

THE PROPERTY

103 10 AVE E IN
SPRINGFIELD,
TENNESSEE



Located at 103 10th Ave E in Springfield, TN, this versatile flex warehouse offers an exceptional opportunity for businesses seeking adaptable space tailored to their unique needs. With a spacious layout, this property is ideal for a wide range of uses, including light manufacturing, storage, auto repair, recreational facilities, breweries, and more. Its strategic location ensures easy access for transportation and logistics, while the flexible design accommodates customization to suit your operational requirements. Whether you're expanding an existing enterprise or launching a new venture, this property delivers the functionality and flexibility to support your goals.

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THE SPACE



**STRATEGIC
LOCATION**

Available: 4,297 SF
Asking Rent: \$3,000 per
month (MG)

Prime Space

There are 4,297 SF of warehouse/flex space available, near Historic Downtown Springfield. For an added monthly cost, there is additional storage space available at the property. There is a new automatic garage door with 10 feet of clearance height. The building has office and showroom space fronting 10th Avenue. Floor plan available upon request.







Historic Downtown Springfield, TN offers a charming blend of late 19th-century architecture and modern amenities. The area features a thriving local business scene and welcoming atmosphere that attracts residents, tourists, and the occasional film crew! Historic Downtown Springfield's convenient location, just 30 miles north of Nashville, ensures excellent connectivity while maintaining its small-town appeal. The district includes boutiques, clothing stores, antique shops, restaurants, coffee shops, bars, coworking spaces, a neighborhood wine and whiskey bar, a bottle shop, a brewery, and more.



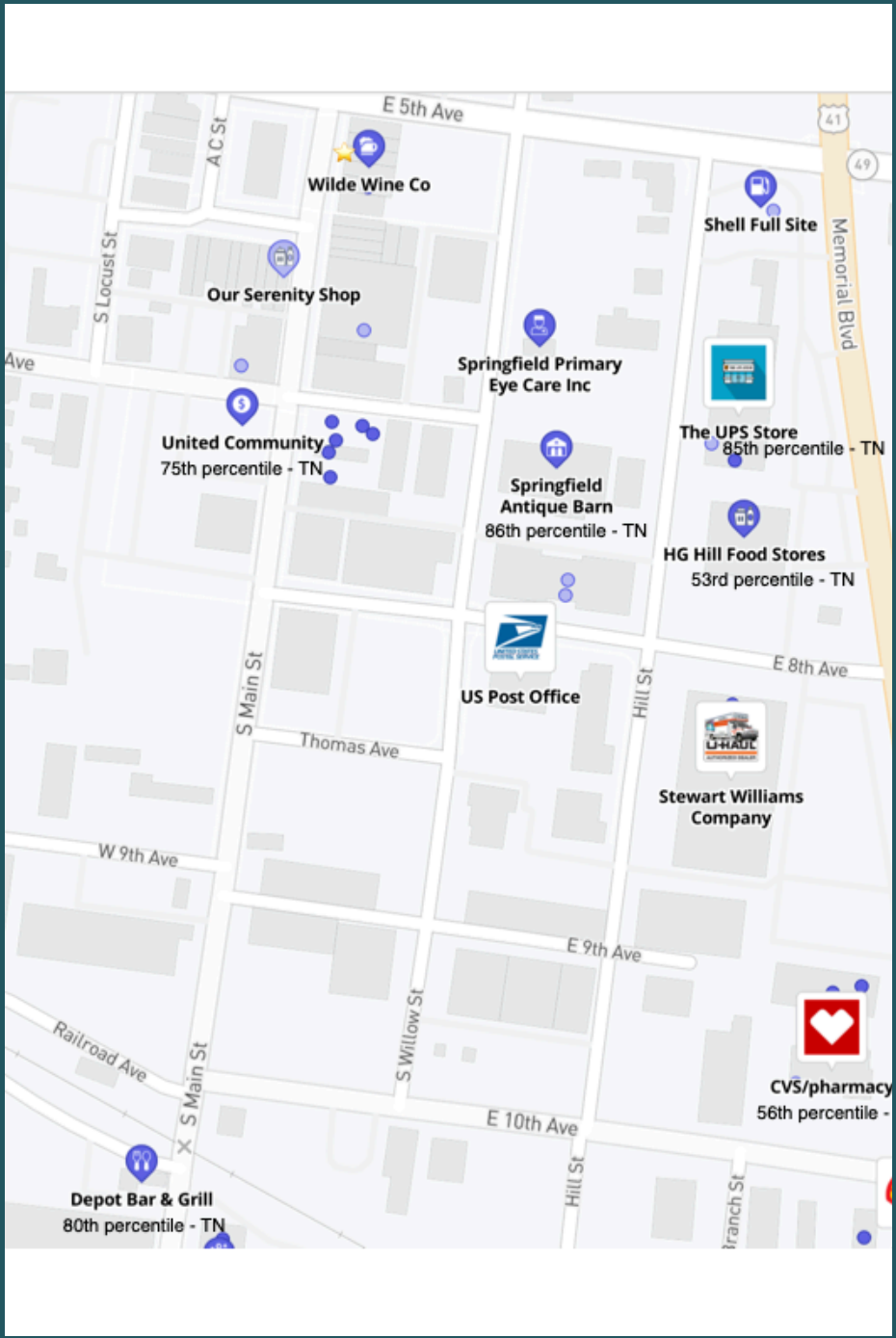
| | 2 mile | 5 mile | 10 mile |
|-----------------------------|--------|--------|---------|
| 2024 Population | 14,930 | 26,838 | 55,686 |
| 2029 Population Projection | 16,338 | 29,321 | 60,658 |
| Annual Growth 2020-2024 | 1.9% | 1.6% | 1.3% |
| Annual Growth 2024-2029 | 1.9% | 1.9% | 1.8% |
| Median Age | 35.8 | 37.8 | 39.7 |
| Bachelor's Degree or Higher | 16% | 18% | 20% |

SPRINGFIELD, TENNESSEE



Springfield is the county seat of Robertson County, TN, a rapidly growing region known for its agriculture, diverse economic activity, and strategic location. Positioned between Nashville and Clarksville, the county benefits from easy access to two of Tennessee's major economic hubs, offering excellent connectivity for businesses and residents alike. Robertson County is ranked 8th in the State of Tennessee (out of 95 total counties) for median income (\$74,440) and 10th in state for overall household wealth.

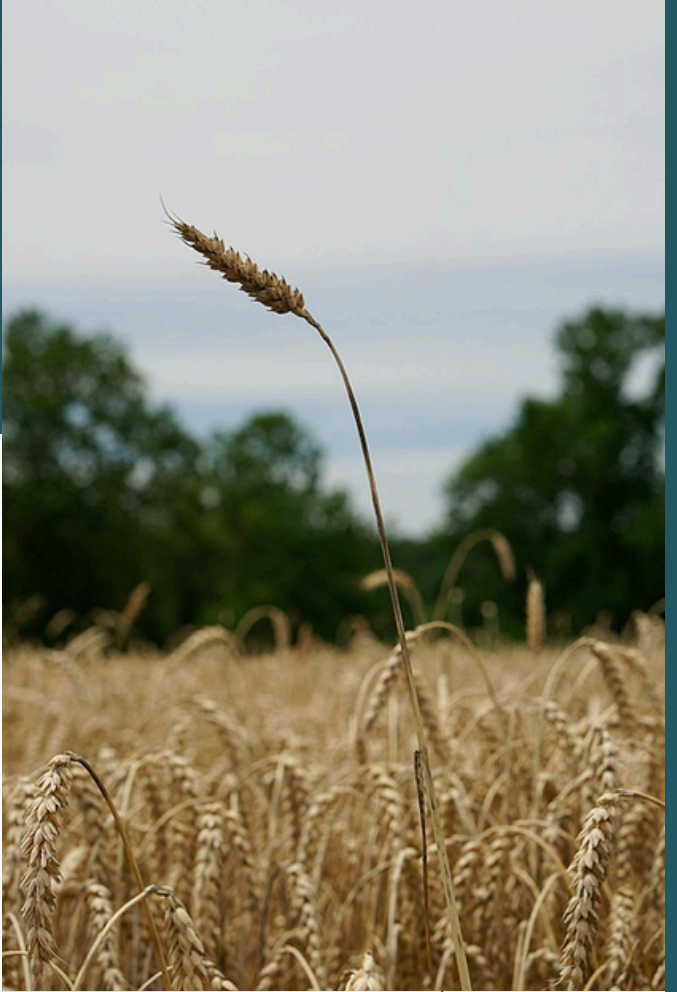
Springfield is a thriving industrial hub with a strong and diverse economy, driven by several major employers that anchor the region's workforce. Electrolux, a global leader in home appliances, operates a significant manufacturing facility in Springfield, employing a large portion of the local population. Another key player is Unarco, a prominent manufacturer of material handling systems, which has been a staple of Springfield's industrial landscape for years. The region is also home to NorthCrest Medical Center, a major healthcare provider that adds to the diversity of Springfield's economic base.



With plenty of room for future growth, the downtown Springfield area already features multiple businesses with yearly site visits well above the state average:

| Area Tenant | Annual Visits | Percentile Rank for Category (TN) |
|--------------------------|---------------|-----------------------------------|
| United Community Bank | 78K | 75% |
| The Depot Bar & Grill | 178.3K | 80% |
| Springfield Antique Barn | 41.1K | 86% |
| The UPS Store #4297 | 51.6K | 85% |
| H.G. Hill Food Stores | 287K | 53% |

*Site-visit data from Placer.ai



Come be a part of a growing, diverse community that is both steeped in local history and welcoming to newcomers. Springfield, TN: Minutes from Nashville, miles from ordinary!

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