



22,481 VPD

30,156 VPD

COLUMBIA SQUARE

Kroger Great Clips
 Popeyes Pizza Hut

COLUMBIA SQUARE
 Kroger Anchored Neighborhood Center
 Retail Space Available
 For Lease

833 Nashville Highway | Columbia, TN 38401

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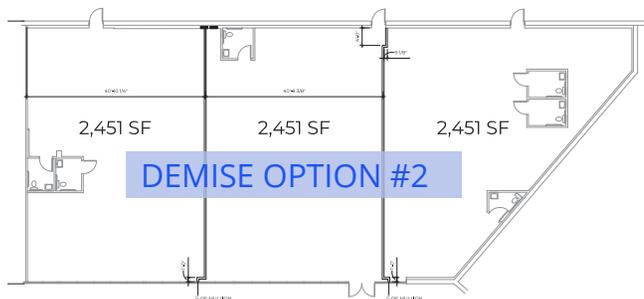
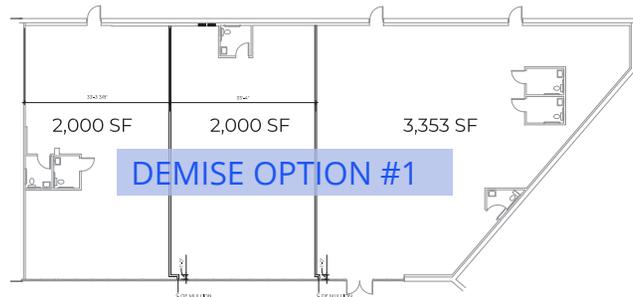
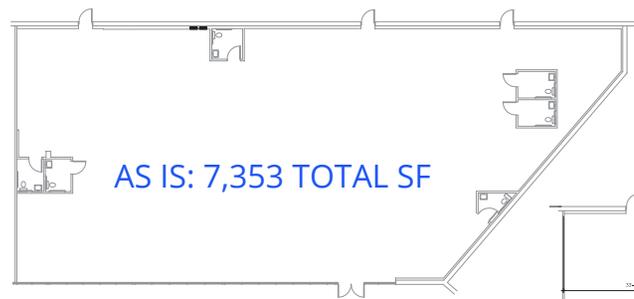
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Suite	Tenant	SF
1	Best Cleaners	1,800
2	New China	1,379
3	Pizza Hut	1,300
4	O'Bre' Nail Spa	1,700
6	Great Clips	1,200
6A	Vape & Smoke City	980
7B	Massage Therapy	1,000
7	AVAILABLE	7,353*

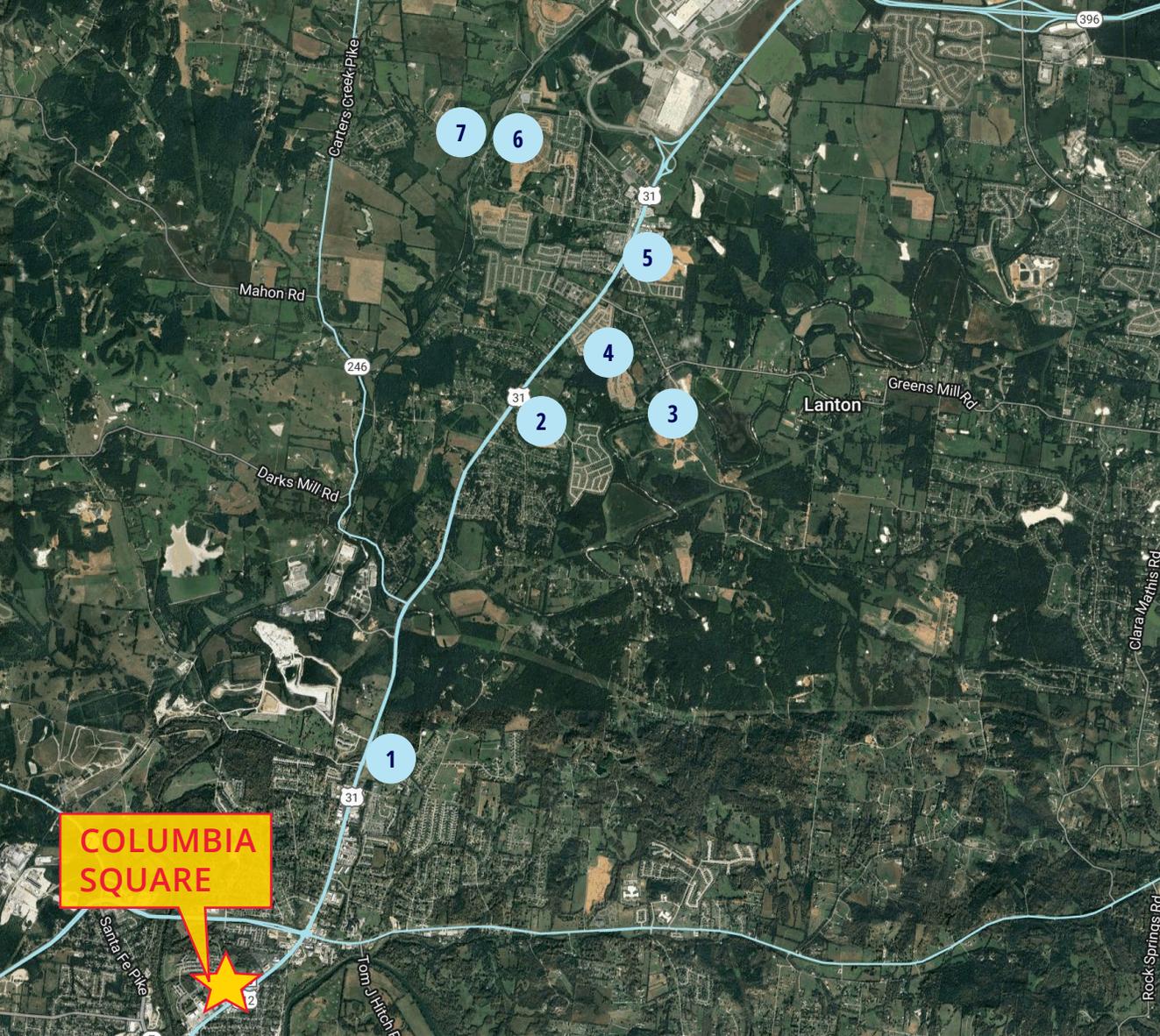
**Suite 7 can be subdivided.*



COLUMBIA SQUARE HIGHLIGHTS

- Established Kroger anchored neighborhood center
- 7,353 SF retail shop space available
- Pylon signage available
- Nearby national retailers include Walgreens, Dollar Tree, Harbor Freight, CVS, and O'Reilly Auto Parts
- Approximately \$1.2 B in annual retail expenditures within 7-miles
- Strong traffic counts in excess of 30,150 VPD on Nashville Highway
- Current Opex rate: \$3.50/SF





NEW RESIDENTIAL GROWTH

#	SUBDIVISION NAME	# OF LOTS
1	Colter Place	144
2	Honey Farms	579
3	Landings at Green Mill	550
4	Preserve at Drumwright	400
5	McClure Farms	430
6	Summit at Carters West	150
7	Silver Springs	30

Approximately **2,283** new homes within 7 miles from shopping center.

DEMOGRAPHICS (2024)

	3 MILES	5 MILES	7 MILES
Population	26,394	45,753	60,030
Households	10,912	18,690	24,420
Avg. HH Income	\$72,409	\$86,374	\$95,168
Annual Retail Expenditure	\$460 M	\$872 M	\$1.2 B

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