

COLUMBIA — YARDS —

SHOPS • FOOD • WELLNESS • GATHER



— NOW LEASING —

1512 Nashville Highway, Columbia, TN

1,509 – 7,907 SF Suites | Up to Entire 34,516 SF

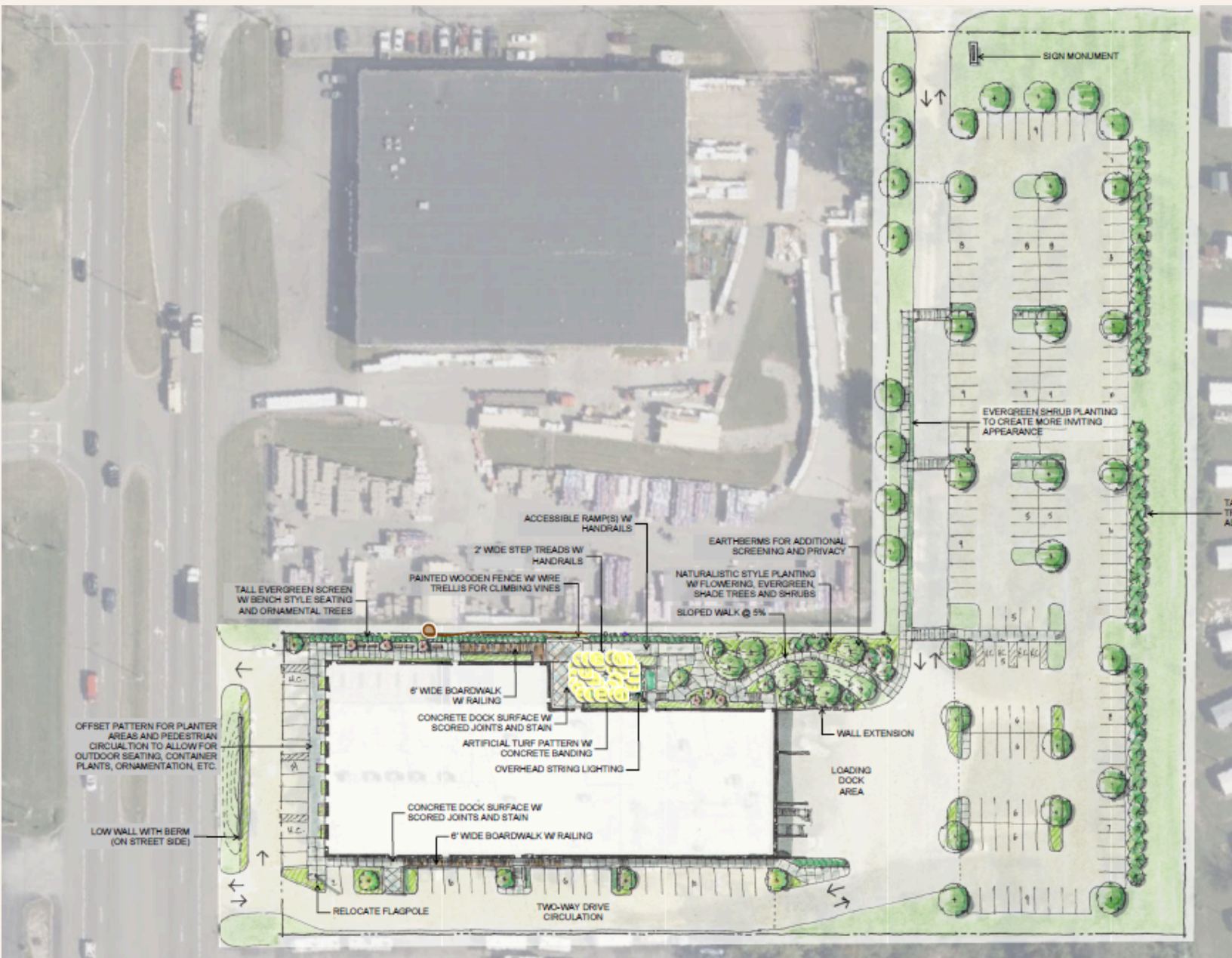


A curated collection of retail, wellness, dining, and office spaces designed around community.

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CONCEPTUAL SITE PLAN

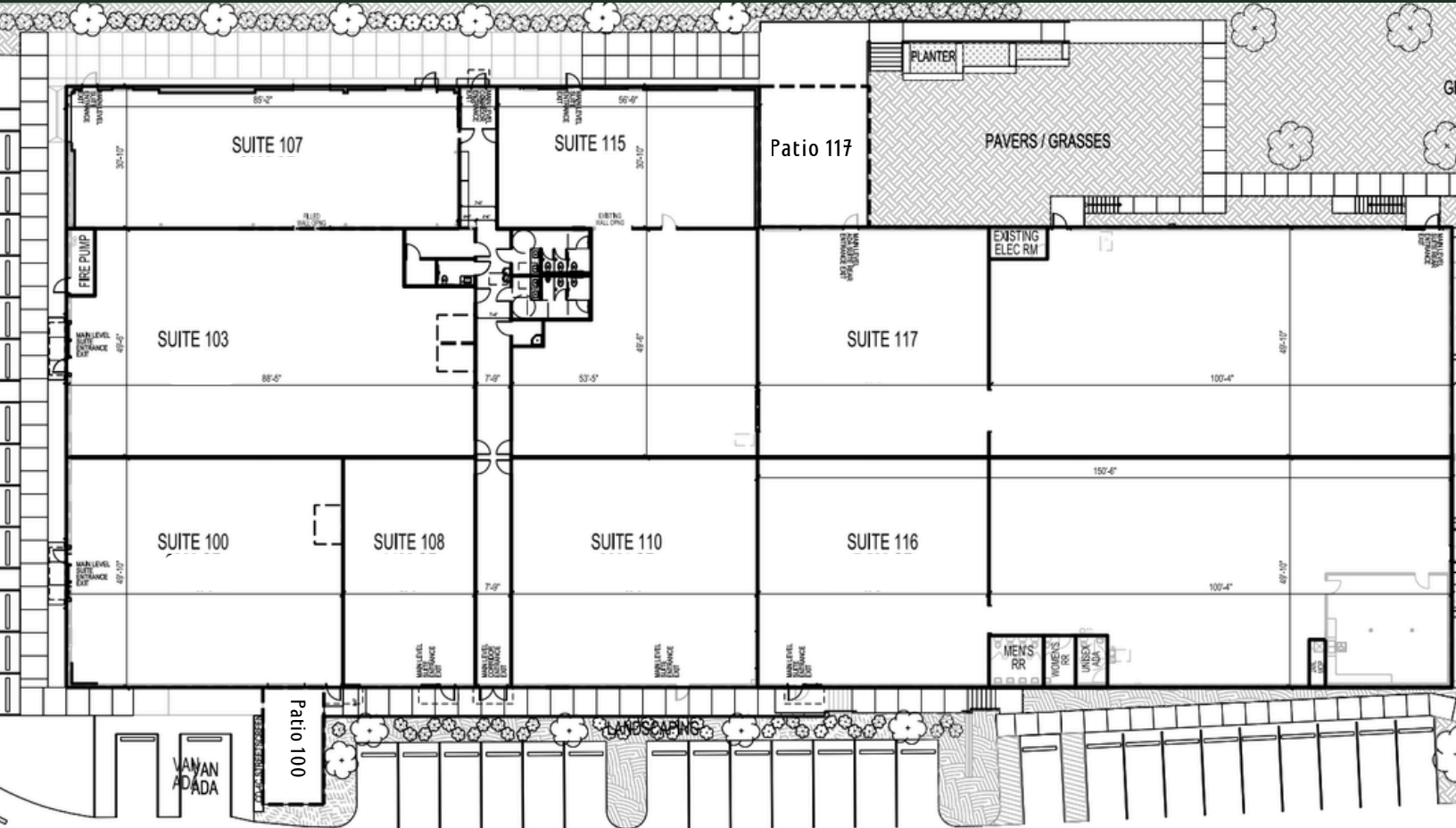


PROPERTY FEATURES

- **Dedicated storefronts.** Each tenant with a designated entrance & signage.
- **Ample on-site parking.** Well over 200 spaces.
- **Elevated landscaping.** Including a private, tucked-away courtyard.
- **Multiple outdoor patios.** Covered and open gathering spaces throughout.
- **Built for accessibility.** ADA ramps, routes, and restrooms throughout.

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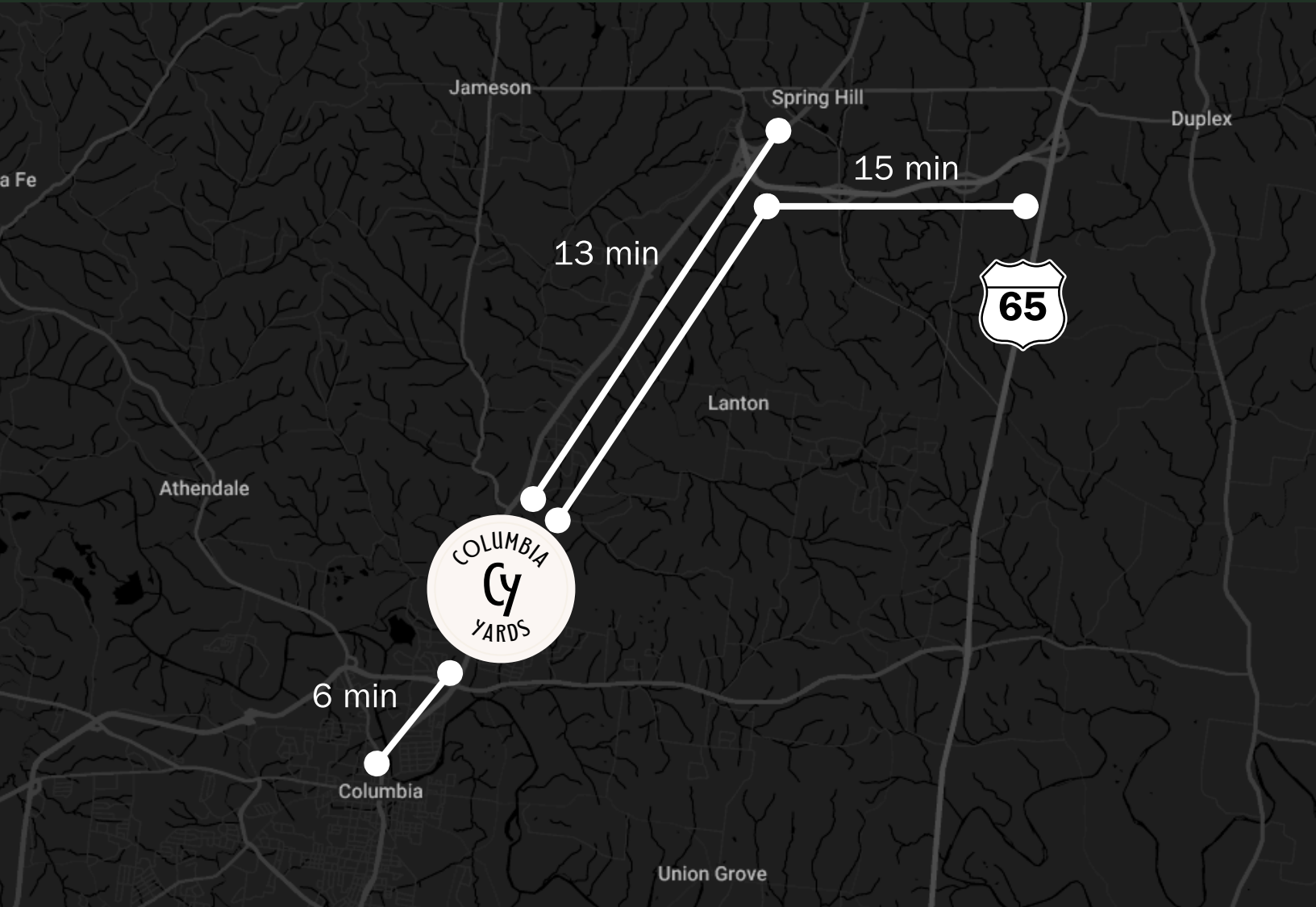
SUITE SIZES

SUITE 100	3,151 RSF	SUITE 110	2,805 RSF
SUITE 103	4,331 RSF	SUITE 115	4,231 RSF
SUITE 107	2,768 RSF	SUITE 116	7,907 RSF
SUITE 108	1,509 RSF	SUITE 117	7,815 RSF
PATIO 100	338 SF	PATIO 117	729 SF

**Most suites can be combined or divided to desired size*

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STRATEGIC LOCATION

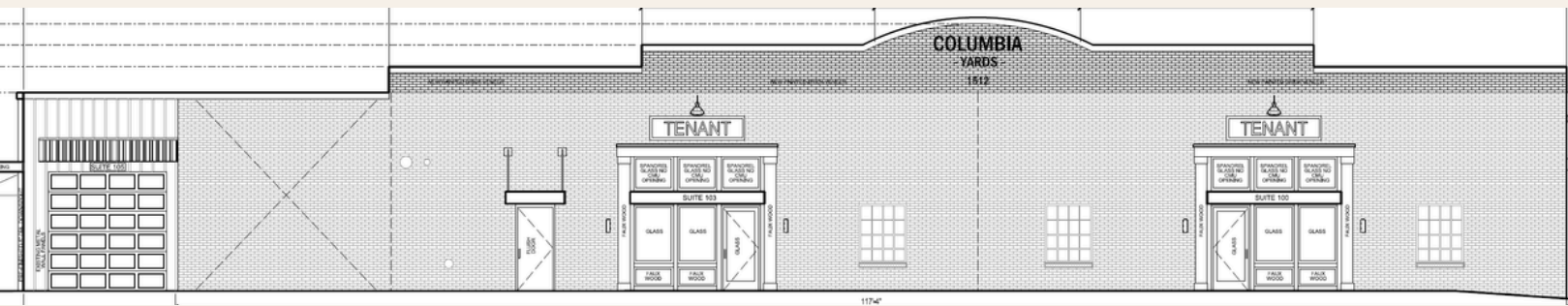
- **Minutes from both Columbia and Spring Hill.** Sitting in Columbia's own trade area. 6 minutes to Downtown Columbia. 13 minutes to Spring Hill. 15 minutes to I-65.
- **Excellent visibility and frontage.** Direct highway frontage and strong sightlines give tenants prominent, at-grade signage exposure to passing traffic in both directions.
- **High daily traffic volume.** Approximately **44,702 vehicles** per day pass the site on Nashville Highway, delivering consistent drive-by exposure for every tenant.

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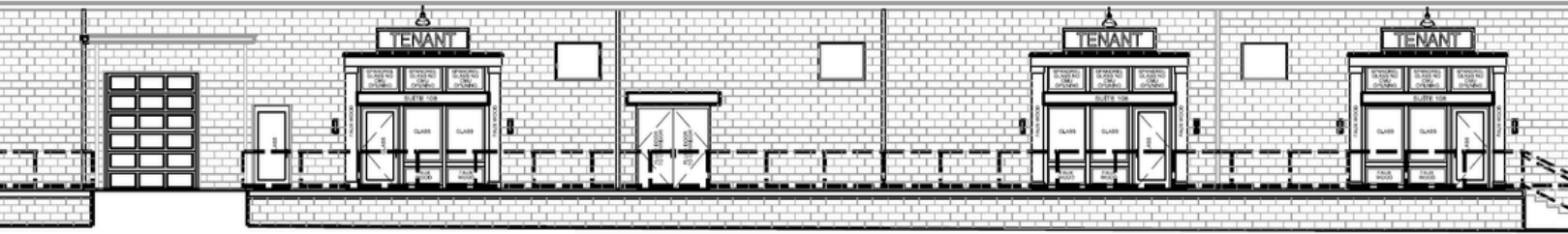
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CONCEPTUAL ELEVATIONS

Front Elevation



South Side



North Side



CONTACT

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