



HOME DEPOT LAND

5411 Columbia Pike, Spring Hill, TN

FOR SALE



Baker Storey McDonald
Properties
PROVEN RETAIL SOLUTIONS

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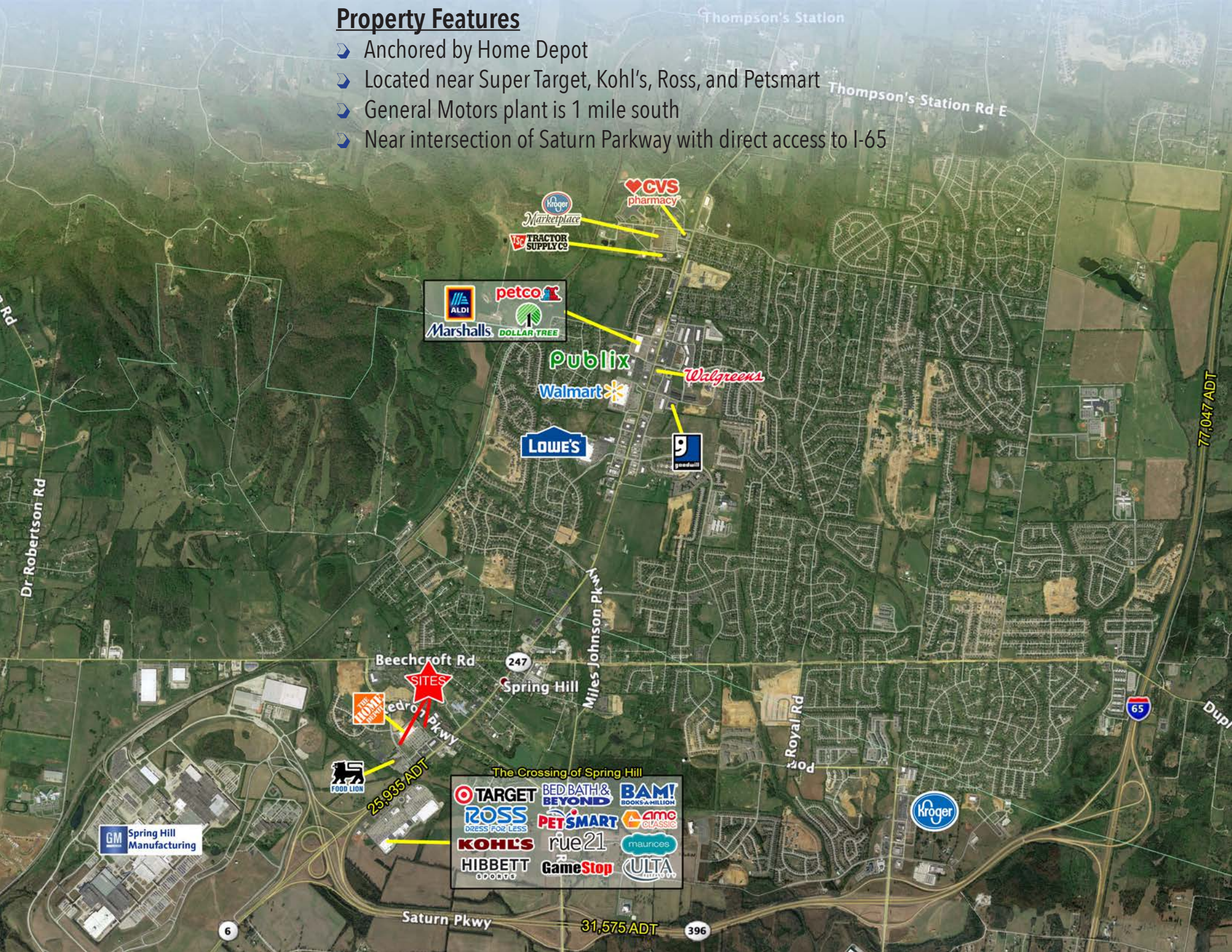
3011 Armory Drive, Ste 120, Nashville, TN 37204 | www.bsmproperties.com



PROUD PARTNER
XTEAM
RETAIL ADVISORS

Property Features

- Anchored by Home Depot
- Located near Super Target, Kohl's, Ross, and Petsmart
- General Motors plant is 1 mile south
- Near intersection of Saturn Parkway with direct access to I-65





STEPHEN P. VOKICH PARKWAY

PROPOSED
OUTPARCEL 3
1.51 ACRES

PROPOSED
DETENTION
AREA

PROPOSED
CURB CUT

Family ADVANTAGE

THE HOME DEPOT

OFFICE
PKG.

T.R.C.

GARDEN
CENTER
28,086 SF
(INC. HPE)

HPE
±2,340 SF

FRONT FIELD: 429 SPACES

PROPOSED
CURB CUT

EXISTING
MEDICAL
OFFICE

EXISTING-25'
ACCESS EASEMENT

US HIGHWAY 31

TARGET

PROPOSED
PROPERTY LINE

OUTPARCEL 2
1.41 ACRES

KEDRON PARKWAY

EXISTING
MEDIAN CUT

BW | Best Western
Hotels & Resorts

EXISTING
MEDIAN CUT

FIRST FARMERS
Grow With Us.

EXISTING
TRAFFIC
SIGNAL

Heavenly
Hound



DEMOGRAPHIC SUMMARY

| | 1 Mi Radius | 3 Mi Radius | 5 Mi Radius | 20 Min Drive |
|-----------------------------|-------------|-------------|-------------|--------------|
| 2023 Est. Population | 2,412 | 31,484 | 65,270 | 87,168 |
| 2028 Prj. Population | 2,533 | 34,528 | 72,044 | 97,472 |
| | | | | |
| 2023 Households | 1,002 | 11,039 | 23,085 | 31,511 |
| 2028 Households | 1,047 | 12,421 | 26,051 | 35,912 |
| Household Size | 2.4 | 2.8 | 2.8 | 2.8 |
| | | | | |
| 2023 Avg. Income | \$90,334 | \$113,830 | \$122,684 | \$119,616 |
| 2028 Avg. Income | \$88,790 | \$103,420 | \$112,258 | \$108,481 |
| | | | | |
| 2023 Med. HH Income | \$92,059 | \$104,353 | \$113,751 | \$109,583 |
| 2028 Med. HH Income | \$86,583 | \$100,181 | \$109,479 | \$105,799 |
| | | | | |
| Daytime Population | 4,754 | 15,869 | 25,356 | 38,391 |