

# RETAIL SPACE FOR LEASE



THE DRAKE | COLUMBIA, TENNESSEE

Learn more

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**AVISON  
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# Executive summary

Nashville's Avison Young is pleased to present a premier retail opportunity at the highly visible intersection of Woodland Street and East 7th Street in Columbia, Tennessee. This brand-new property offers an exceptional setting to bring your concept to life, positioned amid strong foot traffic and a thriving mix of local businesses and neighborhood residents. The prominent corner location delivers outstanding visibility and exposure, making it an ideal home for a variety of retail uses. Just steps from the Columbia Square in downtown, this opportunity places your business at the heart of one of Tennessee's fastest-growing and most dynamic communities.

## PROPERTY INFORMATION

<b>Address</b>	714 Woodland Street Columbia, TN 38401
<b>Class</b>	A
<b>Building size</b>	294 luxury apartments
<b>Year built</b>	2026
<b>Municipality</b>	Columbia
<b>Traffic count</b>	±6,275 VPD
<b>On-site parking</b>	surface and garage



## LEASE INFORMATION

<b>Floor</b>	<b>Size</b>
1st	4,000 sf (divisible to ±1,000 sf) Woodland Street frontage



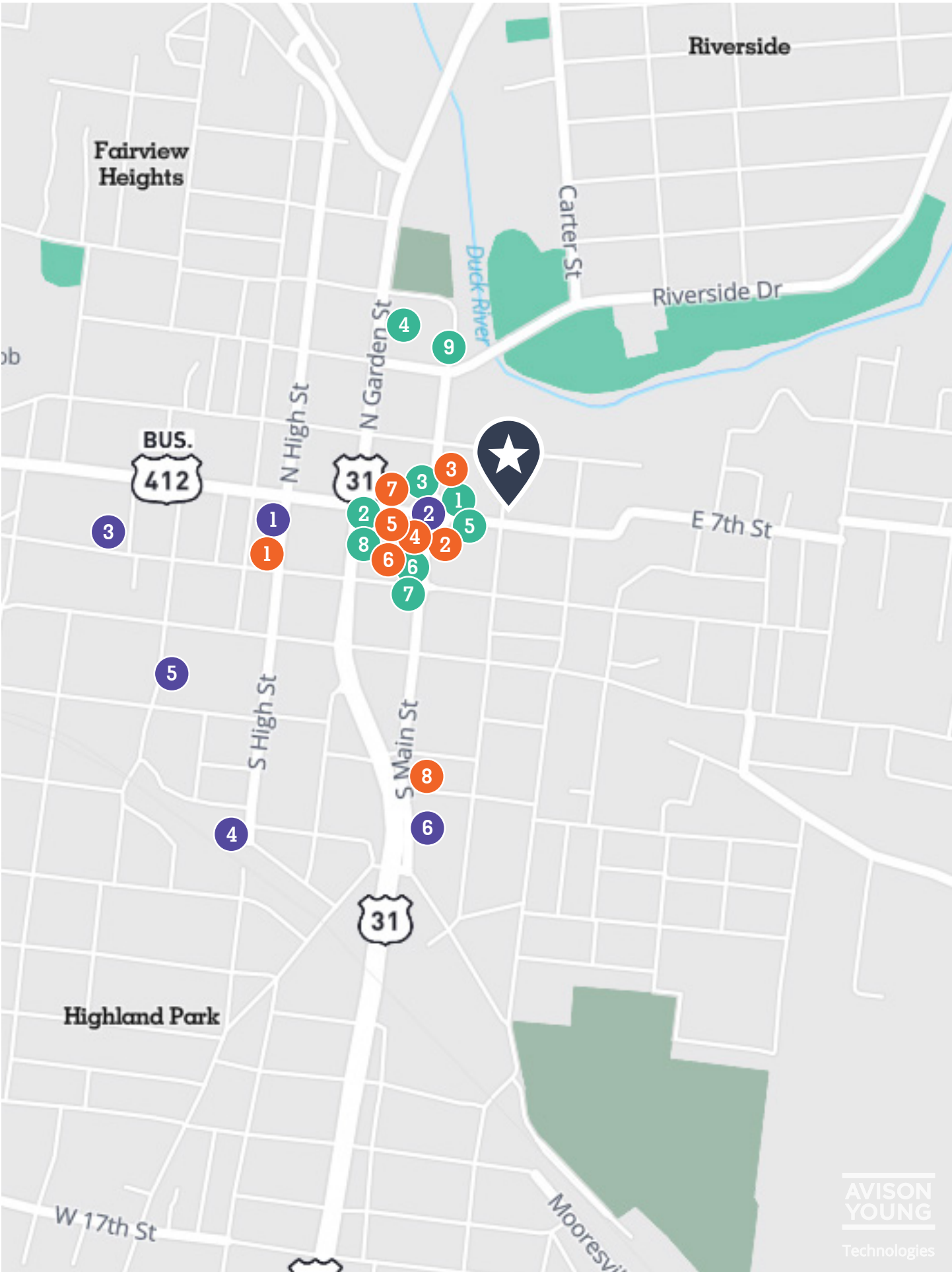
## HIGHLIGHTS

- Prominent corner commercial opportunity located along Woodland Street, one of downtown Columbia's primary corridors, known for its walkability
- Excellent visibility in a location that connects downtown Columbia to surrounding neighborhoods, including the Riverside and Riverwalk Park
- Flexible floor plan ideal for retail, office, or service-oriented users
- Nearby parking available for both employees and customers
- Multiple points of ingress and egress providing ease of access and convenience
- Steps from Columbia's historic downtown square, local shops, dining, and civic amenities
- Situated within a growing, walkable area experiencing continued investment and redevelopment
- Surrounded by established residential neighborhoods, supporting a strong local customer base
- Convenient access to U.S. Highway 31, James Campbell Boulevard, and regional routes throughout Maury County
- Opportunity to establish a presence in one of Middle Tennessee's fastest-growing and most dynamic submarkets



A Bristol Development Group Property

**bristol**  
development group



# Location overview

Beyond the immediate customer base, 714 Woodland Street offers excellent visibility and convenience. The surrounding area is experiencing ongoing growth, with new residential units and subdivisions popping up throughout Columbia and Maury County. This influx of residents and professionals will solidify your location as a destination spot, primed for long-term success.



## Historical attractions

1	James K Polk Home and Museum
2	Historic Maury County Courthouse
3	The Athenaeum
4	Historic Arts District
5	Rally Hill
6	Maury County Judicial Center



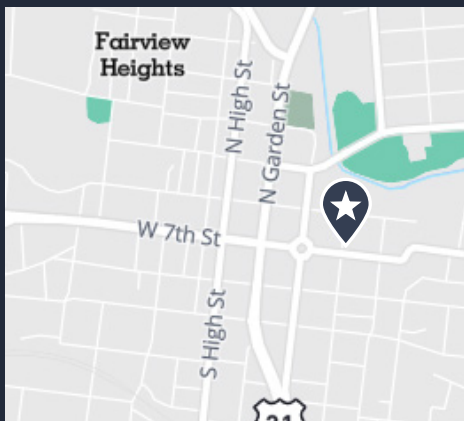
## Restaurants/bars

1	Prime & Pint
2	Southern Tré
3	Square Market & Café
4	Ollie & Finn's
5	Puckett's
6	McCreary's Irish Pub
7	Eighth & Main Burger Co
8	Bourbon Gospel
9	Rue 6



## Retail/entertainment

1	The Mulehouse
2	Elia Spa
3	Caledonian Financial Inc
4	Gather
5	Smith & York
6	Muletown Coffee Roasters
7	Bleu 32
8	The Ridge Butcher Shop



WALK SCORE®

**73**

**Very walkable**  
Most errands can be accomplished on foot.



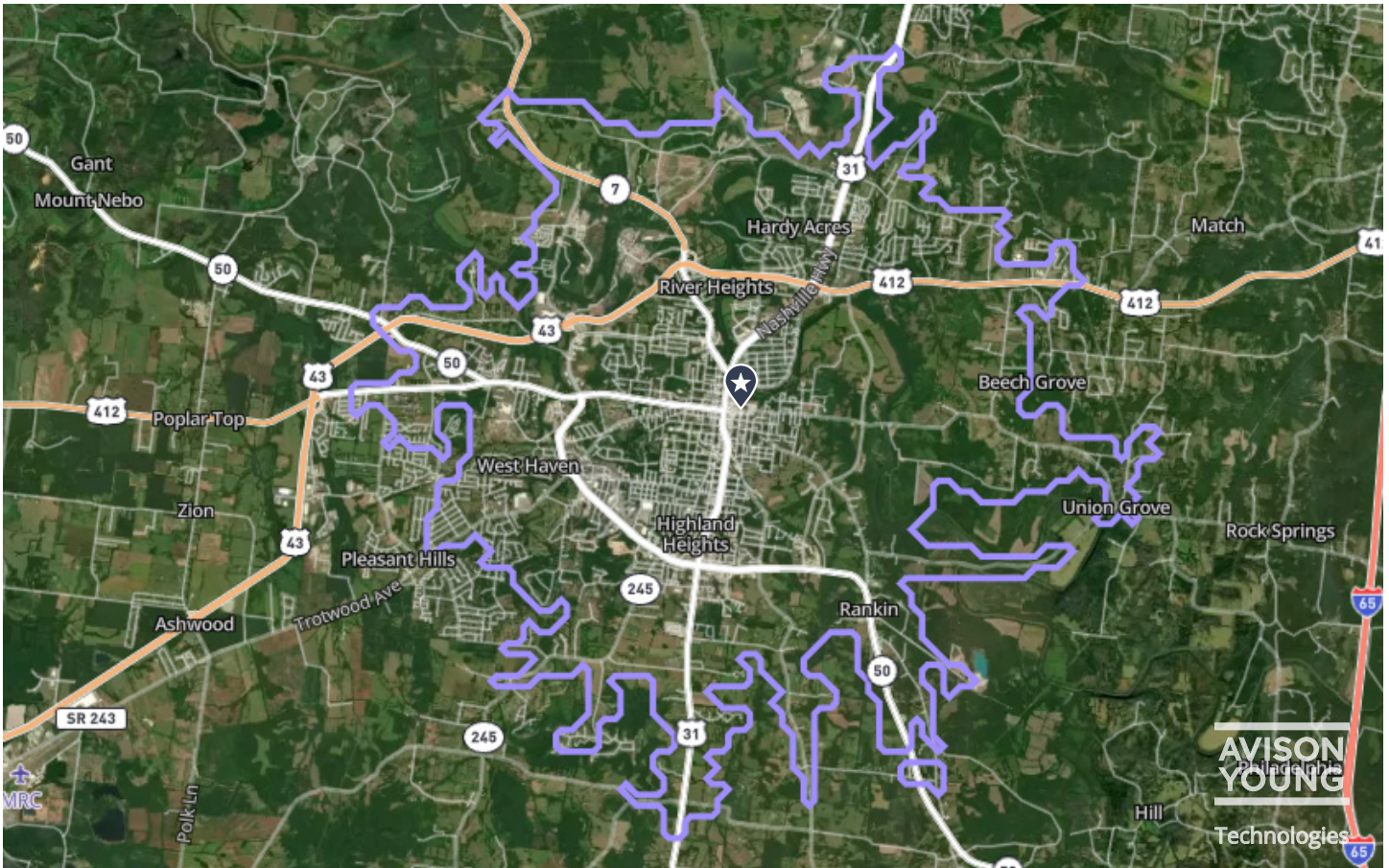
BIKE SCORE®

**43**

**Somewhat bikeable**  
Biking is convenient for some trips.

# Demographics within 10-minute drive

714 Woodland Street offers a compelling location for your retail business. Situated in the heart of the historic Downtown Columbia scene, you'll benefit from high foot traffic and a vibrant atmosphere. This area is known for its concentration of independent shops, restaurants, and bars. Additionally, the close proximity to the Columbia Downtown Square ensures easy access for a wider customer base.



**31,435**

Population



**\$60,356**

Average household income



**37**

Median age



**349**

Total retail businesses

# Points of interest



## Arts

- Columbia Arts Building
- Mulehouse venue

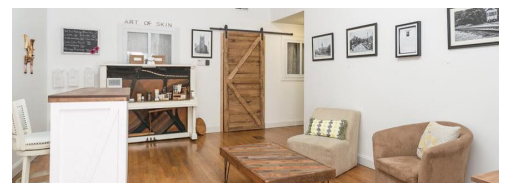
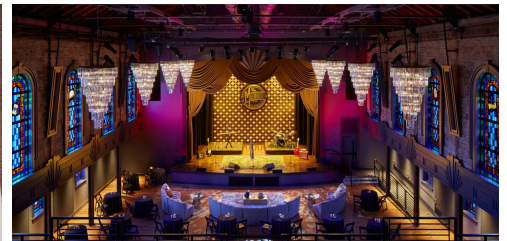
## Nature

- Riverwalk Park
- Duck River
- Woodland Park
- Maury County Park



## Overview

- Award-winning downtown
- Vibrant Arts District
- Mule Day
- Historic District
- Top 10 Best Small Towns



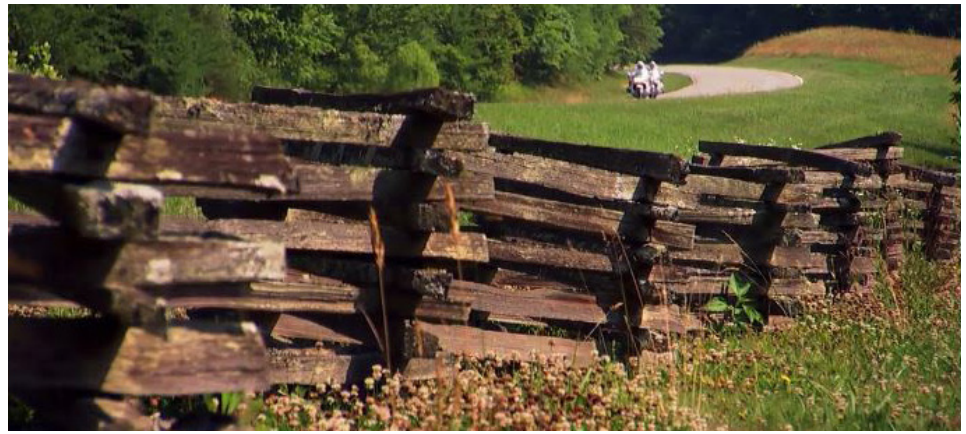
\*Photos sourced from Visit Columbia

# Columbia, Tennessee

Nestled in the rolling hills of Middle Tennessee, Columbia blends rich Southern heritage with a fresh wave of creativity and growth. Known for its historic downtown, vibrant arts scene, and welcoming community, Columbia pairs small-town charm with a modern energy that's quickly making it one of the region's most exciting and fast-growing destinations.



**Top 10**  
Best Small Towns in the U.S.  
SOUTHERN LIVING, MAY 2021



**No. 5**  
The South's Best Cities 2024  
SOUTHERN LIVING, APRIL 2024



\*Photos sourced from Visit Columbia

# Let's talk.



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