

OFFICE FOR SALE

809 S. MAIN ST

809 SOUTH MAIN STREET, COLUMBIA, TN 38401



PRICED AT \$3,200,000

**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](mailto: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.

All materials and information received or derived from KW Commercial Middle Tennessee its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial Middle Tennessee its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial Middle Tennessee will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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 Middle Tennessee makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial Middle Tennessee 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 Middle Tennessee in compliance with all applicable fair housing and equal opportunity laws.



## JENNY ADCOX

Broker

[jennyadcox@kwcommercial.com](mailto:jennyadcox@kwcommercial.com)

**Direct:** (615) 302-5152 | **Cell:** 931-628-0735

332169, TN

With more than 12 years experience in 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."

**KW Commercial Middle Tennessee**

5083 Main Street  
Spring Hill, TN 37174  
(931) 628-0735



**Property Summary**

Price:	\$3,200,000
Rooms:	3 Floors plus Basement Office space
Occupancy:	Occupied
Building SF:	11,720
Price / SF:	\$250-280
Lot Size:	0.12 Acres
Year Built:	1900

**Property Overview**

Multiple Tenants  
 Located in Heart of Historic Downtown Columbia, TN  
 Passenger Elevator  
 Recently Updated and Renovated interior and newly remodeled Exterior frontage  
 Located on the South side of the Square with amenities of the square and close proximity to the new Court House

**Zoning Information**

CD-5 (Urban Center) - This district consists of higher density Mixed Use areas. It has a tight network of Thoroughfares and Internal Drives with side Sidewalks, street lights and regular tree spacing, defining medium-sized blocks. Buildings are set close to the Sidewalks. CD-5 is an appropriate District for the Urban Neighborhood Character Area, the Center Character Area, the Inner Core (Downtown) Special Area, and the Neapolis Special Area described in the Comprehensive Plan.

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.



### 809 South Main Street

Gorgeous and recently updated, 1900s office building for sale in Historic Downtown Columbia, TN. Multi-tenant options gives the owner of this beautiful space the option to turn this into an income property and/or use as they please. Downtown Columbia is home to many quaint, local business that bring a certain level of charm to this part of the South. Located in the Central Business District.

Situated in Columbia, TN, one of Middle Tennessee's fastest-growing cities, this property is in the heart of a thriving commercial district. S Main Street sees significant daily traffic, offering prime exposure to local customers and visitors alike. Columbia is renowned for its historic downtown, growing economy, and proximity to major hubs like Spring Hill and Franklin. The area's steady population growth and business-friendly environment make it an attractive destination for investment and expansion.

Don't miss the opportunity to secure this high-traffic commercial property in Columbia's vibrant business district!





COLUMBIA CENTER FOR EMDR THERAPY  
GINGER A. FORD, LCSW, EMDR, SEP

THIRD FLOOR

LOWER LEVEL OFFICES

SHIRLEY HALLWORTH  
ATTORNEY

McBRIDE REAL ESTATE

THE YAMMILL GROUP

AMY R. ARNOLD, MMFT, CDC

COUNTY WIDE TRAIL BONDING, LLC

LOWER LEVEL

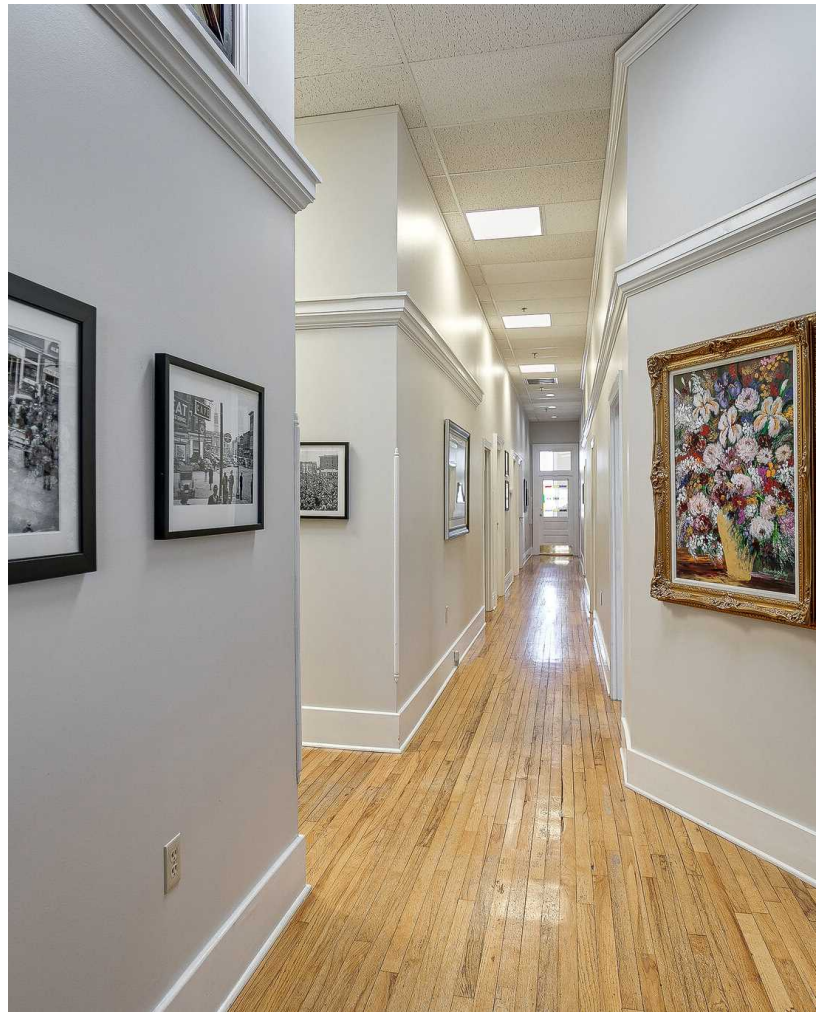
MIDDLE TENNESSEE LAW GROUP, PLLC  
LAW OFFICE OF  
WOLAVER & CARTER

T. JAKE WOLAVER  
PATRICK M. CARTER  
JOSHUA B. HOGAN

FIRST FLOOR

MIDDLE TENNESSEE LAW GROUP, PLLC  
REAL ESTATE CLOSING SERVICES

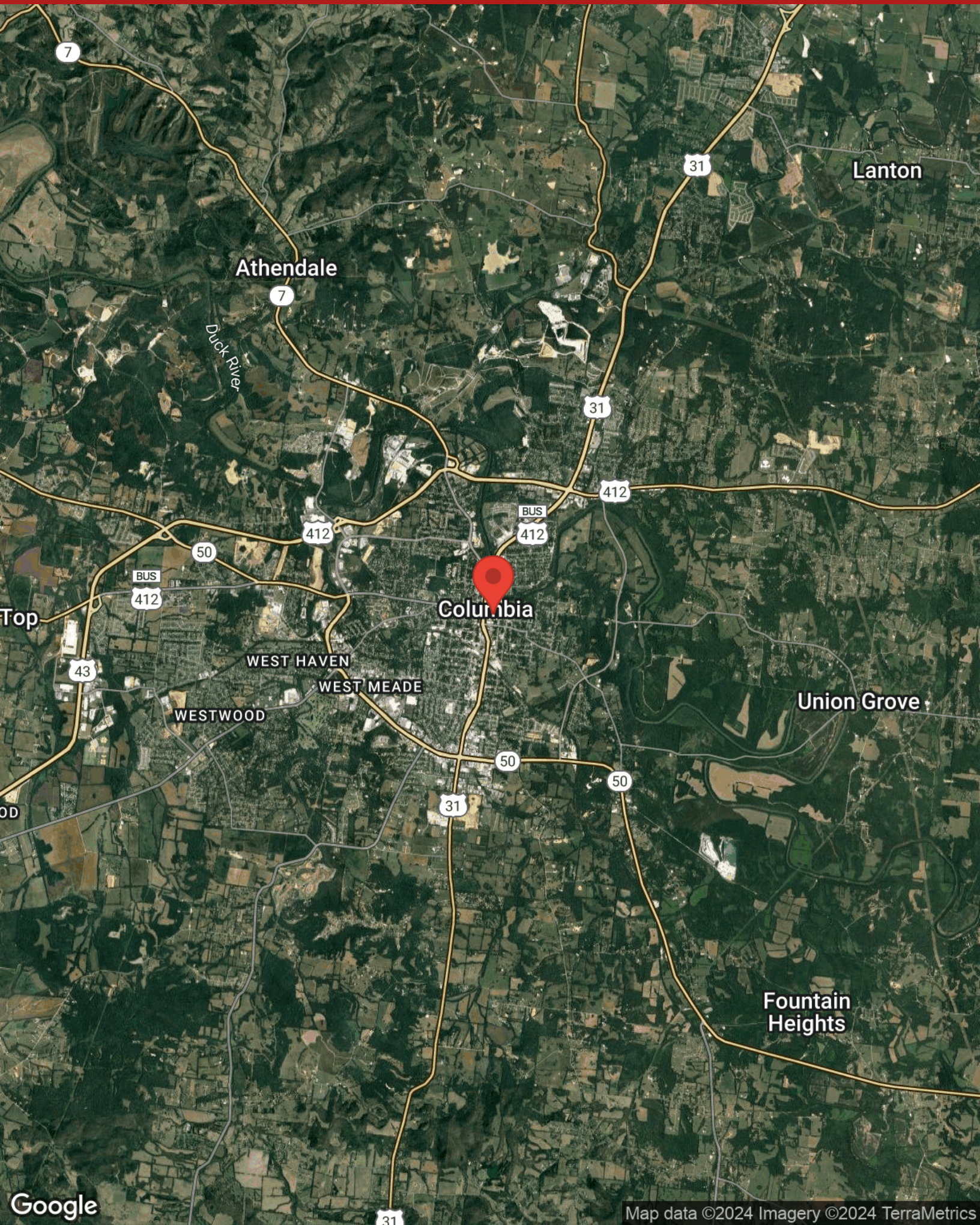
FIRST FLOOR











Athendale

Lanton

Duck River

Columbia

Union Grove

Fountain Heights

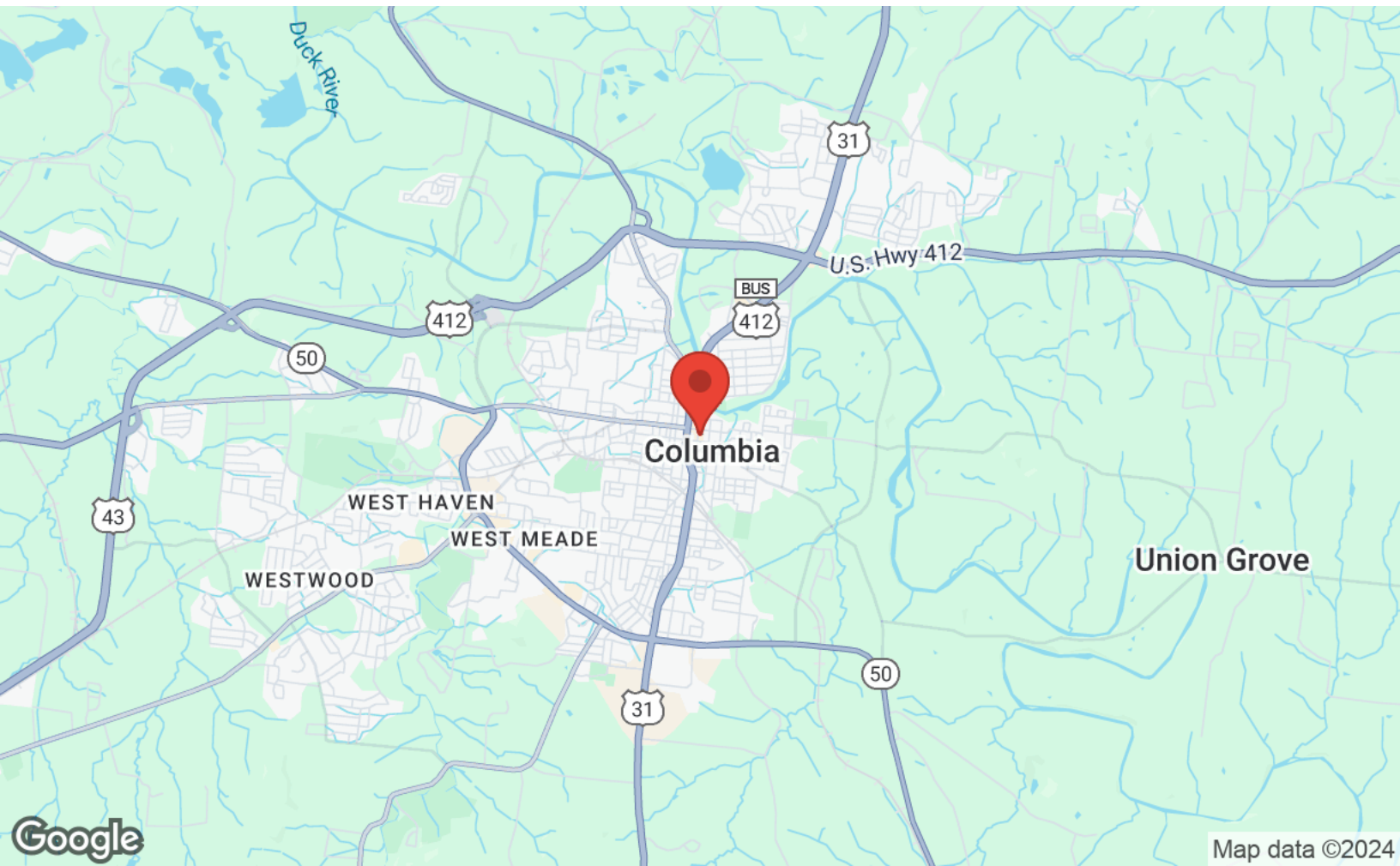
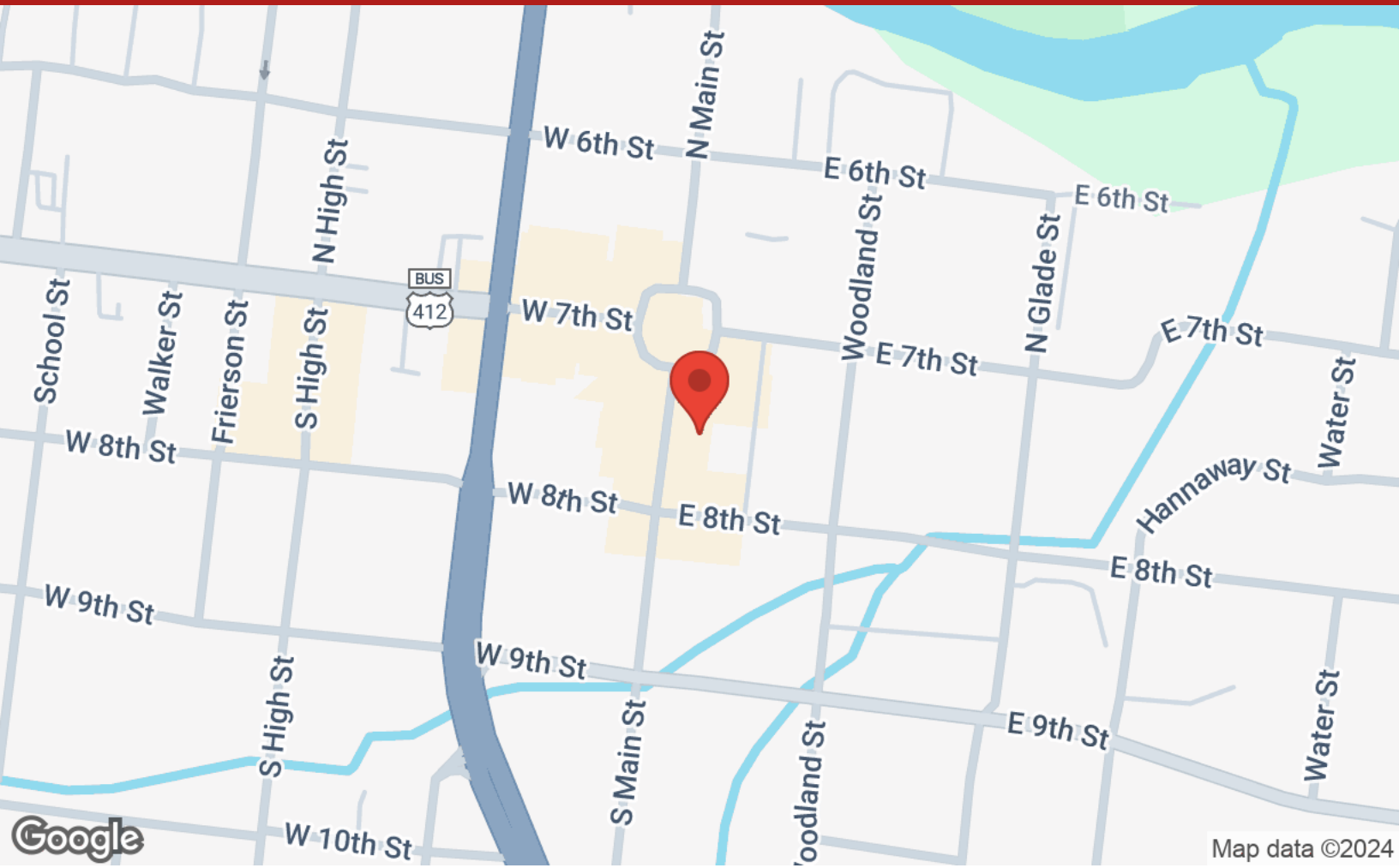
WEST HAVEN

WEST MEADE

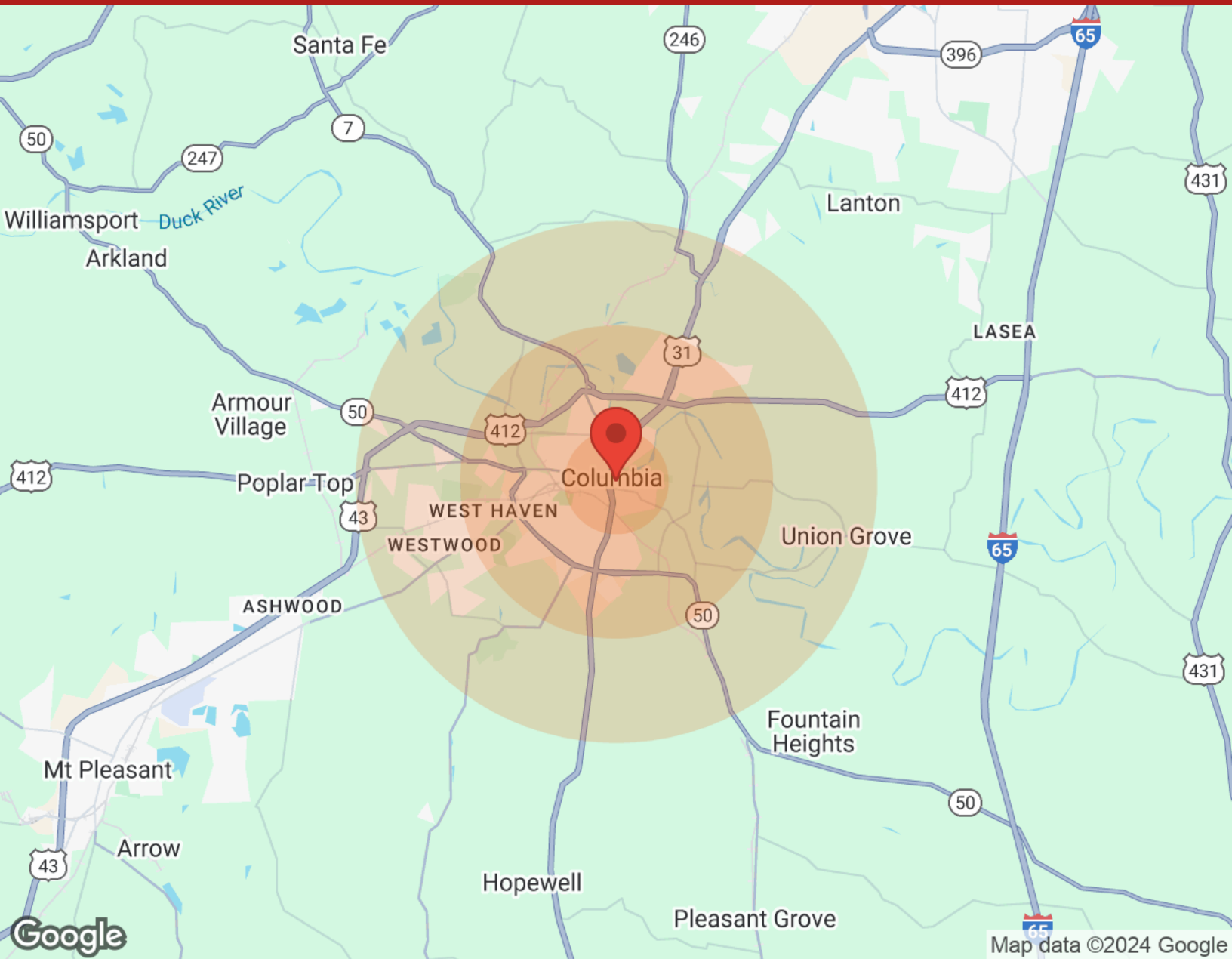
WESTWOOD

Top

OD







<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	2,944	11,299	17,756	Median	\$27,518	\$32,886	\$34,895
Female	3,133	12,018	18,431	< \$15,000	734	2,275	2,870
Total Population	6,077	23,317	36,187	\$15,000-\$24,999	321	1,426	1,880
				\$25,000-\$34,999	327	1,395	1,746
				\$35,000-\$49,999	376	1,689	2,413
				\$50,000-\$74,999	429	1,543	2,664
				\$75,000-\$99,999	173	574	1,368
				\$100,000-\$149,999	26	488	1,118
				\$150,000-\$199,999	67	131	282
				> \$200,000	N/A	92	203
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	3,824	16,888	27,564	Total Units	3,297	11,862	17,565
Black	1,616	4,978	6,432	Occupied	2,640	10,277	15,431
Am In/AK Nat	10	14	14	Owner Occupied	1,290	5,464	9,195
Hawaiian	N/A	N/A	N/A	Renter Occupied	1,350	4,813	6,236
Hispanic	756	1,673	2,697	Vacant	657	1,585	2,134
Multi-Racial	1,254	2,764	4,158				

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.