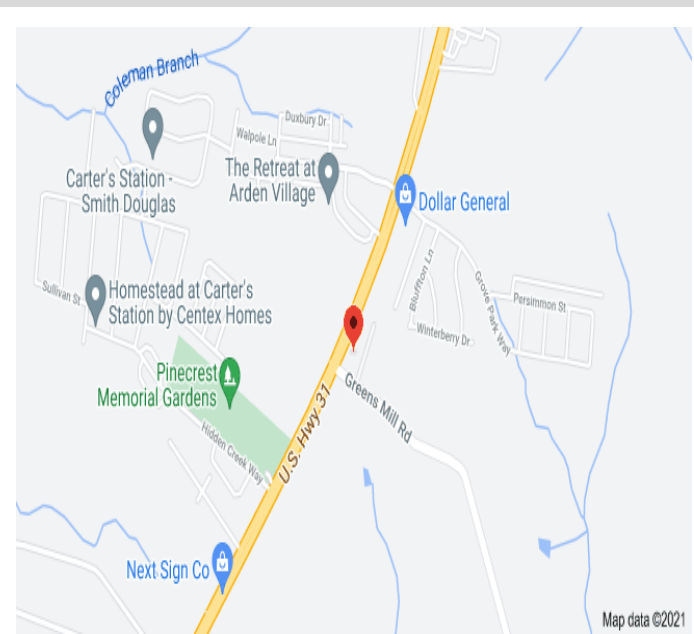




## FOR SALE: 3.62 AC Potential Commercial Site

2446 & 2450 Nashville Hwy – Columbia, TN



### DETAILS:

- **PRICE: \$3,000,000**
- **3.62 Acres**
- **Sewer Available**
- **Sites presently used as a mobile home park & mini barn retail center**
- **Daily Traffic Count: Approx. 36,823**

**John Harney**  
AFFILIATE BROKER

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TNLIC# 221569

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7  
Murfreesboro, TN 37129  
615.896.4045

[www.parks-group.com](http://www.parks-group.com)



**SITE**

Nashville Hwy

Nashville Hwy

Greens Mill Rd

Greens Mill Rd

Bluffton Ln

31

6

31

6

31

# Demographic Summary Report

## Nashville Hwy, Columbia, TN 38401

Building Type: **Land** Total Available: **0 SF**  
 Class: - % Leased: **0%**  
 RBA: - Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	2,268	14,107	38,718
2020 Estimate	2,063	12,785	35,055
2010 Census	1,821	10,998	29,925
Growth 2020 - 2025	9.94%	10.34%	10.45%
Growth 2010 - 2020	13.29%	16.25%	17.14%
<b>2020 Population by Hispanic Origin</b>	232	1,244	3,149
<b>2020 Population</b>	2,063	12,785	35,055
White	1,676 81.24%	10,053 78.63%	26,609 75.91%
Black	289 14.01%	2,130 16.66%	6,880 19.63%
Am. Indian & Alaskan	7 0.34%	69 0.54%	218 0.62%
Asian	27 1.31%	173 1.35%	324 0.92%
Hawaiian & Pacific Island	0 0.00%	2 0.02%	8 0.02%
Other	64 3.10%	359 2.81%	1,015 2.90%
U.S. Armed Forces	0	0	1
<b>Households</b>			
2025 Projection	912	5,561	15,300
2020 Estimate	831	5,052	13,884
2010 Census	739	4,375	11,922
Growth 2020 - 2025	9.75%	10.08%	10.20%
Growth 2010 - 2020	12.45%	15.47%	16.46%
Owner Occupied	495 59.57%	3,275 64.83%	8,460 60.93%
Renter Occupied	337 40.55%	1,777 35.17%	5,424 39.07%
<b>2020 Households by HH Income</b>	830	5,051	13,885
Income: <\$25,000	183 22.05%	1,016 20.11%	3,738 26.92%
Income: \$25,000 - \$50,000	218 26.27%	1,323 26.19%	3,576 25.75%
Income: \$50,000 - \$75,000	118 14.22%	872 17.26%	2,448 17.63%
Income: \$75,000 - \$100,000	198 23.86%	903 17.88%	1,783 12.84%
Income: \$100,000 - \$125,000	68 8.19%	375 7.42%	713 5.14%
Income: \$125,000 - \$150,000	28 3.37%	253 5.01%	675 4.86%
Income: \$150,000 - \$200,000	0 0.00%	103 2.04%	390 2.81%
Income: \$200,000+	17 2.05%	206 4.08%	562 4.05%
<b>2020 Avg Household Income</b>	\$62,853	\$70,028	\$65,393
<b>2020 Med Household Income</b>	\$52,258	\$54,126	\$45,297