

INDUSTRIAL LEASING OPPORTUNITY

1760 Tom J. Hitch Pkwy

COLUMBIA, TN 38401



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THE
REAL EQUITY
GROUP

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PROPERTY OVERVIEW

- **HIGH QUALITY FACILITY** – The ±22,100 SF facility consists of 3 buildings constructed between 1999 and 2002 which have all been professionally maintained. The buildings feature 18 grade-level doors, a wash bay, and metal construction.
- **RARE FLEET MAINTENANCE OPPORTUNITY** – Property offers the Tenant a move-in ready truck maintenance and repair facility.
- **TROPHY INDUSTRIAL LOCATION** – Located in one of the primary industrial corridors of the Nashville MSA, the facility is positioned just minutes from Highway 50, and only eight miles from I-65. Additionally, the property is located less than ten miles from Maury County Regional Airport.



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PROPERTY DETAILS

Rate	Available Upon Request
Total Building SF	±22,100 SF
Primary Building	±17,200 SF
Years Built	1999/2001/2002
Alignment Building	±3,400 SF
Wash Bay	±1,500 SF'
Acres	4.20
FAR/Coverage	4.94%
Construction	Metal
Zoning	SD-LI
County	Maury
Grade-Level Doors	18



1760 TOM J. HITCH PKWY
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BUILDING 1

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BUILDING 2

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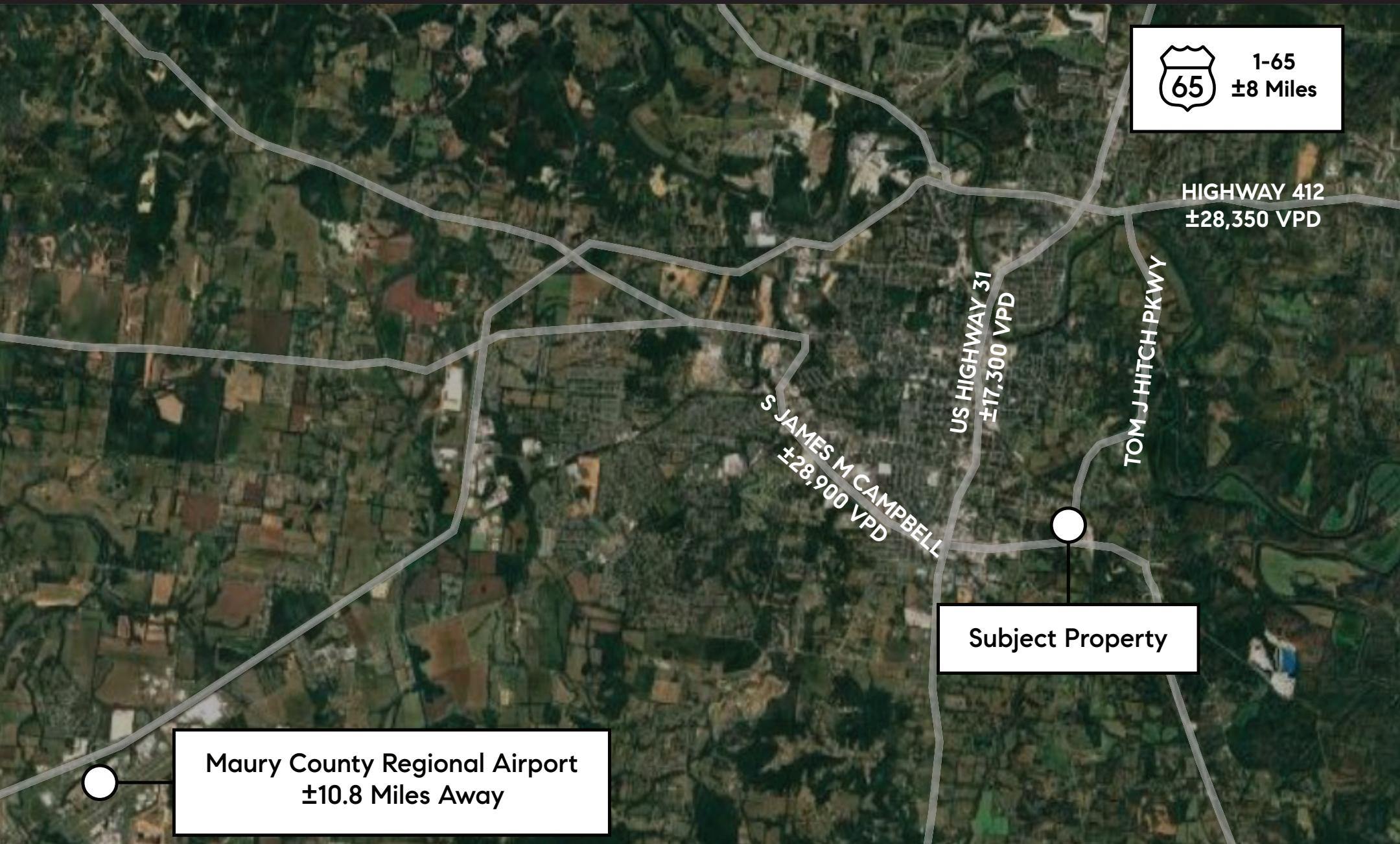
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AREA OVERVIEW

Columbia is a city located in central Tennessee. It is the county seat of Maury County. The city is situated approximately 41 miles south of Nashville and is part of the Nashville metropolitan area.

Columbia is a historic city that dates back to the early 19th century, and it has a rich cultural heritage that includes many notable landmarks and attractions. One of the most well-known of these is the James K. Polk Ancestral Home, which is a historic site that commemorates the life and legacy of the 11th President of the United States.

In addition to its historical attractions, Columbia is also home to a thriving arts and cultural scene. The city hosts several annual festivals and events, including the Mule Day festival, which celebrates the city's heritage as a center of mule breeding and trading.

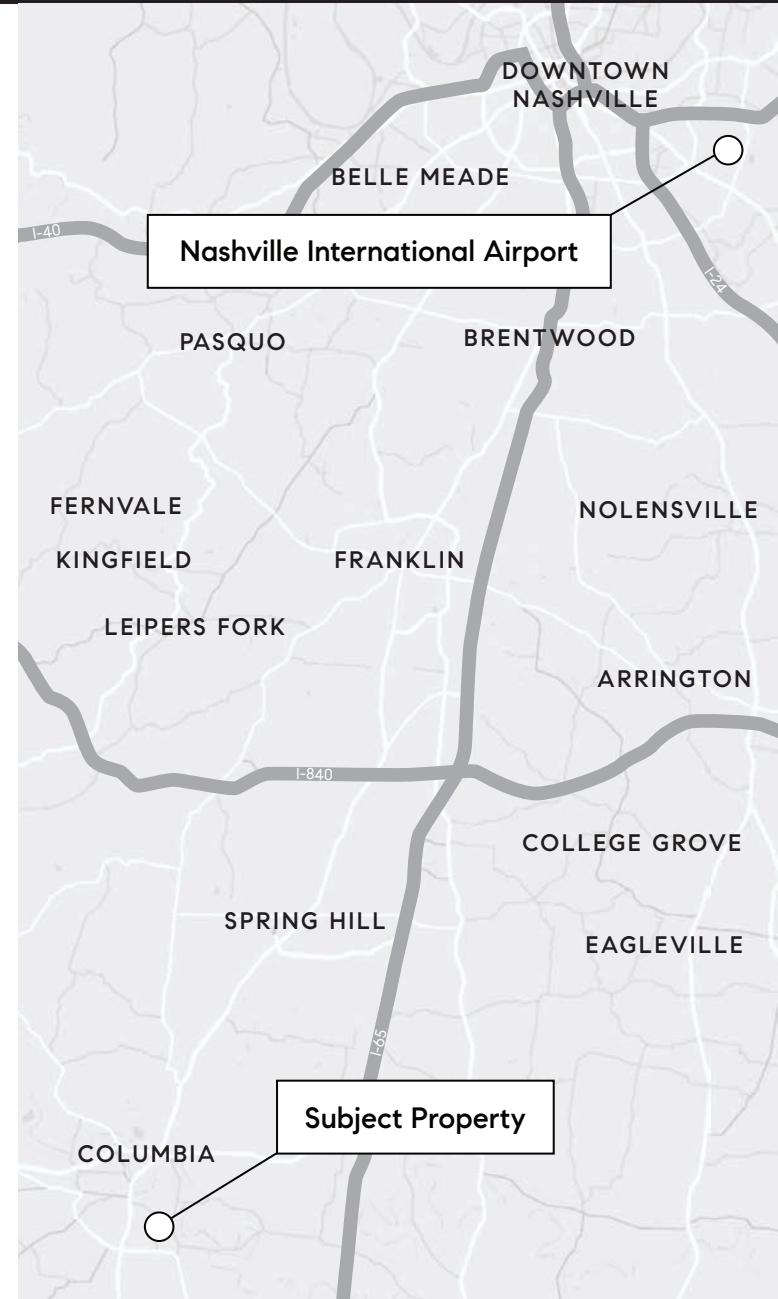
Columbia is also known for its natural beauty, with several parks and outdoor recreational areas located within and around the city. These include the Chickasaw Trace County Park, which features hiking and biking trails, picnic areas, and a disc golf course, as well as the nearby Natchez Trace Parkway, a scenic route that stretches over 444 miles through Tennessee, Mississippi, and Alabama.

Overall, Columbia, TN, is a vibrant and dynamic city with a rich cultural heritage, a thriving arts and cultural scene, and plenty of outdoor recreational opportunities.

POPULATION	1 MILE	3 MILE	5 MILE
2028 Projection	2,824	22,034	45,685
2023 Population	2,690	40,847	113,886
Ann. Growth ('23-'28)	2,589	20,182	41,542

POPULATION	1 MILE	3 MILE	5 MILE
2028 Projection	1,163	9,137	18,473
2023 Population	1,096	8,668	17,449
Ann. Growth ('23-'28)	1,045	8,313	16,683

INCOME	2 MILE	5 MILE	10 MILES
Avg. HH Income	\$72,150	\$76,567	\$82,903



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NASHVILLE, TN

With a population of over 693,000 residents in the city, Nashville is the most populated city in Tennessee. A major center for the music industry, especially country music, Nashville is commonly known as "Music City." Nashville is also a major center for healthcare, publishing, private prison, banking, automotive, and transportation industries. It is also home to numerous colleges and universities, including Vanderbilt University, Belmont University, Fisk University, and Middle Tennessee State University. Nashville is sometimes referred to as "Athens of the South" due to its large number of educational institutions. With a vibrant economy and a variety of exciting entertainment options, Nashville is a growing city that exudes southern charm.

NASHVILLE RANKED #5 ON SOUTHERN LIVING'S THE SOUTH'S BEST CITIES 2023

(March, 2023)

NASHVILLE WAS VOTED AS "BEST UP-AND-COMING"

(Hemispheres Readers' Choice Awards 2022)

NASHVILLE LANDED AS #4 FOR THE SOUTH'S BEST CITIES OVERALL

(Southern Living's South's Best 2022)



NASHVILLE INDUSTRIAL MARKET

Nashville, Tennessee, is known for its vibrant economy and has experienced significant growth in recent years. The industrial market in Nashville has been a crucial component of this growth, driven by factors such as the city's strategic location, transportation infrastructure, business-friendly environment, and a diverse economy.

Location and Connectivity: Nashville's central location within the United States makes it an attractive distribution and logistics hub. It is situated along major transportation routes, including Interstates 40 and 24, which provide easy access to major markets in the Midwest, Southeast, and beyond. Nashville International Airport further enhances the city's connectivity.

Low Vacancy Rates and Increasing Rental Rates: Nashville's industrial market has experienced low vacancy rates and increasing rental rates in recent years due to strong demand. The limited availability of quality industrial space has led to developers and investors capitalizing on the market by constructing new facilities or repurposing existing ones.

New Developments: To meet the growing demand for industrial space, several new developments and expansions have taken place in Nashville. These include the development of industrial parks and business campuses, such as the Nashville International Airport North Site, and the repurposing of older buildings to meet modern industrial requirements.

Industry Sectors: Nashville's industrial market caters to various sectors, including logistics and transportation, e-commerce and fulfillment, healthcare and medical devices, automotive manufacturing, printing and publishing, and food processing.



ECONOMY

It has been stated by the US Census Bureau that Nashville "adds an average of 100 people a day to its net population increase". Currently, over 40,000 businesses are prospering in Nashville. According to Forbes, Nashville has a gross metro product of \$126.5 billion with tourism, education, and health care as its major industries.

Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Over 16 publicly traded health care companies are headquartered in Nashville. The city is also home to more than 500 healthcare companies, including Hospital Corporation of America (HCA), the world's largest private operator of hospitals and a Fortune 500 company with a total of 235,000 employees. The Nashville health care industry contributes an overall economic benefit of \$46.7 billion and more than 270,000 jobs to the local economy annually. Globally, Nashville's health care industry generates more than \$92 billion in revenue and more than 570,000 jobs. In addition, Nashville is home to almost 400 professional service firms (e.g., accounting, architecture, finance, legal) that provide expertise in the health care industry. (healthcarecouncil.com)

EMPLOYERS	EMPLOYEES
Vanderbilt University Medical Center	20,428
Nissan North America	10,750
HCA Healthcare Inc.	10,613
Vanderbilt University	6,912
Saint Thomas Health	6,243
Community Health Systems	4,700
Randstad	4,557
Asurion	3,600
The Kroger Co.	3,523
National HealthCare Corp.	3,250



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