

Get a piece of History

Multiuse building for sale

ACTIVE

Property Overview

Built in 1927, this 10,000 SF landmark sits in the heart of downtown Springfield — a city that is rapidly becoming one of Middle Tennessee's most compelling investment markets. With original brick storefront architecture, exposed brick interior walls, large windows, and nearly a century of character baked into every wall, this is the kind of building that cannot be replicated at any price.

The building is split evenly between two expansive 5,000 SF levels, each offering distinct investment potential. The main floor delivers open, loft-style commercial space with an office area, 1.5 baths, an attached 55x38 garage, and workshop and storage areas, ready for a retail flagship, restaurant, creative studio, co-working space, or professional services operation. The upper level, consisting of 5,000 square feet, is one of the most significant opportunities in the building. Currently configured as a large private living space (3,800 square feet) with a separate apartment suite (1,200 square feet), it can be held as a premium rental, subdivided into multiple apartment units, or converted to executive office suites — all supported by the property's flexible CC zoning.

The timing here is significant. Springfield is actively pursuing the Tennessee Main Street designation — a program that unlocks grant funding and historic preservation incentives specifically designed to support buildings like this one. The city has already launched a USDA-funded Downtown Revitalization Roadmap, and the Vesper Village mixed-use project is bringing 3,000 new residential and commercial units to the area. Tourism spending in Robertson County hit record levels in 2024, and the

Property Highlights

- 10,000 SF total across two full levels
- 5,000 SF main floor — loft-style commercial, office, 1.5 baths, attached garage & workshop
- 5,000 SF upper level — private residence, convertible to apartments or office suites
- CC zoning — retail, restaurant, office, event venue, boutique hotel & more
- Historic tax credits may offset a major portion of rehab costs
- \$100/SF — a rare price for a building of this character and scale

Property Details

Price:	\$1,000,000
Building SF:	10,000
Price / SF:	\$100
Rentable SF:	10,000
Available SF:	10,000
Occupancy:	Owner Occupied
Lot Size:	.19 Acres
Frontage:	75

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