

RETAIL/OFFICE/LIGHT INDUSTRIAL BUILDING FOR SALE

1915 COLUMBIA FRANKLIN TN 37064

1915 COLUMBIA AVENUE, FRANKLIN, TN 37064



FOR SALE

SIMS COMMERCIAL REAL ESTATE INC.

4101 Charlotte Avenue, Unit D160
Nashville, TN 37209



Each Office Independently Owned and Operated

PRESENTED BY:

MICHAEL SIMS

Director

O: (615) 961-4040

C: (615) 961-4040

michaelsims@kw.com

339037 471-008215 RB-0031075, TN, IL, DE

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PROFESSIONAL BIO

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After a successful career in microcomputer sales and software design, Michael entered the mortgage brokerage business and began financing commercial and income-producing properties. Working syndication and private placements gave him the opportunity to work on world-class developments and high-level capital market transactions. Becoming a real estate broker in 1989 in Chicago and working with commercial properties for corporations, investors, and government. In 2003 he launched Next Chicago Realty and grew from 2 to 92 licensed agents in less than 18 months.

Today Michael continues to sell, lease, manage, develop, invest and recruit in real estate brokerage with Keller Williams commercial arm, KW Commercial. Since joining KW Commercial Michael has established himself as a senior-level Broker receiving national recognition for sales achievement. Presently he oversees a team of 9 full-time commercial agents in Chicago and Nashville.

EDUCATION:

Xavier University, Williams College of Business, MBA 2019
Loyola University, BS Marketing, 1988
Georgetown University, BSBA, 1983

MEMBERSHIPS AND ASSOCIATIONS

National Association of Realtors
CCIM Candidate
Tennessee Association of Realtors
Greater Nashville Association of Realtors
Northern Illinois Commercial Association of Realtors
International Council of Shopping Centers (ICSC)
Knights of Columbus
Kentucky Colonels
Sertoma Club Nashville



1915 COLUMBIA AVENUE

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

1915 COLUMBIA AVENUE



OFFERING SUMMARY

PRICE:	\$1,950,000
BUILDING SF:	4,997
PRICE / SF:	\$420.25
DOCK DOORS:	1 with canopy
OCCUPANCY:	VACANT
LOT SIZE:	17,424 sf (.4 acre)
POWER:	280
ROOF:	Steel, Pitched
SIGNAGE:	Monument
MARKET:	Nashville
SUB-MARKET:	Franklin

PROPERTY OVERVIEW

1915 Columbia Avenue presents an exceptional opportunity for businesses seeking a spacious and well-designed industrial warehouse with an office build-out in Franklin, TN. Whether you're in need of a distribution center, a manufacturing hub, or a collaborative office space, this property offers the versatility and amenities to meet your unique business needs. Embrace the potential of this prime location and make 1915 Columbia Avenue your company's new home.

PROPERTY HIGHLIGHTS

- 4,997 verified square feet
- Extensive existing office build-out
- 18 private offices, conference room, break room, meeting rooms, reception area, waiting room, and admin areas.
- Loading dock and storage area
- Shipping/receiving area
- 21,000 Average Daily Traffic Count (2022)

PROPERTY PHOTOS

1915 COLUMBIA AVENUE



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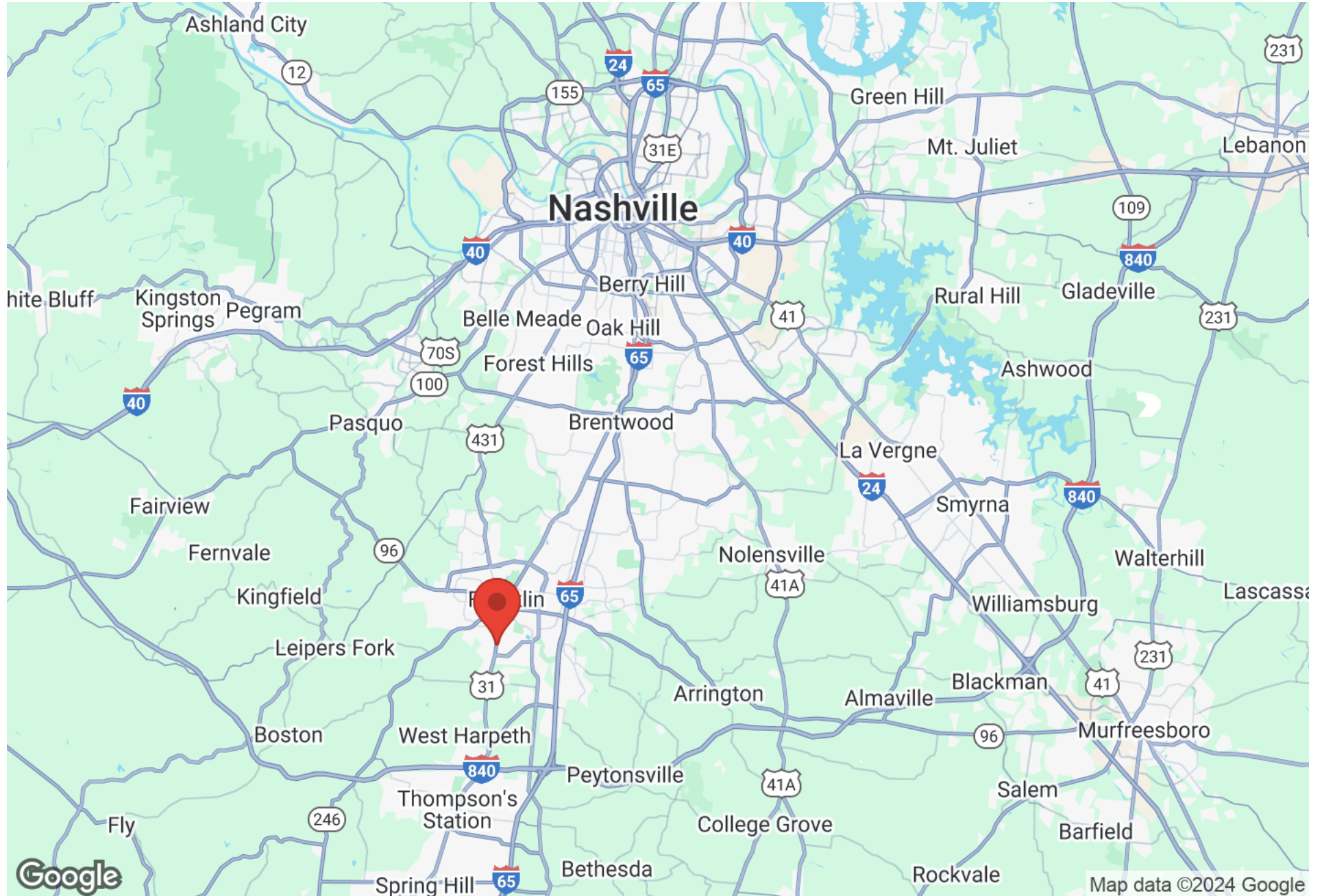
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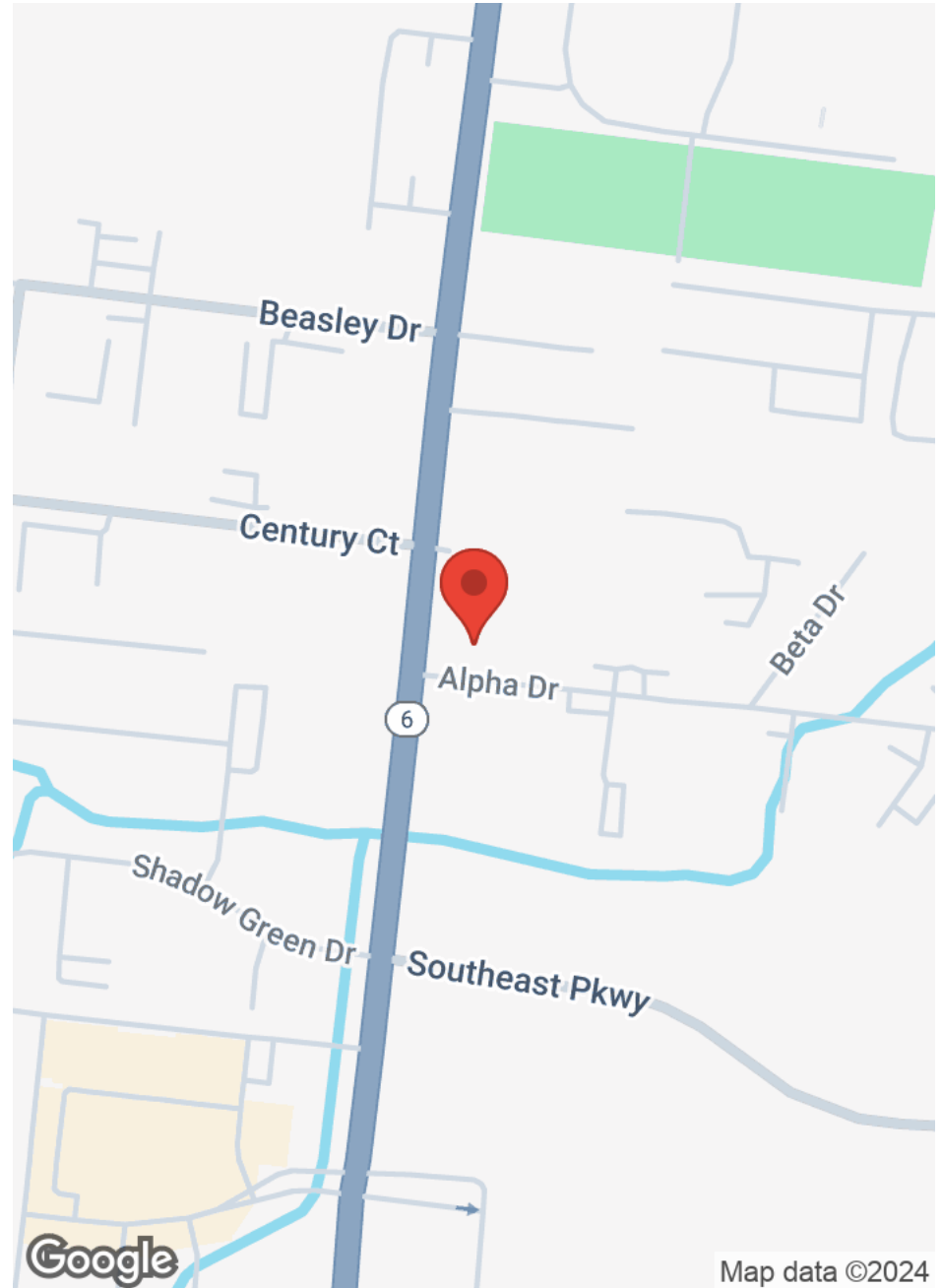
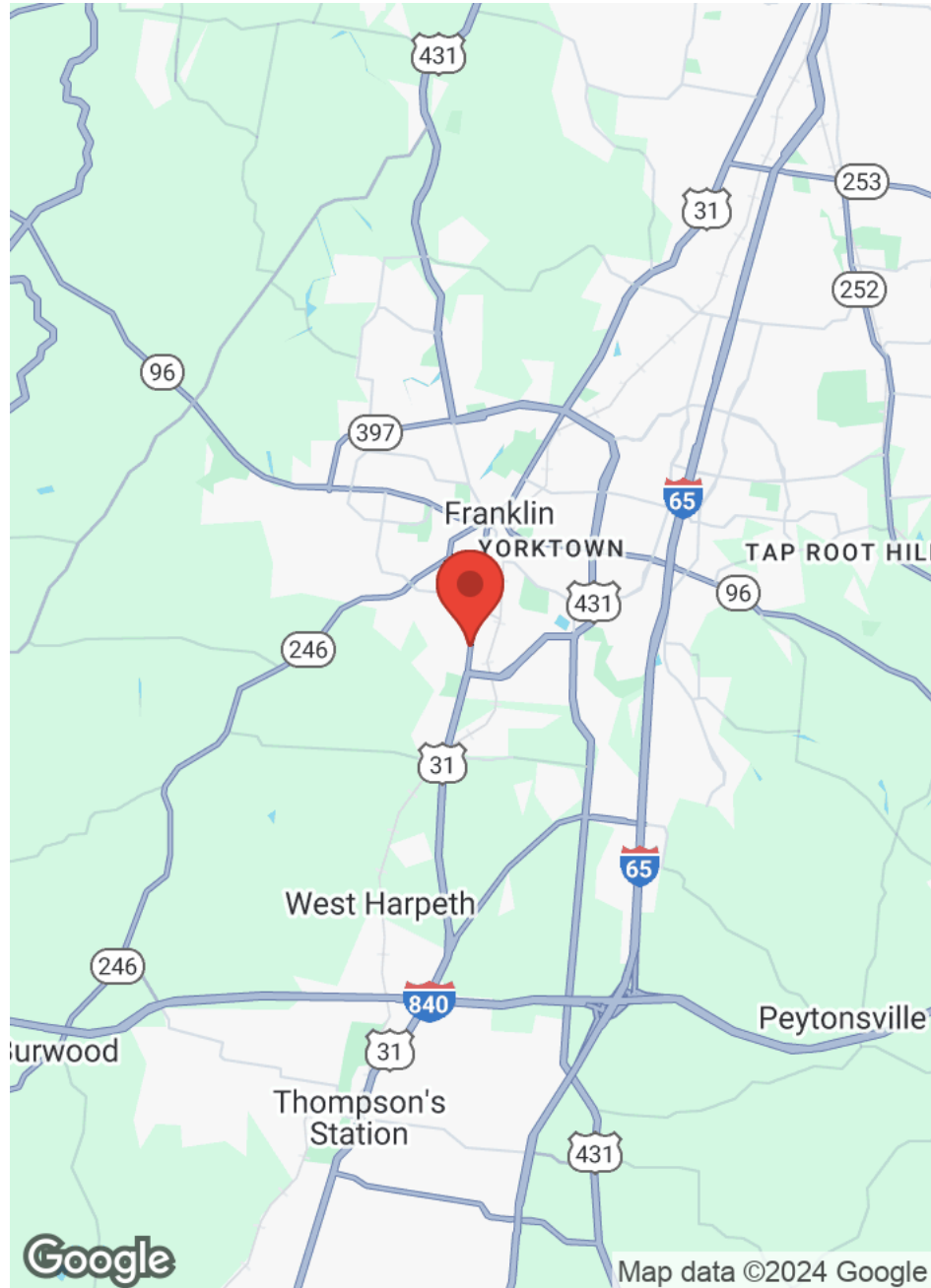
REGIONAL MAP

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LOCATION MAPS

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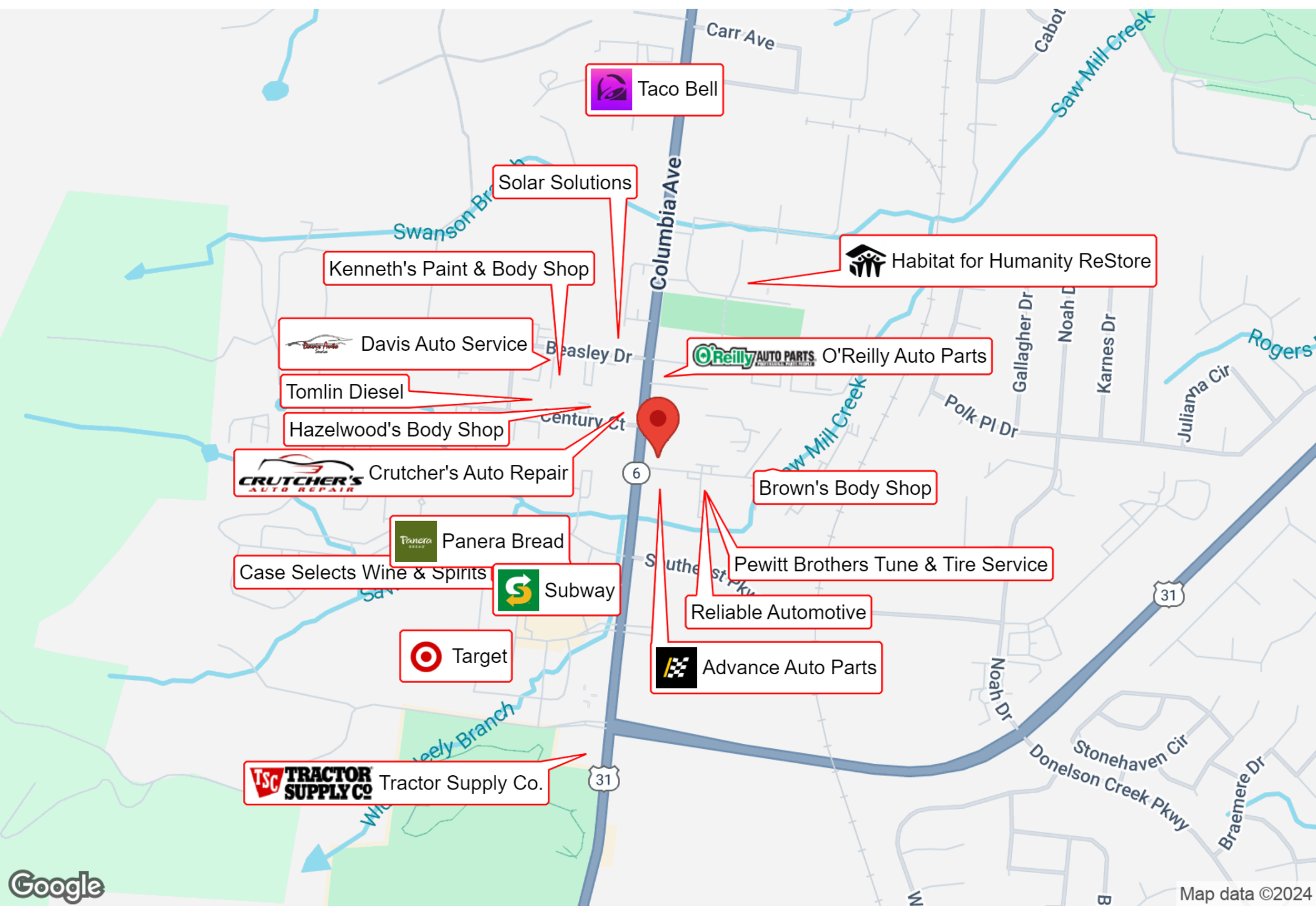
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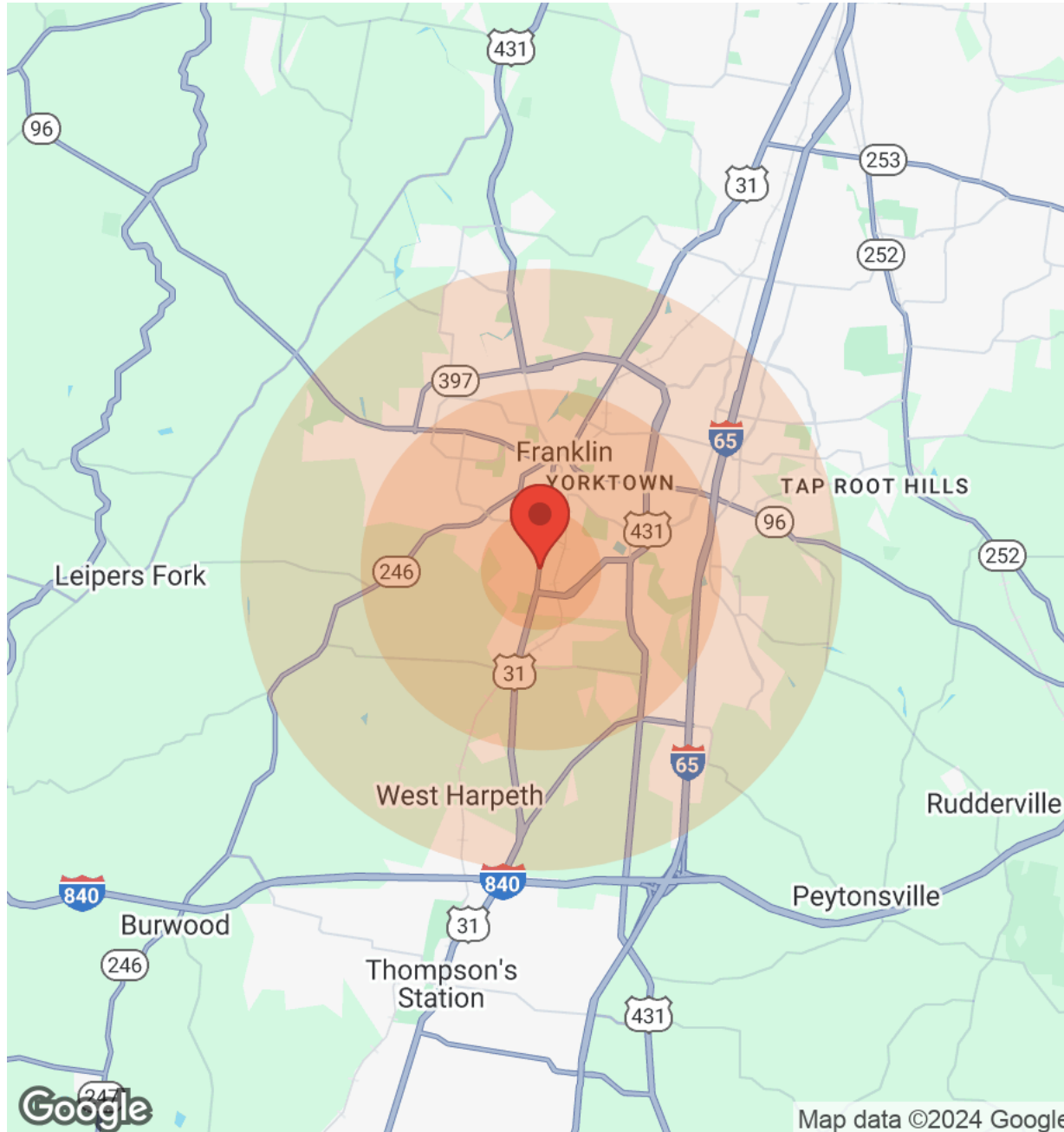
BUSINESS MAP

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DEMOGRAPHICS

1915 COLUMBIA AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	875	17,385	32,429
Female	962	18,549	33,995
Total Population	1,837	35,934	66,424

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	359	7,646	14,133
Ages 15-24	253	5,146	9,659
Ages 25-54	691	13,388	25,326
Ages 55-64	273	4,522	8,451
Ages 65+	261	5,232	8,855

Race	1 Mile	3 Miles	5 Miles
White	1,818	30,930	58,067
Black	N/A	2,593	3,934
Am In/AK Nat	N/A	16	42
Hawaiian	N/A	N/A	N/A
Hispanic	21	3,430	5,636
Multi-Racial	12	4,104	6,734

Income	1 Mile	3 Miles	5 Miles
Median	\$107,446	\$72,082	\$77,641
< \$15,000	N/A	987	1,682
\$15,000-\$24,999	N/A	1,119	1,947
\$25,000-\$34,999	41	1,061	1,630
\$35,000-\$49,999	97	1,715	2,776
\$50,000-\$74,999	91	2,278	3,981
\$75,000-\$99,999	102	1,811	3,389
\$100,000-\$149,999	184	2,501	5,040
\$150,000-\$199,999	91	1,326	2,405
> \$200,000	82	796	1,810

Housing	1 Mile	3 Miles	5 Miles
Total Units	754	14,309	26,344
Occupied	729	13,583	24,923
Owner Occupied	673	9,867	18,277
Renter Occupied	56	3,716	6,646
Vacant	25	726	1,421

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