



RETAIL PROPERTY FOR LEASE

# SADDLETREE VILLAGE

5021 Trotwood Ave, Columbia, TN 38401

**KEVIN TRUJILLO**

615.544.4529

ktrujillo@bsmproperties.com

**MICHAEL GALPIN**

615.627.3971

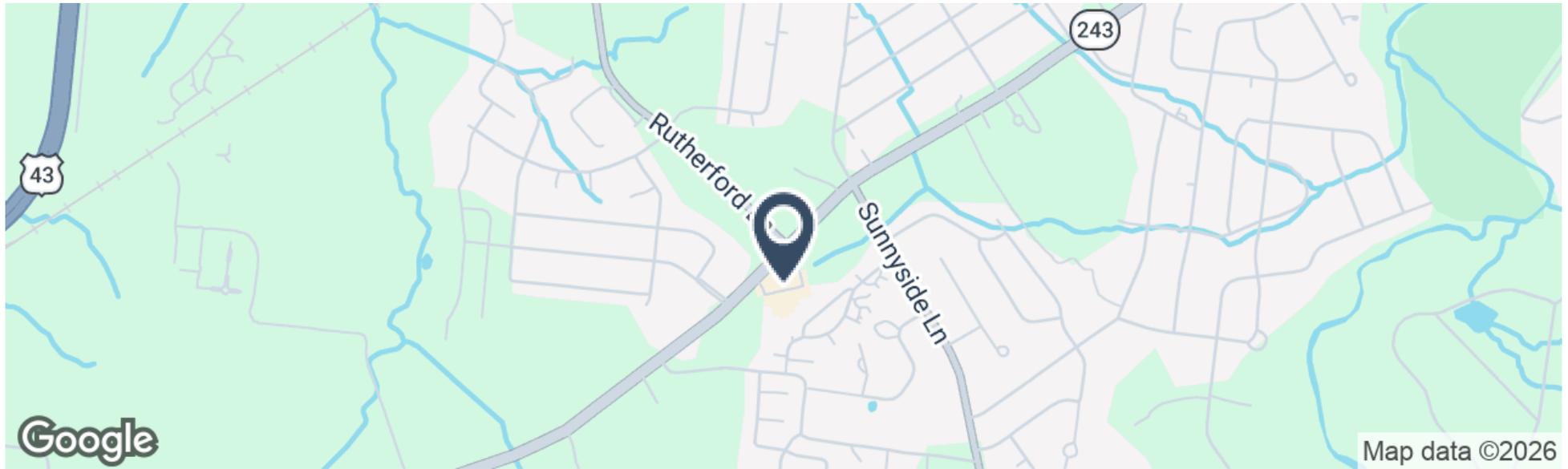
mgalpin@bsmproperties.com

3011 Armory Dr, Suite 120, Nashville, TN 37204 • 615.373.9511 • [bsmproperties.com](http://bsmproperties.com)

**Baker Storey McDonald  
Properties**

## SADDLETREE VILLAGE

5021 Trotwood Ave, Columbia, TN 38401



### PROPERTY DESCRIPTION

Saddle Tree Village is positioned along Trotwood Avenue in Columbia's primary residential and retail corridor. The center offers strong visibility, convenient access, and a mix of established national and local tenants serving the surrounding neighborhoods.

### PROPERTY HIGHLIGHTS

- Anchored by Food Lion in a well-established neighborhood shopping center
- Inline spaces available ranging from  $\pm 973$  SF to  $\pm 6,720$  SF
- Excellent visibility and access along Trotwood Avenue with steady daily traffic (23,273 VPD)
- Surrounded by dense residential neighborhoods and nearby schools



**KEVIN TRUJILLO**  
615.544.4529  
ktrujillo@bsmproperties.com

**MICHAEL GALPIN**  
615.627.3971  
mgalpin@bsmproperties.com

# SADDLETREE VILLAGE

5021 Trotwood Ave, Columbia, TN 38401

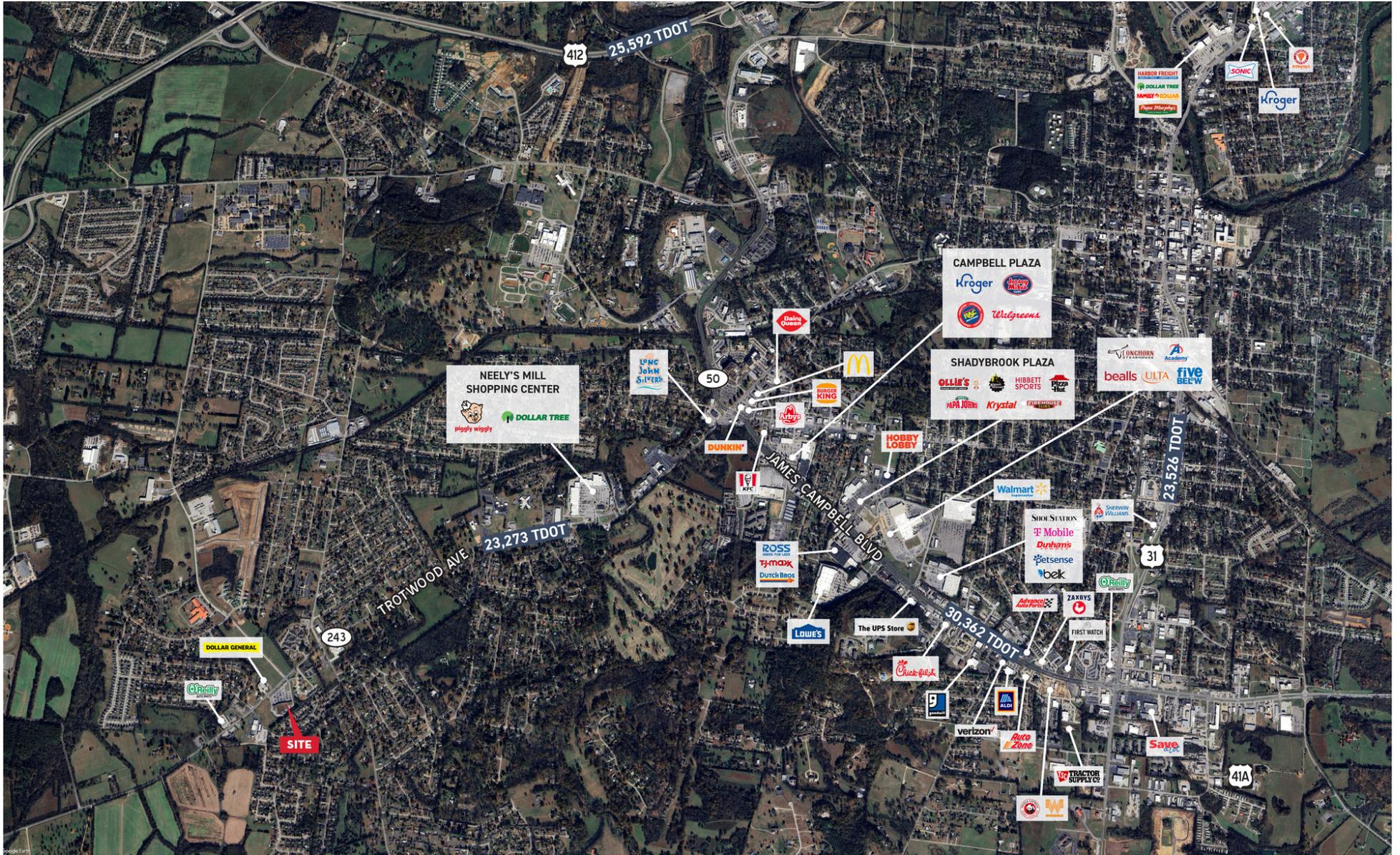


**KEVIN TRUJILLO**  
615.544.4529  
ktrujillo@bsmproperties.com

**MICHAEL GALPIN**  
615.627.3971  
mgalpin@bsmproperties.com

# SADDLETREE VILLAGE

5021 Trotwood Ave, Columbia, TN 38401



**KEVIN TRUJILLO**  
615.544.4529  
ktrujillo@bsmproperties.com

**MICHAEL GALPIN**  
615.627.3971  
mgalpin@bsmproperties.com

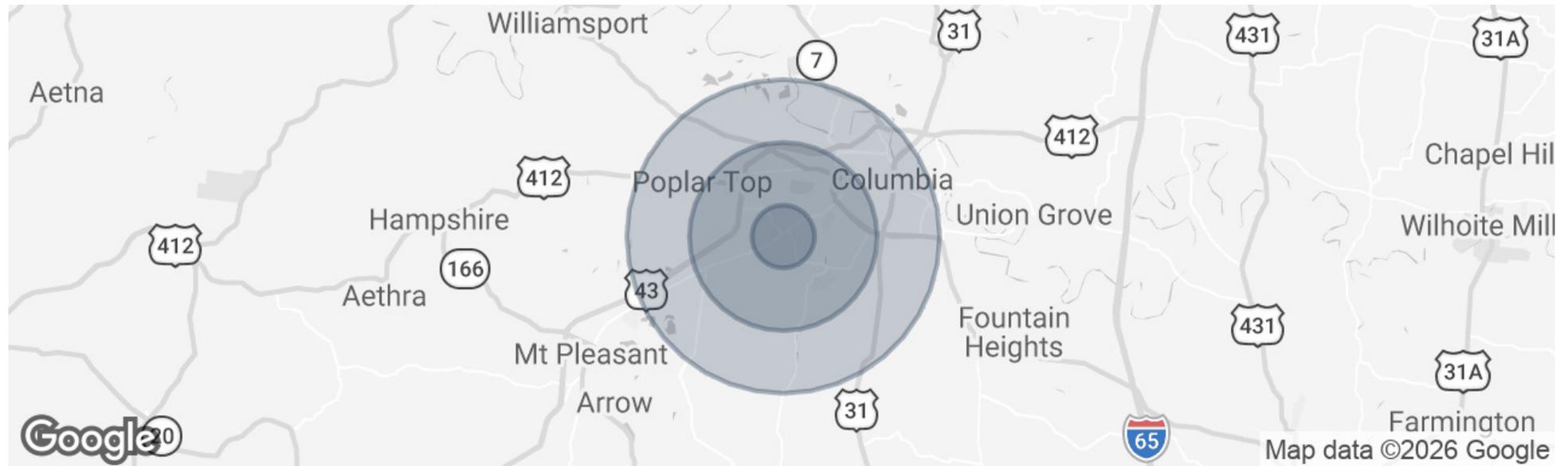
# SADDLETREE VILLAGE

5021 Trotwood Ave, Columbia, TN 38401



# SADDLETREE VILLAGE

5021 Trotwood Ave, Columbia, TN 38401



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,884	18,827	39,735
Average Age	47	43	41
Average Age (Male)	45	41	39
Average Age (Female)	48	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,522	7,556	15,886
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$109,060	\$104,911	\$91,106
Average House Value	\$383,368	\$356,280	\$327,554

Demographics data derived from AlphaMap