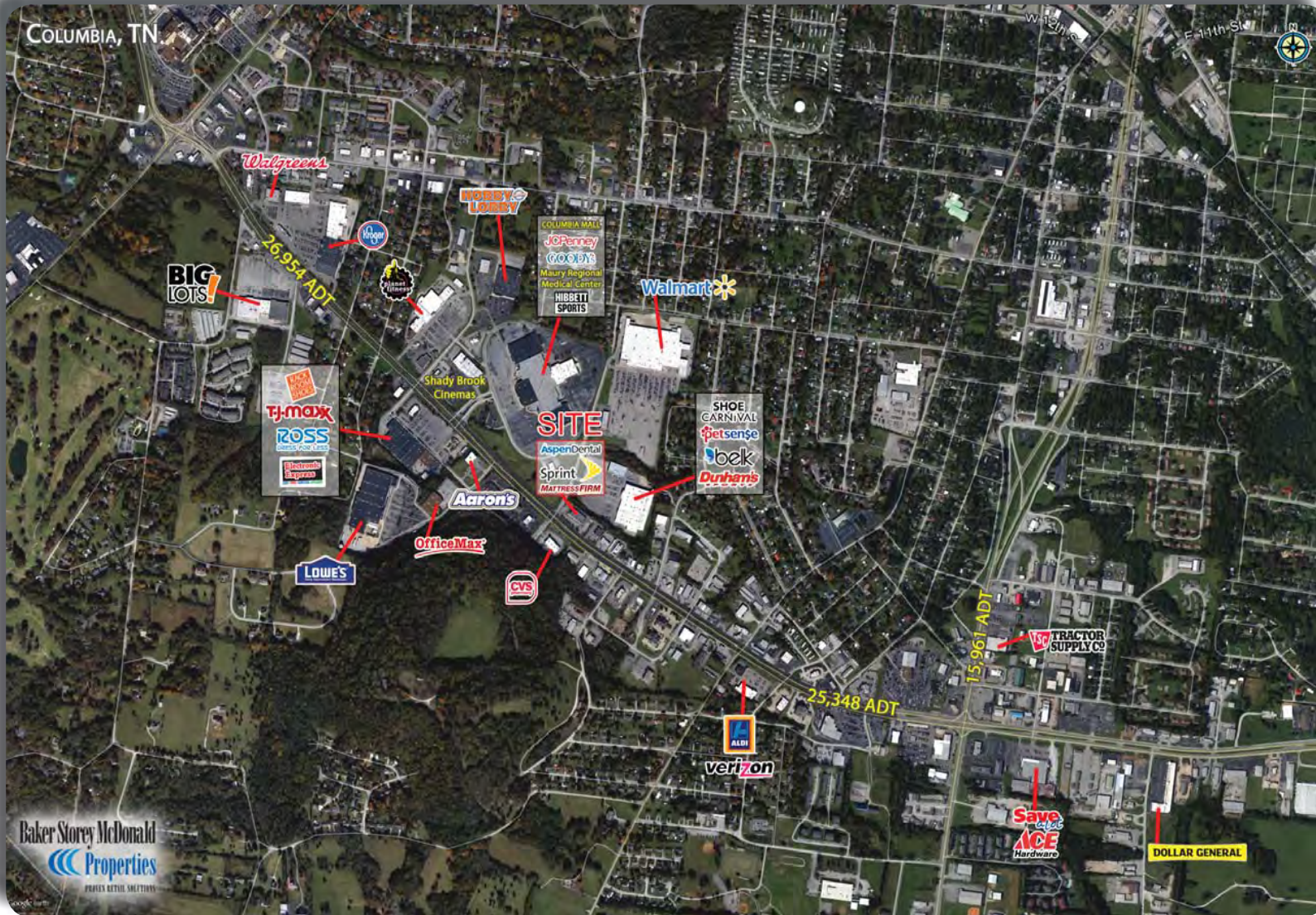
**INVESTMENT
OFFERING**

Charles Warner
cwarner@bsmproperties.com

3011 Armory Drive, Suite 120
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615-373-9511
www.bsmproperties.com

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Baker Storey McDonald
Properties
PROVEN RETAIL SOLUTIONS

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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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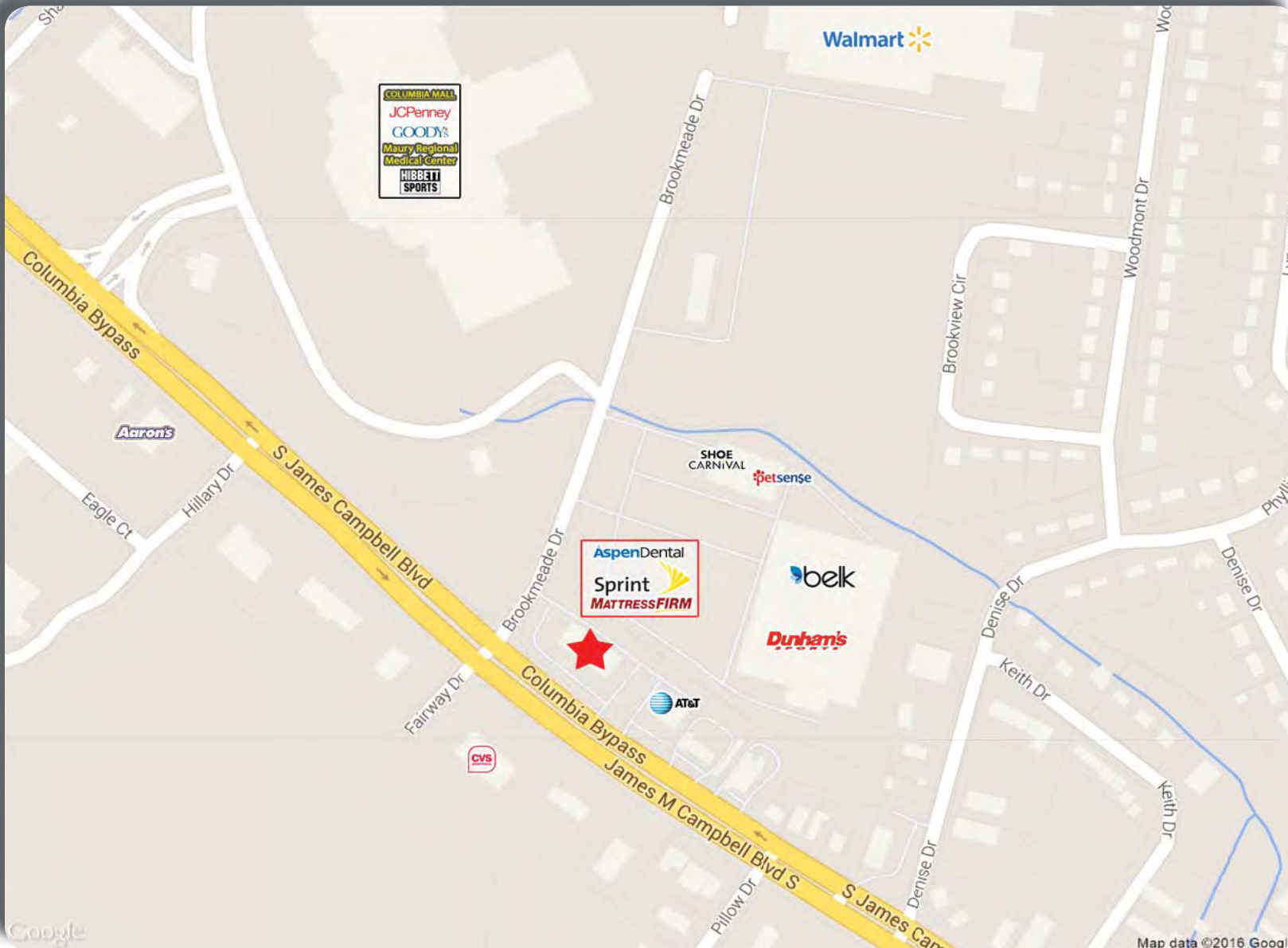
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OVERVIEW

Baker Storey McDonald Properties has been retained as advisor and exclusive agent to sell 100% of the interest in the Aspen Dental / Mattress Firm Center, 620 South James Campbell Boulevard, Columbia, Tennessee.

The shopping center is located at the signalized corner of James Campbell Boulevard and Brookmeade Drive on a 1.46 acre parcel. The 10,317 square foot center offers frontage and access to James Campbell Boulevard. The center has Aspen Dental, Mattress Firm, Sprint and an available space of 1,200 SF for lease which the owner will master lease if needed.

INVESTMENT HIGHLIGHTS

- 10,317 SF Shopping Center
- 2013 Construction Net Leased Retail Center
- Strong National Tenants Mattress Firm, Aspen Dental & Sprint
- 1.46 Acre Located At Signalized Corner
- Near Walmart, Belk, CVS, Lowes & Kroger
- Rent escalates over the term of the Leases

Property	Aspen Dental / Mattress Firm Center
Property Address	620 South James Campbell Boulevard, Columbia, TN
Gross Leasable Area	10,317 SF
Year Built	2013
Number of Stories	One
Parking	75+/- Spaces
Parking Ratio	7 per 1,000 SF
Topography	At Grade
The Property consists of one tax parcel	
APN	060100N L 00804
Acres	1.46

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RENT ROLL

	Tenant Name	Rentable Square Feet	Annual Rent	Common Area Reimbs	RE Tax Reimbs	Insurance Reimbs	Annual Rent/SF	Annual Reimbs/SF	Lease Commence	Lease Expires	Options
A	Aspen Dental	3,200	\$89,600	\$4,800	\$8,799	\$1,440	\$28.00	\$4.70	1/24/2013	1/23/2023	Three 5-yr
B	Sprint	1,180	\$29,500	\$1,770	\$3,245	\$531	\$25.00	\$4.70	9/1/2015	8/31/2020	Two 5-yr
C	Vacant	1,200	\$30,000*	\$18,000*	\$3,300*	\$540*	\$25.00	\$4.70	TBD	TBD	TBD
D	Mattress Firm	4,737	\$132,636	\$11,626	\$13,027	\$2,132	\$28.00	\$4.70	9/1/2015	8/31/2025	Two 5-yr
	CURRENT TOTALS:	10,317[^]	\$251,736	\$18,196	\$25,071	\$4,102					
	POTENTIAL TOTALS:	10,317[^]	\$281,736*	\$36,196*	\$28,371*	\$4,642*					

[^]Tenants Pro Rata Share is calculated on the gross square footage of 10,317



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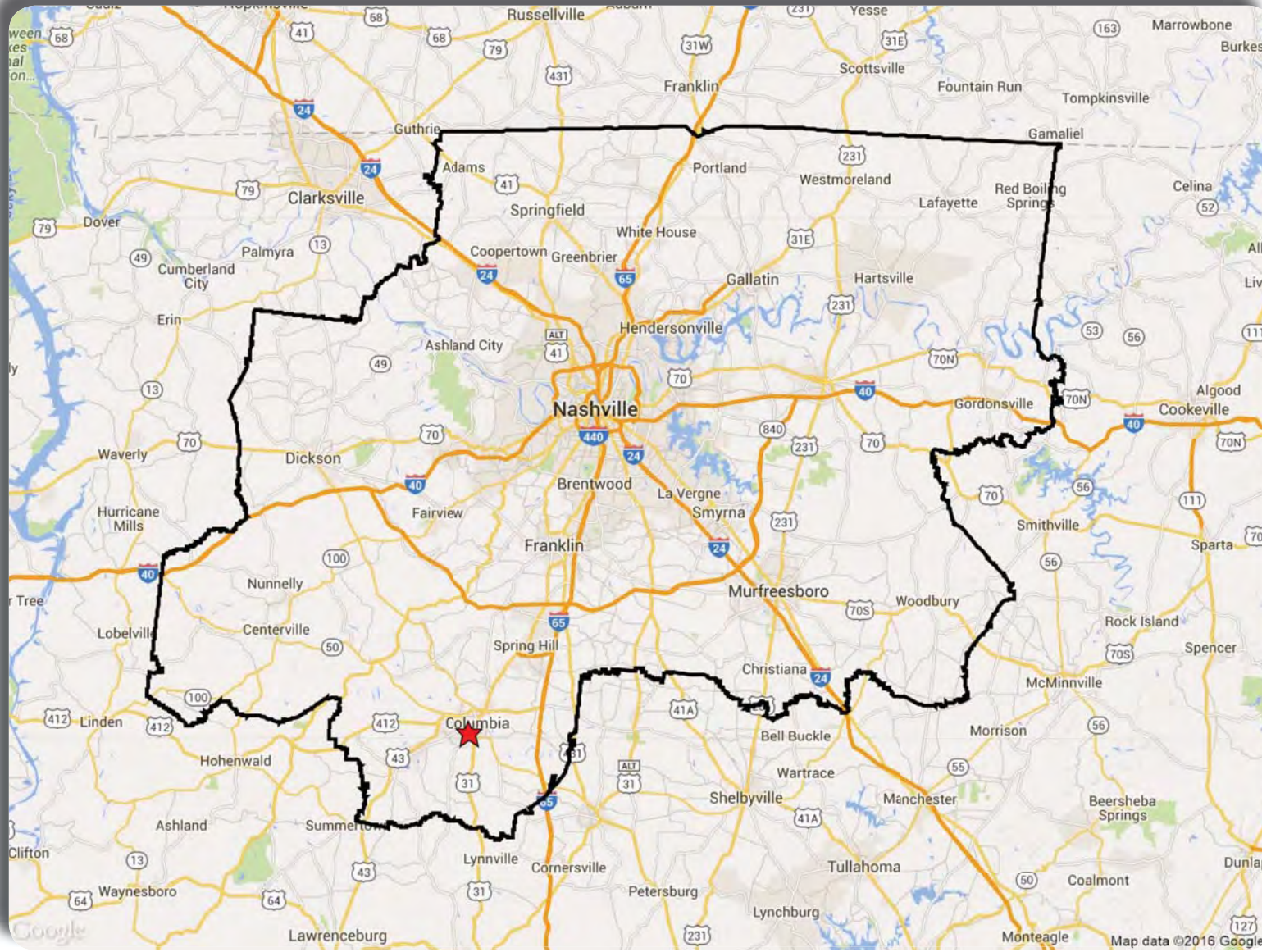
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NASHVILLE MSA



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MARKET OVERVIEW

The Nashville metropolitan area consists of a 13 county region in middle Tennessee, encompassing the city of Murfreesboro in Rutherford County, Old Fort Crossing is located. Nashville is consistently ranked as one of the top U.S. markets in terms of investment opportunities, diversity of the local economy, employment, and quality of life. Over the past decade Nashville has experienced tremendous increases in employment, population, and income growth. Nashville's population exceeds 1.6 million and is expected to grow 8% in the next four years. Average household incomes are \$66,664, which is 7% above the national average.

The Nashville economy is one of the most diverse in the U.S. with major employers in the healthcare, manufacturing, automotive, and entertainment sectors.

The city is home to 18 colleges and universities, including the prestigious Vanderbilt University, with total enrollment of more than 100,000 students. This leads to a well-trained job force, which contributes to an already favorable business environment. Nashville's diverse economy, strong educational and cultural amenities, progressive political leadership, strategic location, and excellent transportation system combine to make Nashville a desirable business location primed for continued economic growth.

Top Employers

Vanderbilt University and Medical Center	20,968
Metropolitan Nashville-Davidson County Gov't and Public Schools	20,162
State of Tennessee	20,000
U.S. Government	11,496
Saint Thomas Health Services	6,500
Nissan North America	5,850
HCA	5,447
Walmart	4,500
Gaylord Entertainment	4,500
Cracker Barrel Old Country Store	4,189
Dell	3,200

Largest Cities in Nashville MSA by Population

Nashville	654,610
Murfreesboro	126,118
Franklin	72,639
Hendersonville	56,018
Smyrna	46,607
Brentwood	41,763

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DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	10 Mi Radius		
POPULATION	2016 Estimated Population	5,363	28,424	38,644	62,238	
	2021 Projected Population	5,665	29,987	40,624	65,268	
	2010 Census Population	5,106	26,898	36,631	59,365	
	2000 Census Population	5,413	27,050	35,550	55,018	
	Growth (2016-2021)	1.1%	1.1%	1.0%	1.0%	
	Growth (2010-2016)	0.8%	0.9%	0.9%	0.8%	
	Growth (2000-2010)	-0.6%	-0.1%	0.3%	0.8%	
	Median Age	38.8	38.9	38.3	39.1	
	HOUSEHOLDS	2016 Estimated Households	2,433	11,849	15,907	25,013
		2021 Projected Households	2,584	12,612	16,876	26,469
2010 Census Households		2,269	10,961	14,757	23,359	
2000 Census Households		2,307	10,774	13,982	21,047	
Growth (2016-2021)		1.2%	1.3%	1.2%	1.2%	
Growth (2000-2016)		0.3%	0.6%	0.9%	1.2%	
Average Household Size		2.2	2.3	2.4	2.4	
INCOME		2016 Est. Med Households Income	\$27,065	\$37,884	\$39,391	\$45,447
	2021 Prj. Med Households Income	\$29,032	\$41,232	\$42,963	\$49,696	
	2010 Cen Med Households Income	\$28,472	\$39,263	\$41,834	\$45,443	
	2000 Cen Med Households Income	\$31,604	\$37,196	\$38,983	\$42,090	
	2016 Est. Avg Household Income	\$41,256	\$51,005	\$52,201	\$57,719	
2016 Est. Per Capita Income	\$18,733	\$21,410	\$21,663	\$23,317		
HOUSING	2016 Total Units	2,554	12,518	16,757	26,334	
	2016 Units Occupied	2,433	11,849	15,907	25,013	
	2016 Units Vacant	121	669	849	1,321	
	2016 Owner-Occupied	1,223	7,024	9,669	17,009	
	2016 Renter-Occupied	1,210	4,825	6,238	8,005	

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CONFIDENTIALITY AND DISCLAIMER AGREEMENT

Baker Storey McDonald Properties / Nashville ("Baker Storey McDonald") is exclusive agent for the sale of Aspen Dental / Mattress Firm Center at 620 S James Campbell Blvd, Columbia, TN ("Property").

The Investment Offering Memorandum has been prepared by Baker Storey McDonald / Nashville for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Baker Storey McDonald and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller and therefore are subject to variation. No representation is made by Seller or Baker Storey McDonald as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its employees, disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Baker Storey McDonald, Seller and its employees, disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, the Investment Offering Memorandum and Argus file, or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of the Investment Offering Memorandum have remained the same. Analysis and verification of the information contained in the Investment Offering Memorandum and Argus file is solely the responsibility of the prospective purchaser.

Seller and Baker Storey McDonald each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligations to any entity reviewing the Investment offering Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived.

This Investment Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Baker Storey McDonald and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Baker Storey McDonald.

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