

OFFERING MEMORANDUM

1616 HARLEY DAVIDSON BLVD

COLUMBIA, TN 38401 | MAURY COUNTY



5.28 ACRES AND 38,580 SF BUILDING

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



PRESENTED BY:

JENNY ADCOX

Broker

office: (615) 302-5152

cell: 931-628-0735

jennyadcox@kwcommercial.com

332169, TN

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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Each Office Independently Owned and Operated

DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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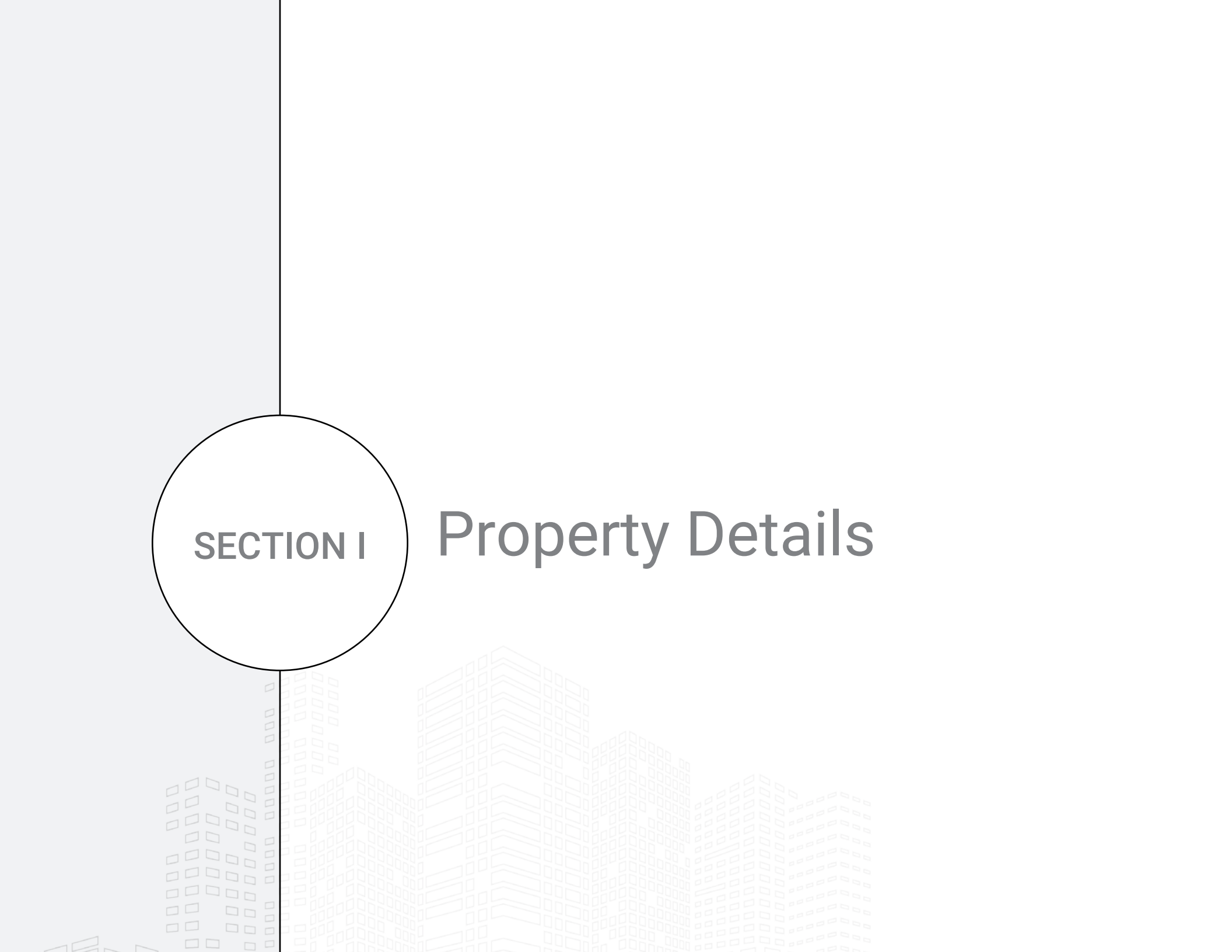
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SECTION I

Property Details

EXECUTIVE SUMMARY

1616 HARLEY DAVIDSON BOULEVARD



Offering Summary

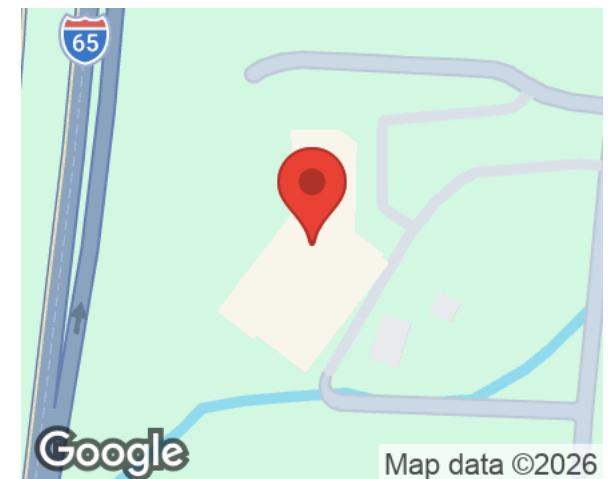
Building SF:	38,580
Lot Size:	5.28 Acres
Price:	\$11,500,000
Year Built:	2008
Zoning:	Commercial

Property Summary

This commercial masterpiece at 1616 Harley Davidson Blvd is not just a property; it's an opportunity for your business to thrive.

38,580 sq ft building which includes showroom, offices, service area, mezzanine area, outdoor amphitheater and concrete building.

*Business not for sale.



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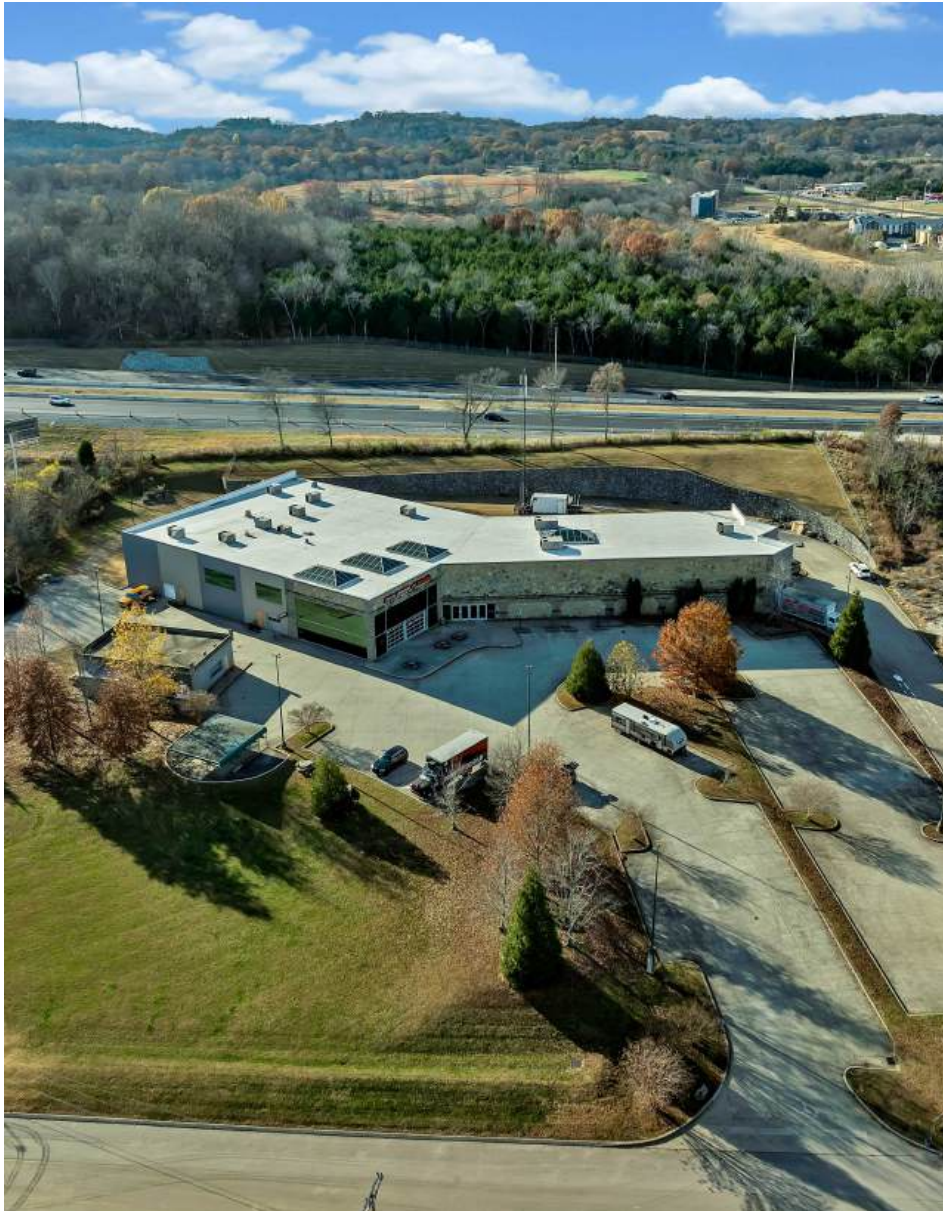


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PROPERTY DESCRIPTION

1616 HARLEY DAVIDSON BOULEVARD



Investment Opportunity

☒ Showroom Extravaganza (18,180 SF):

Step into a world of possibilities within the 18,180 sq ft showroom. Enhanced by upgraded lighting, multiple skylights, and convenient roll-up doors, this space is designed to showcase your products with flair. It's more than a showroom; it's a canvas for your business vision.

☒ Offices, Service, and More (12,820 SF):

A dedicated space of 12,820 sq ft awaits for offices, service areas, storerooms, and well-appointed bathrooms. This section is meticulously designed to cater to the operational needs of your business while ensuring a comfortable and functional workspace.

☒☒ Concrete Building & Outdoor Amphitheater (33'x54'):

Explore the 33'x54' concrete building, serving as a hub for concessions, bathrooms, and an observation deck overlooking the expansive outdoor amphitheater. The amphitheater, with a remarkable 2500-person capacity, is an entertainment haven with ample utilities and even room for tractor/trailer parking.

☒ Mezzanine Oasis (7,776 SF):

Ascend to the 7,776 sq ft mezzanine area, offering additional flexibility for your vision. Whether it's extra offices, creative spaces, or storage, the mezzanine is a canvas awaiting your unique touch.

☒ Strategic Location & Signage:

Benefit from monument signage on Bear Creek Pike at the off-ramp, ensuring high visibility for your business. The strategic location in Maury County provides easy access for clients and customers.

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SECTION II

Photos



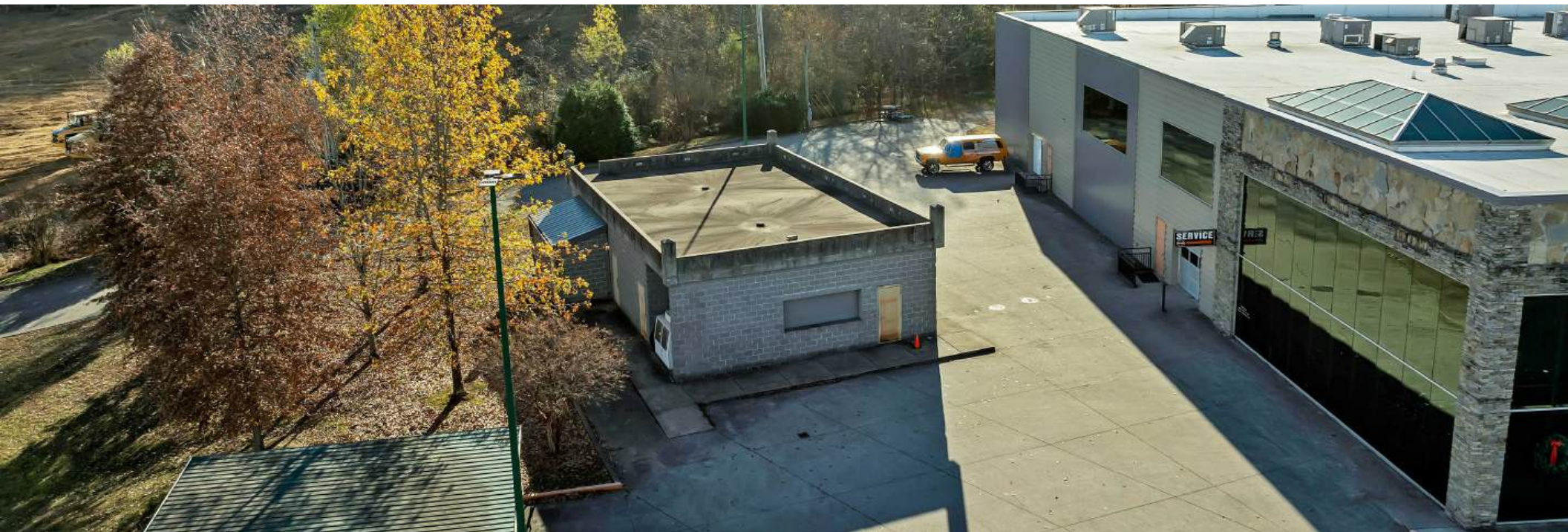
PROPERTY PHOTOS

1616 HARLEY DAVIDSON BOULEVARD



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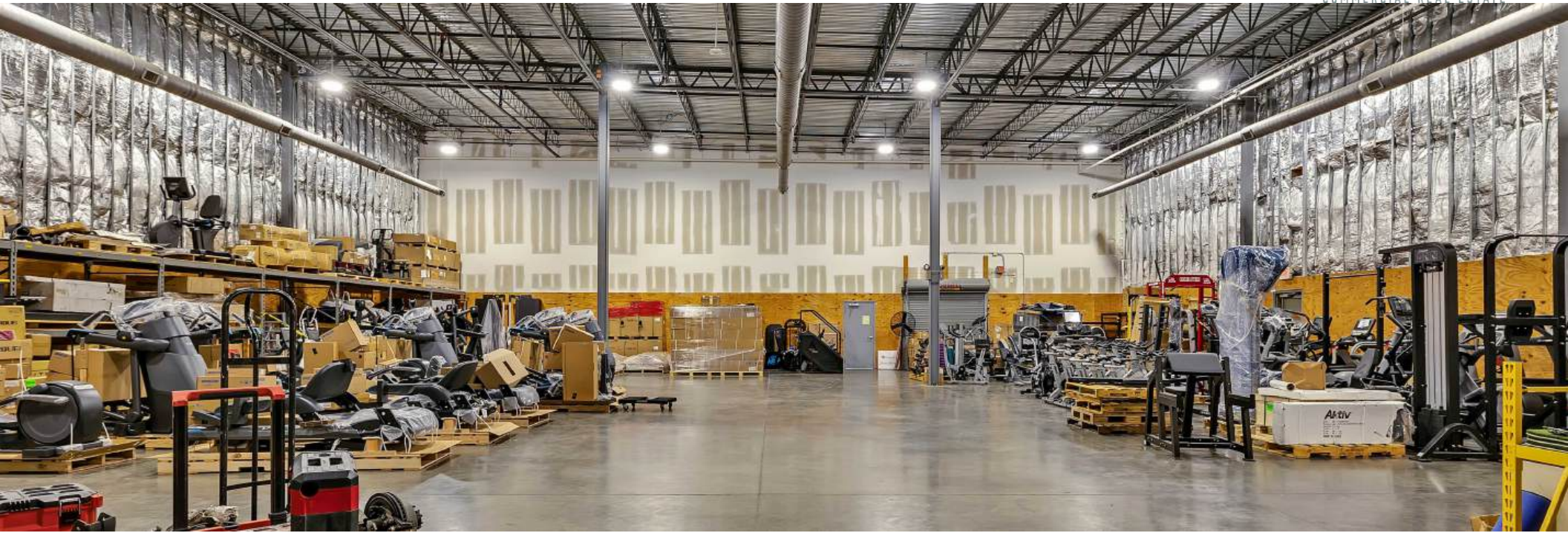
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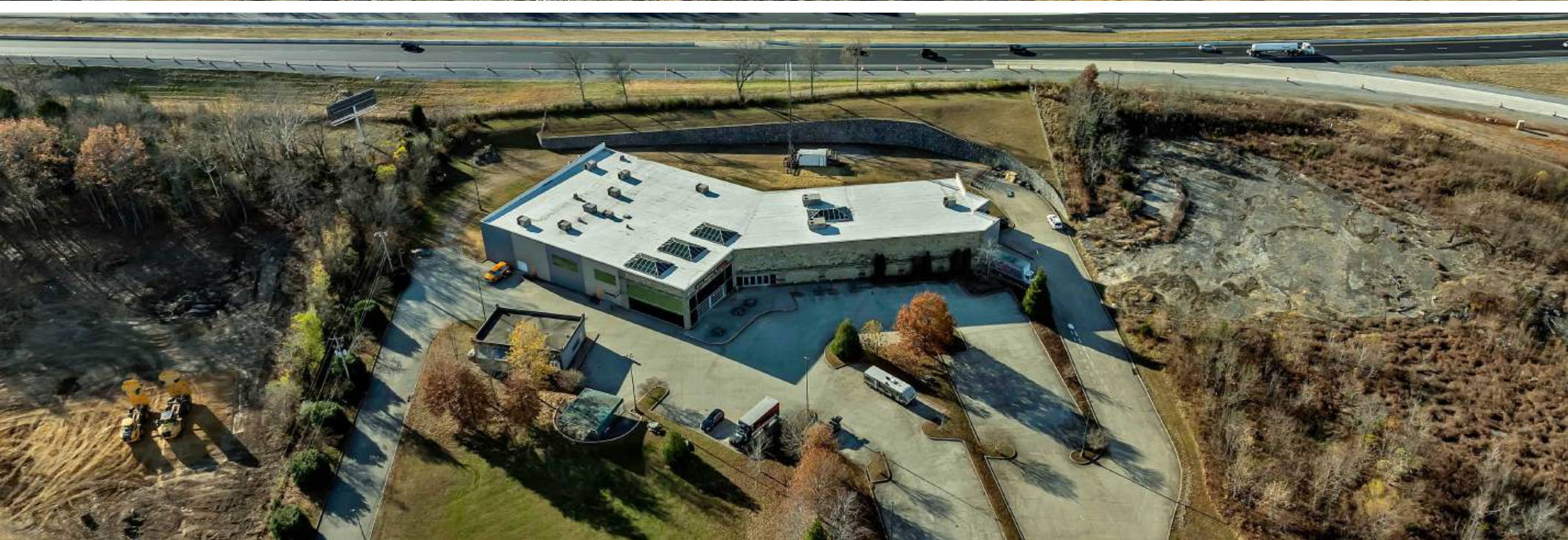
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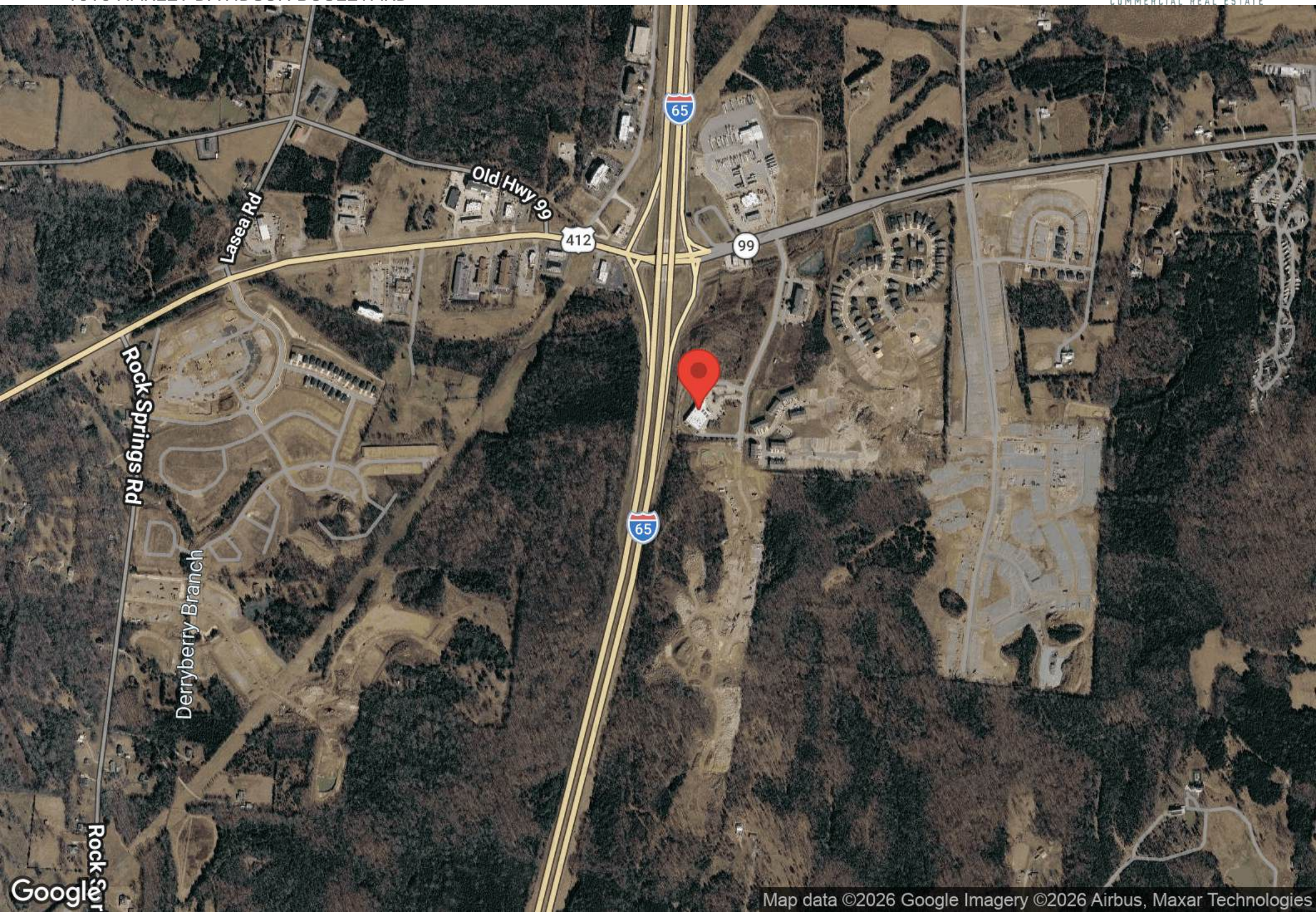
SECTION III

Maps / Demographics



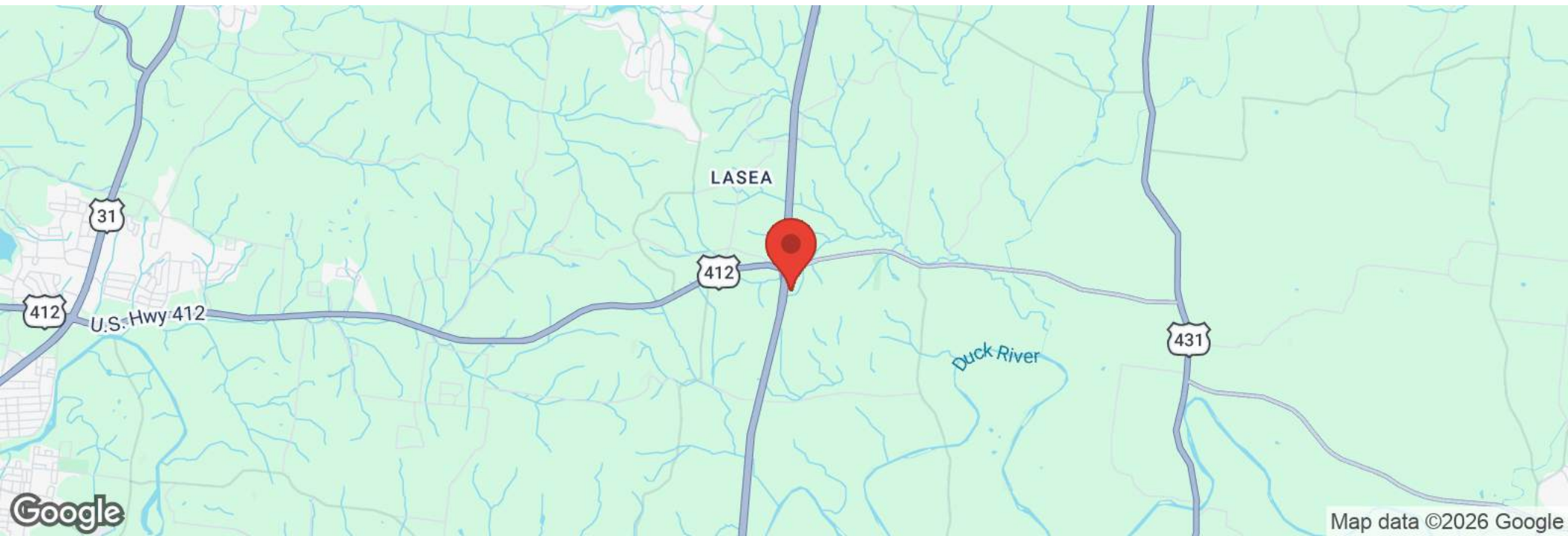
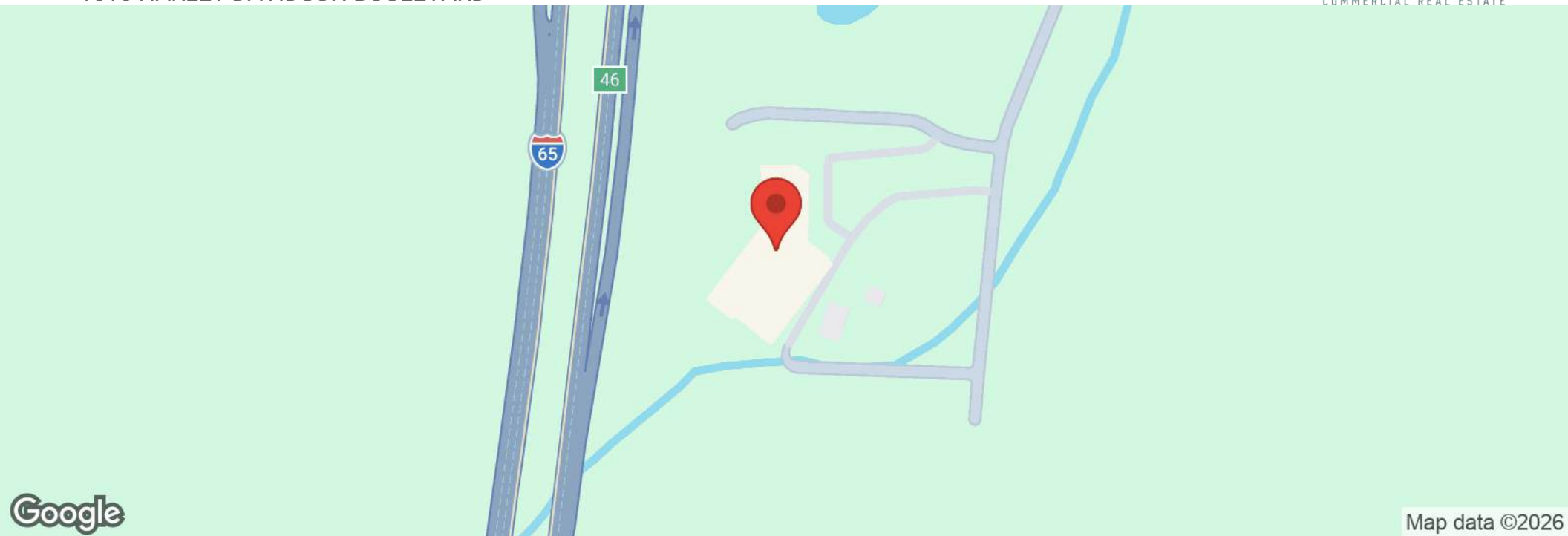
REGIONAL MAP

1616 HARLEY DAVIDSON BOULEVARD



LOCATION MAPS

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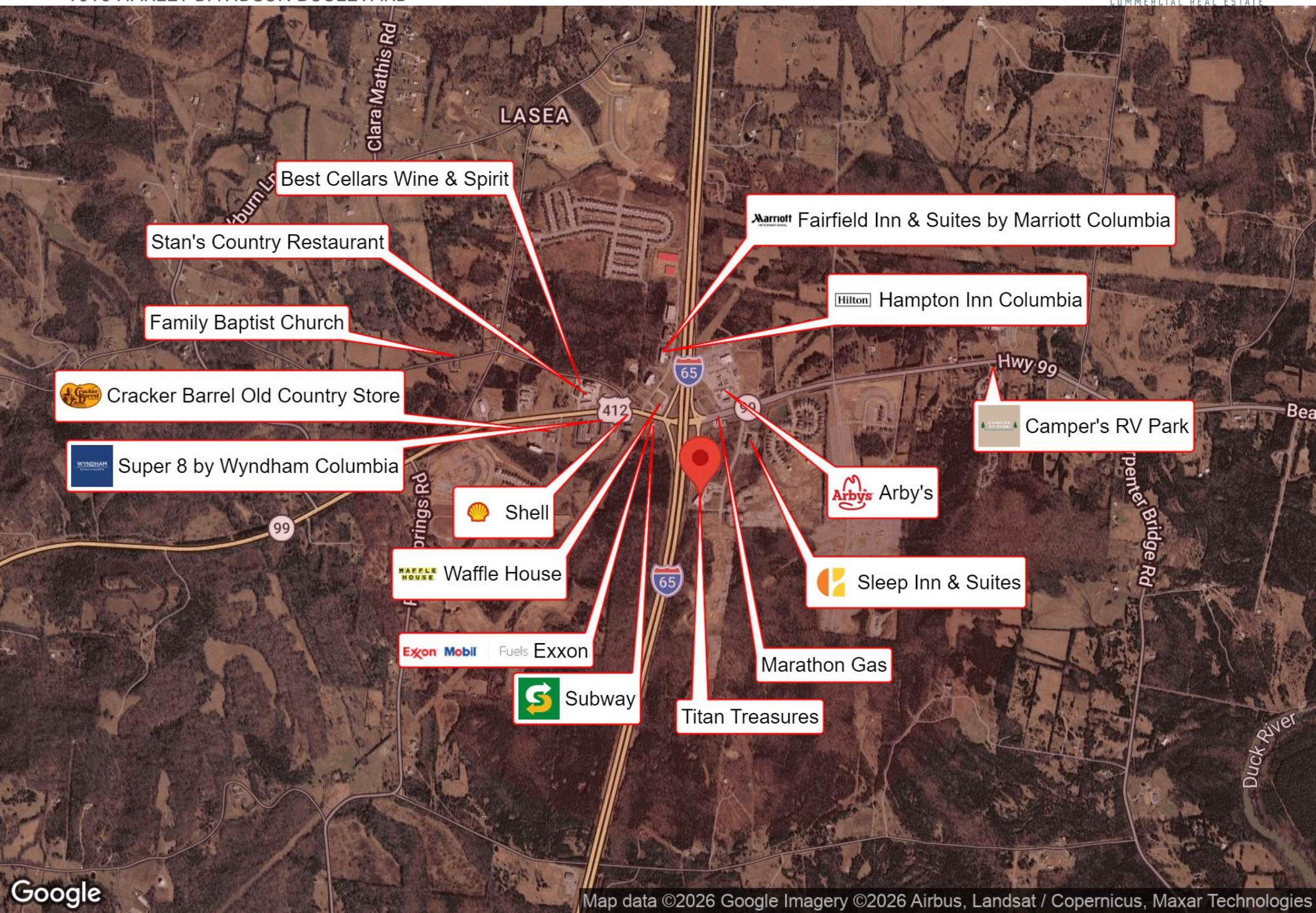
AERIAL MAP

1616 HARLEY DAVIDSON BOULEVARD



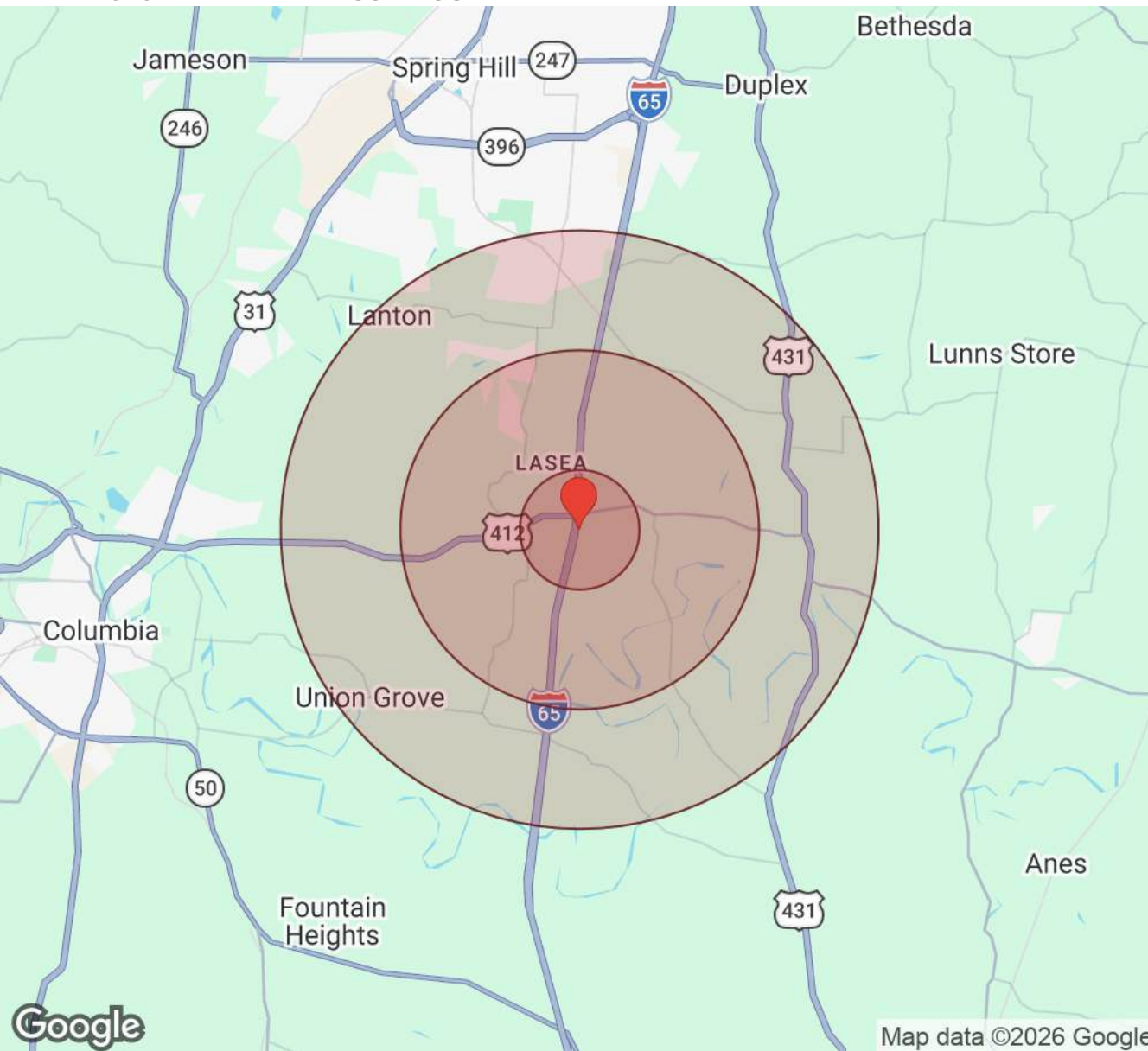
BUSINESS MAP

1616 HARLEY DAVIDSON BOULEVARD



DEMOGRAPHICS

1616 HARLEY DAVIDSON BOULEVARD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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Population	1 Mile	3 Miles	5 Miles
Male	296	1,491	7,082
Female	277	1,450	7,004
Total Population	573	2,941	14,086

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	487	2,472	11,189
Black	30	159	1,189
Am In/AK Nat	1	3	17
Hawaiian	N/A	N/A	1
Hispanic	40	222	1,155
Asian	4	16	168
Multiracial	12	69	368
Other	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	241	1,235	5,852
Occupied	223	1,150	5,430
Owner Occupied	190	1,015	4,618
Renter Occupied	33	135	812
Vacant	18	85	422

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	101	508	2,480
Ages 15 - 24	54	276	1,310
Ages 25 - 54	223	1,125	5,759
Ages 55 - 64	86	461	1,979
Ages 65+	109	574	2,559

Income	1 Mile	3 Miles	5 Miles
Median	\$91,097	\$103,277	\$102,203
Under \$15k	3	15	127
\$15k - \$25k	2	13	173
\$25k - \$35k	21	72	244
\$35k - \$50k	29	109	502
\$50k - \$75k	44	209	857
\$75k - \$100k	20	130	759
\$100k - \$150k	58	265	986
\$150k - \$200k	23	191	928
Over \$200k	24	147	855

MAP SURVEY

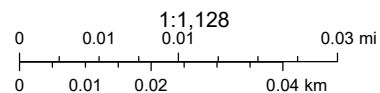
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Maury County - Parcel: 093 001.01



Date: November 15, 2023

County: Maury
Owner: MARKETING GROUP 1 LLC
Address: HARLEY DAVIDSON BLVD 1616
Parcel Number: 093 001.01
Deeded Acreage: 5.28
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

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SECTION IV

Agent Information



PROFESSIONAL BIO

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KW Commercial Middle Tennessee

5083 Main Street Spring Hill, TN 37174

With more than 12 years experience in Commercial Real Estate, Industrial operations and Production, marketing and project development, I built a strong foundation for driving strategies and solutions in the commercial real estate industry. Whether handling seasoned investors or first time buyers, I acknowledge the challenges and collaboration required to accomplish their goals. It's an art to leverage the resources available and achieve the best results. I welcome that challenge because I believe in the importance of forming strong teams. While the organization may grow and the teams may change, my focus remains grounded in people. I look forward to many more years in this industry.

As a vital part of our business in real estate, we are always looking for acquiring great talent. Let me know if you are interested in pursuing an opportunity in this industry. "Careers Worth Having, Businesses Worth Owning, Lives Worth Living."