



# HOME DEPOT LAND

5411 Columbia Pike, Spring Hill, TN

## FOR SALE



Spring Hill Elementary School

**OUTPARCEL 3  
1.51 ACRES**

24,831 ADT

**Baker Storey McDonald  
Properties**  
PROVEY RETAIL SOLUTIONS

**Sheldon Griffin**  
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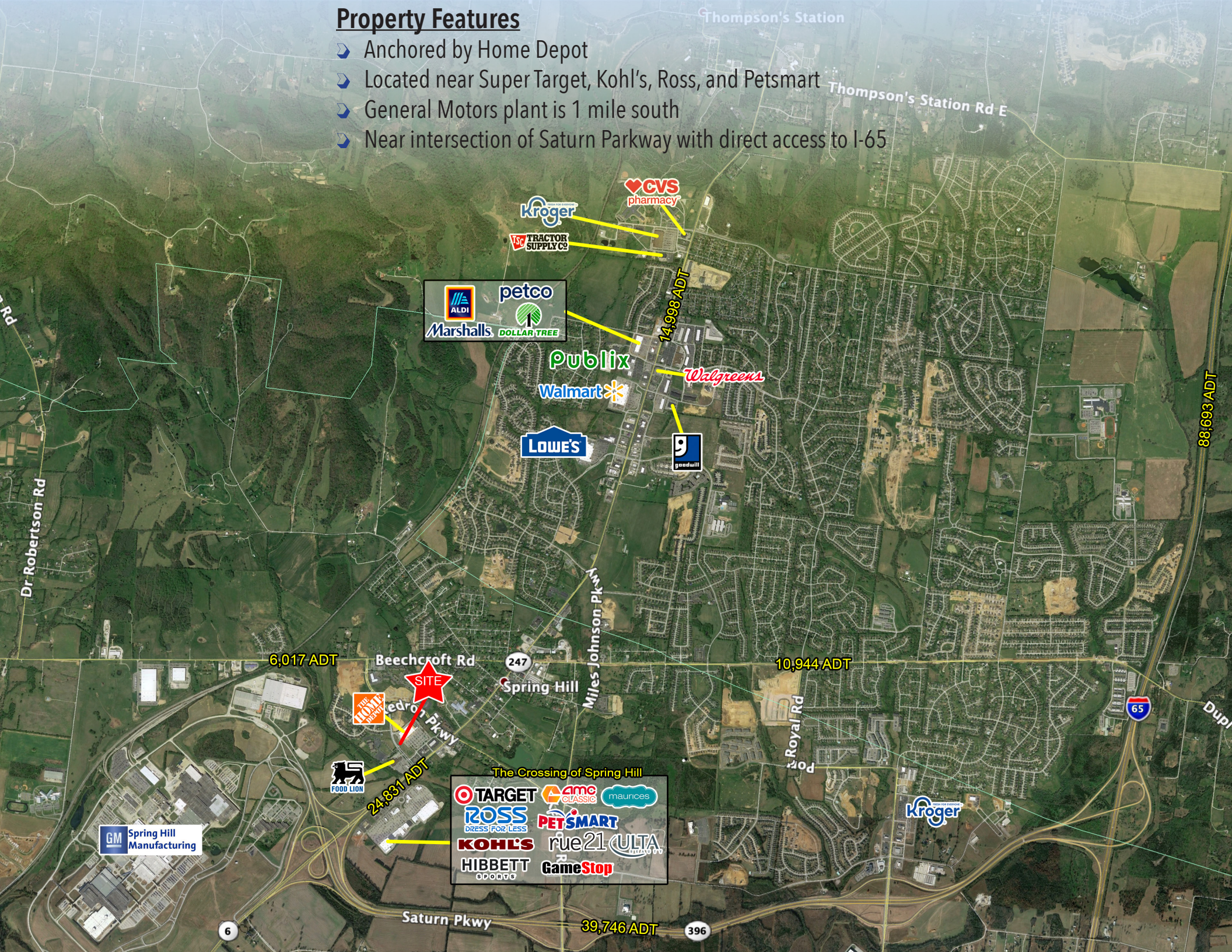
3011 Armory Drive, Ste 120, Nashville, TN 37204 | www.bsmproperties.com



PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

# Property Features

- Anchored by Home Depot
- Located near Super Target, Kohl's, Ross, and Petsmart
- General Motors plant is 1 mile south
- Near intersection of Saturn Parkway with direct access to I-65



petco  
ALDI  
Marshalls  
DOLLAR TREE

Publix  
Walmart

LOWE'S

garden of eatin'

Target  
ROSS DRESS FOR LESS  
KOHLS  
HIBBETT SPORTS  
AMC CLASSIC  
maurices  
PET SMART  
rue21  
ULTA beauty  
GameStop

GM Spring Hill Manufacturing

FOOD LION

Home Depot

SITE

6

396

65

247

14,998 ADT

6,017 ADT

10,944 ADT

24,831 ADT

39,746 ADT

88,693 ADT

Thompson's Station

Thompson's Station Rd E

Dr Robertson Rd

Miles Johnson Pkwy

Port Royal Rd

Dup

Saturn Pkwy

**PROPOSED OUTPARCEL 3  
1.51 ACRES**

**THE HOME DEPOT**

GARDEN CENTER  
28,086 SF  
(INC. HPE)

HPE  
±2,340 SF

FRONT FIELD: 429 SPACES

PROPOSED DETENTION AREA

PROPOSED CURB CUT

PROPOSED CURB CUT

EXISTING MEDICAL OFFICE

EXISTING 25' ACCESS EASEMENT

MONUMENT SIGN

EXISTING ACCESS EASEMENT

EXISTING MEDIAN CUT

Heavenly Hound



**BW** Best Western  
Hotels & Resorts

EXISTING MEDIAN CUT

e-Vaperz  
Primary  
H & B Pharmacy  
CRYE-LEIKE

FIRST FARMERS  
Grow With Us.



EXISTING TRAFFIC SIGNAL

U.S. HIGHWAY 31

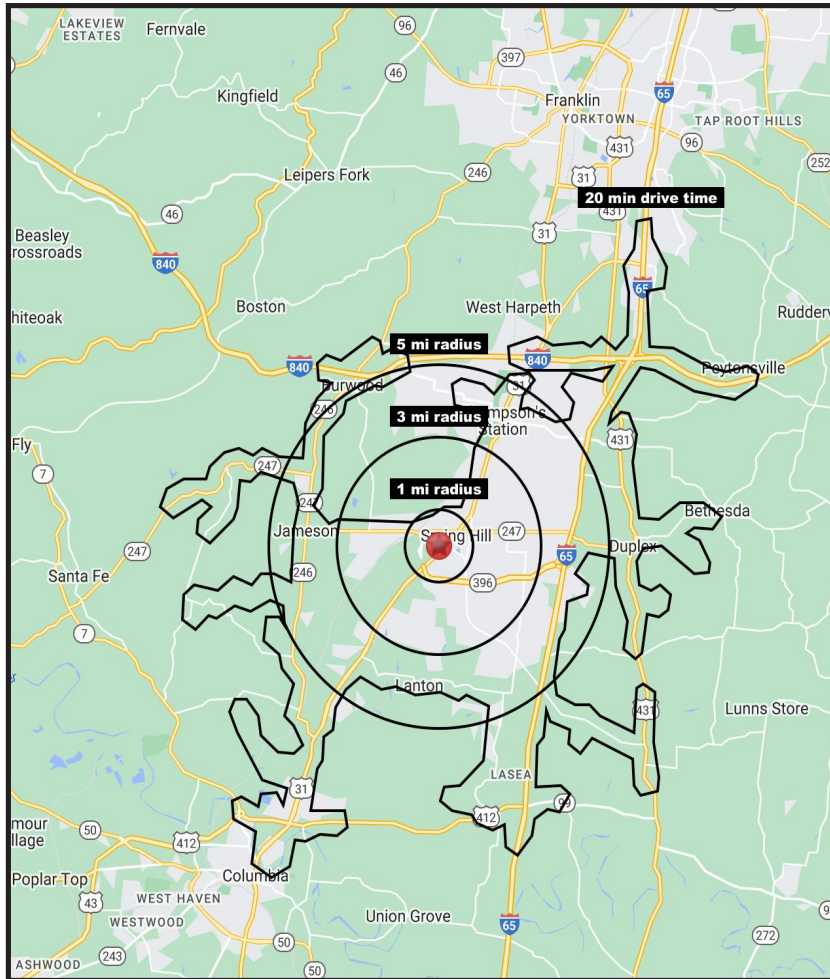
STEPHEN P. VOKICH PARKWAY

KEDRON PARKWAY

PROPOSED PROPERTY LINE



# DEMOGRAPHIC SUMMARY



	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drive
<b>2023 Est. Population</b>	2,289	32,956	68,152	75,297
<b>2028 Prj. Population</b>	3,075	40,305	85,338	93,714
<b>2023 Households</b>	980	12,187	25,558	28,648
<b>2028 Households</b>	1,303	15,039	32,205	35,802
<b>2023 Avg. Income</b>	\$92,754	\$109,428	\$114,771	\$112,683
<b>2028 Avg. Income</b>	\$75,708	\$95,453	\$97,666	\$96,721
<b>2023 Med. HH Income</b>	\$90,295	\$109,638	\$117,789	\$113,097
<b>2028 Med. HH Income</b>	\$92,350	\$110,523	\$118,118	\$114,088
<b>Daytime Population</b>	4,683	15,906	25,307	30,815