



High-Performance Commercial Space: Showroom, Warehouse, and Industrial

OFFERING MEMORANDUM | 308 WEST COLLEGE STREET | PULASKI, TN

Exclusively Listed by

Jenny Adcox - Broker | (615) 302-5152 | jennyadcox@kwcommercial.com | 332169, TN

KW Commercial Middle Tennessee

5083 Main Street
Spring Hill, TN 37174

Each Office is Independently Owned and Operated

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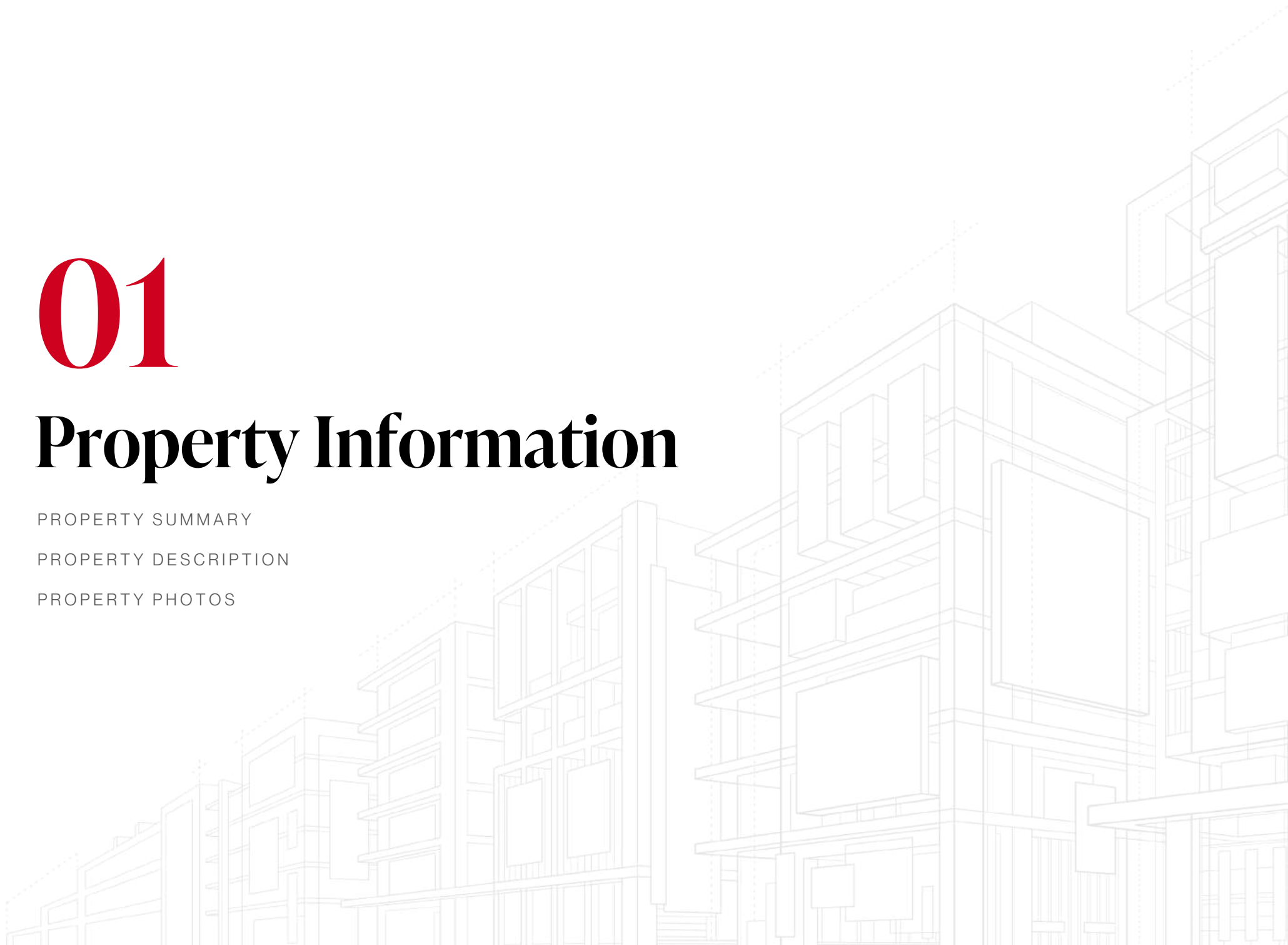
01

Property Information

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY PHOTOS



Property Summary



Property Summary

APN:	096D D 021.00
Building Size:	±8,432 SF
Ceiling Height:	22' clear height warehouse
Floors:	2
HVAC:	Split HVAC
Lot Size:	0.25 Acres
Power:	3-phase
Property Type:	Mixed Use: Retail/Industrial
Purchase Price:	\$950,000
Year Built:	1959
Zoning:	C3

Property Overview

Multi-Use Flex Asset (Retail | Office | Industrial)
Fully renovated showroom and office space
22' clear height warehouse with functional layout
3-phase power supporting industrial use
Flexible asset suitable for investor or owner-user

Location Overview

Located along W College St. in Pulaski, TN, the property benefits from strong visibility within an established commercial corridor. The surrounding area consists of a mix of retail, service, and industrial users, with continued demand for functional flex and warehouse space. Limited comparable inventory in the market supports long-term value and occupancy stability.

Property Description



308 West College Street

±8,432 SF mixed-use commercial asset combining showroom, office, and warehouse functionality. The property has undergone extensive renovations including modernized showrooms, upgraded offices, new exterior glass frontage, and improved lighting. The warehouse features 22' clear height, multiple overhead doors, and dedicated shipping/receiving infrastructure. Additional features include 3-phase power and separate HVAC systems. The flexible layout supports a wide range of commercial and light industrial users.

BUILDING DETAILS:

- Total Area: ±8,432 SF
- Retail/Showroom: ±2,800 SF
- Warehouse: ±4,432 SF
- Office: ±1,200 SF
- Year Built: 1959 (effective ~1985)

Interior Features:

- Six (6) renovated offices
- Three (3) renovated restrooms
- Two (2) showrooms with:
 - 14' ceilings
 - Chandeliers and upgraded lighting

Industrial Features:

- Warehouse with:
 - 22' clear height
 - Forklift capacity (2 units)
 - Wash sink
- Dedicated shipping/receiving area
- Two garage rooms (manufacturing/bottling use)

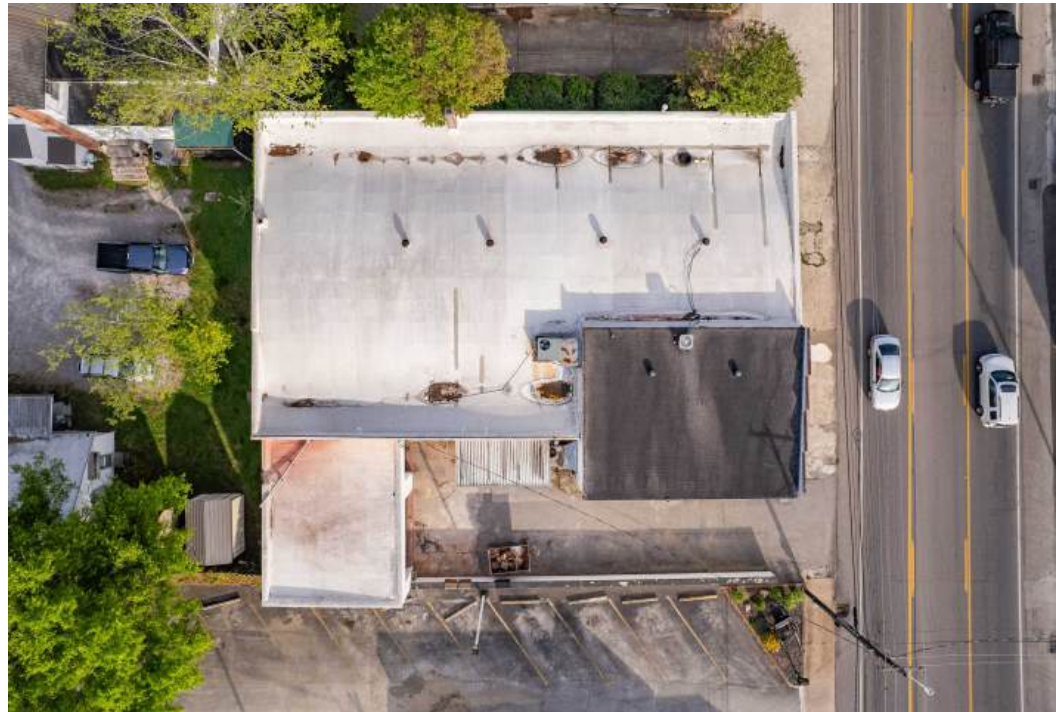
Access & Loading:

- (1) 16' overhead door (new)
- (1) 8' overhead door (new)
- (1) 8' original wood door

Systems:

- Split HVAC (separate upstairs/downstairs)
- Dedicated heating systems for warehouse/garage areas

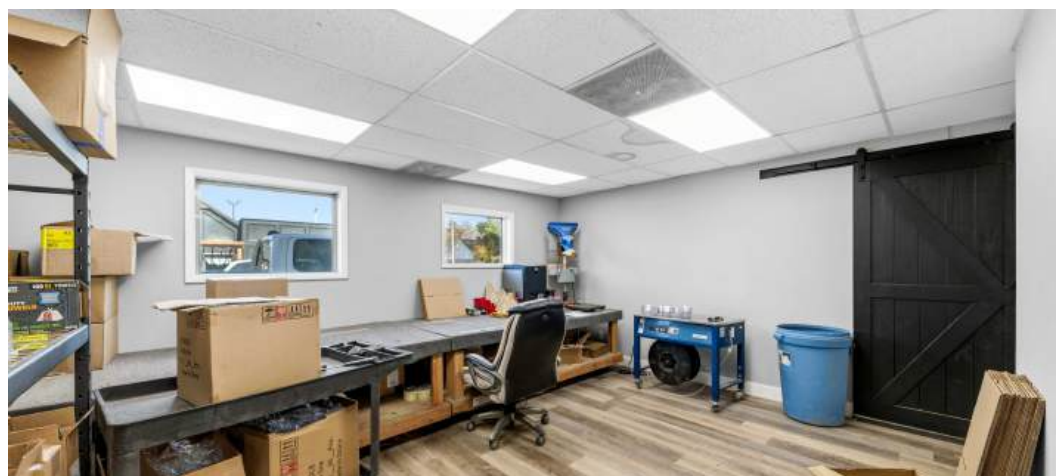
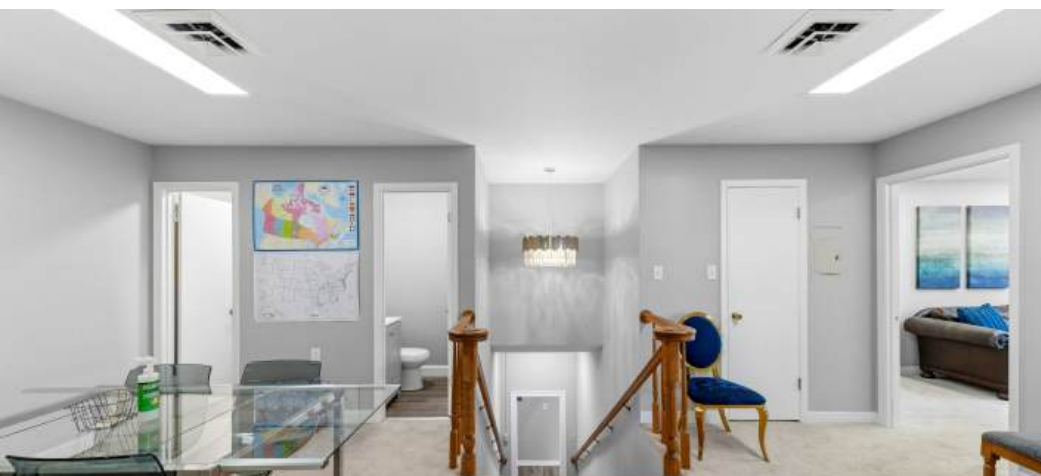
Property Photos



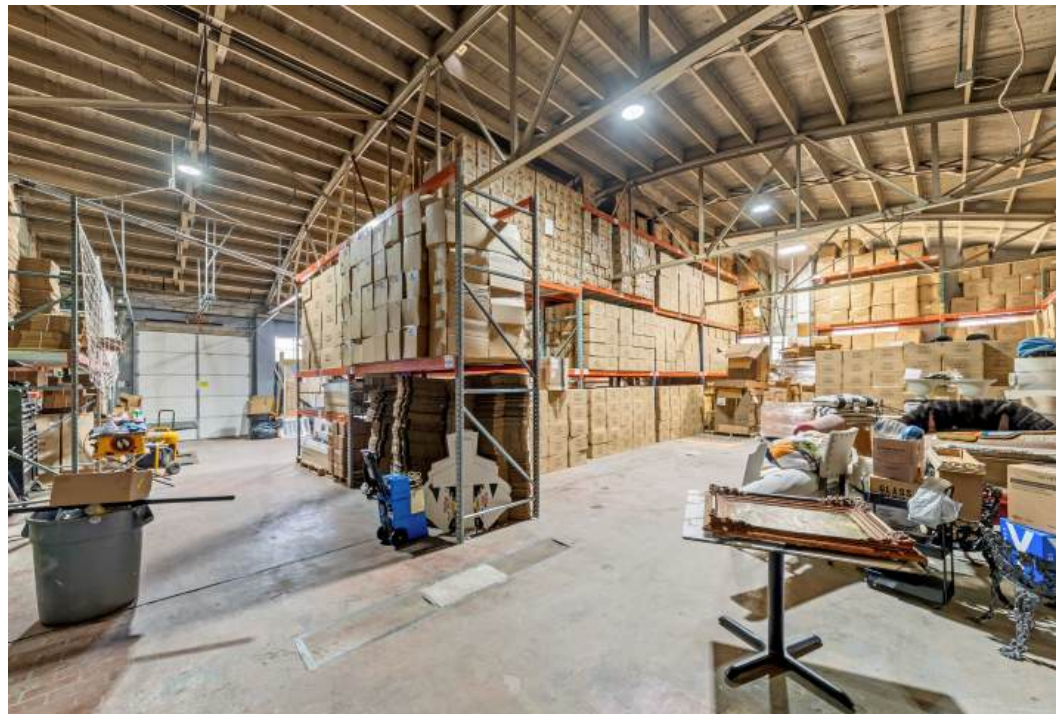
Property Photos



Property Photos



Property Photos



Property Photos



02

Location Information

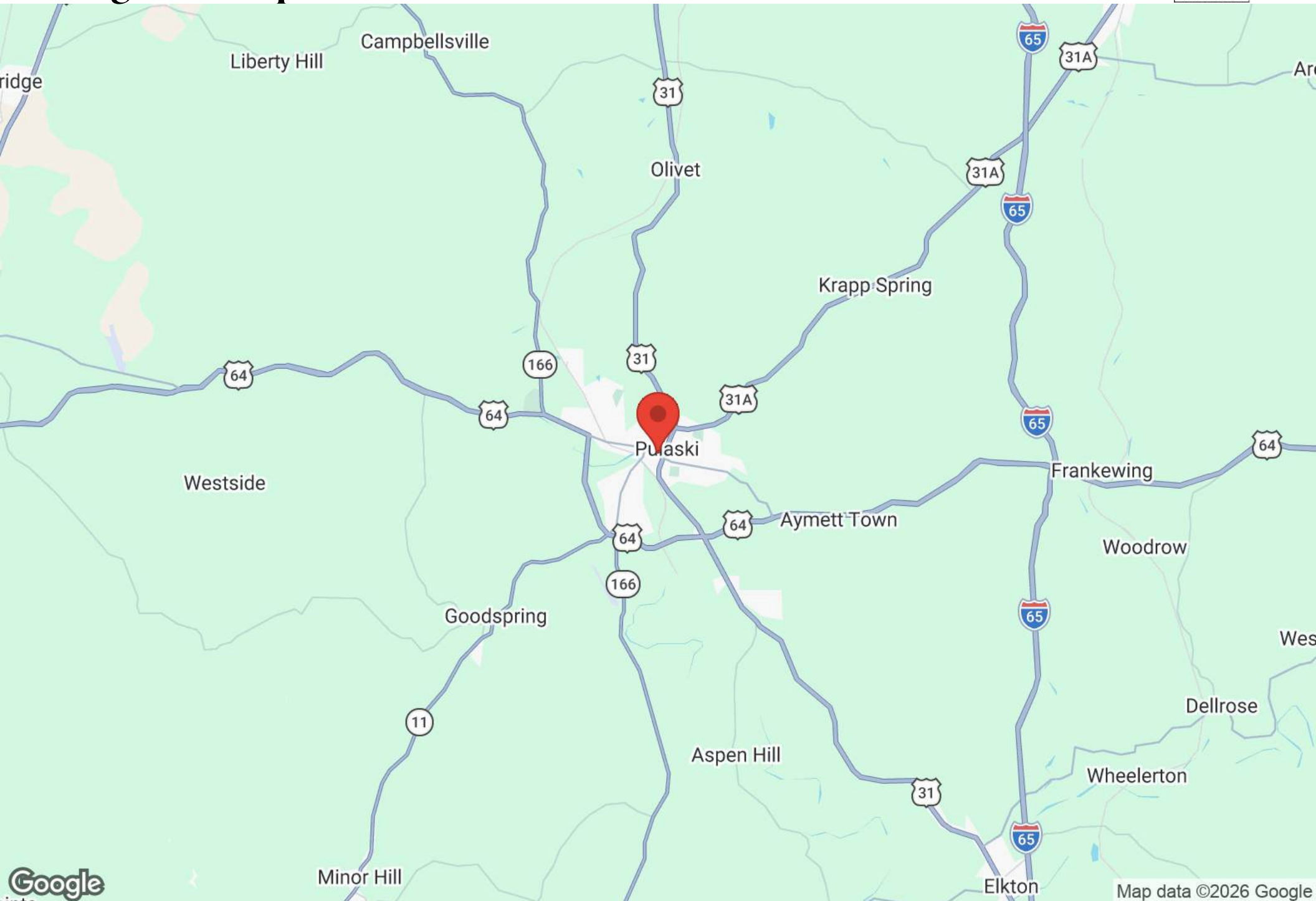
REGIONAL MAP

LOCATION MAPS

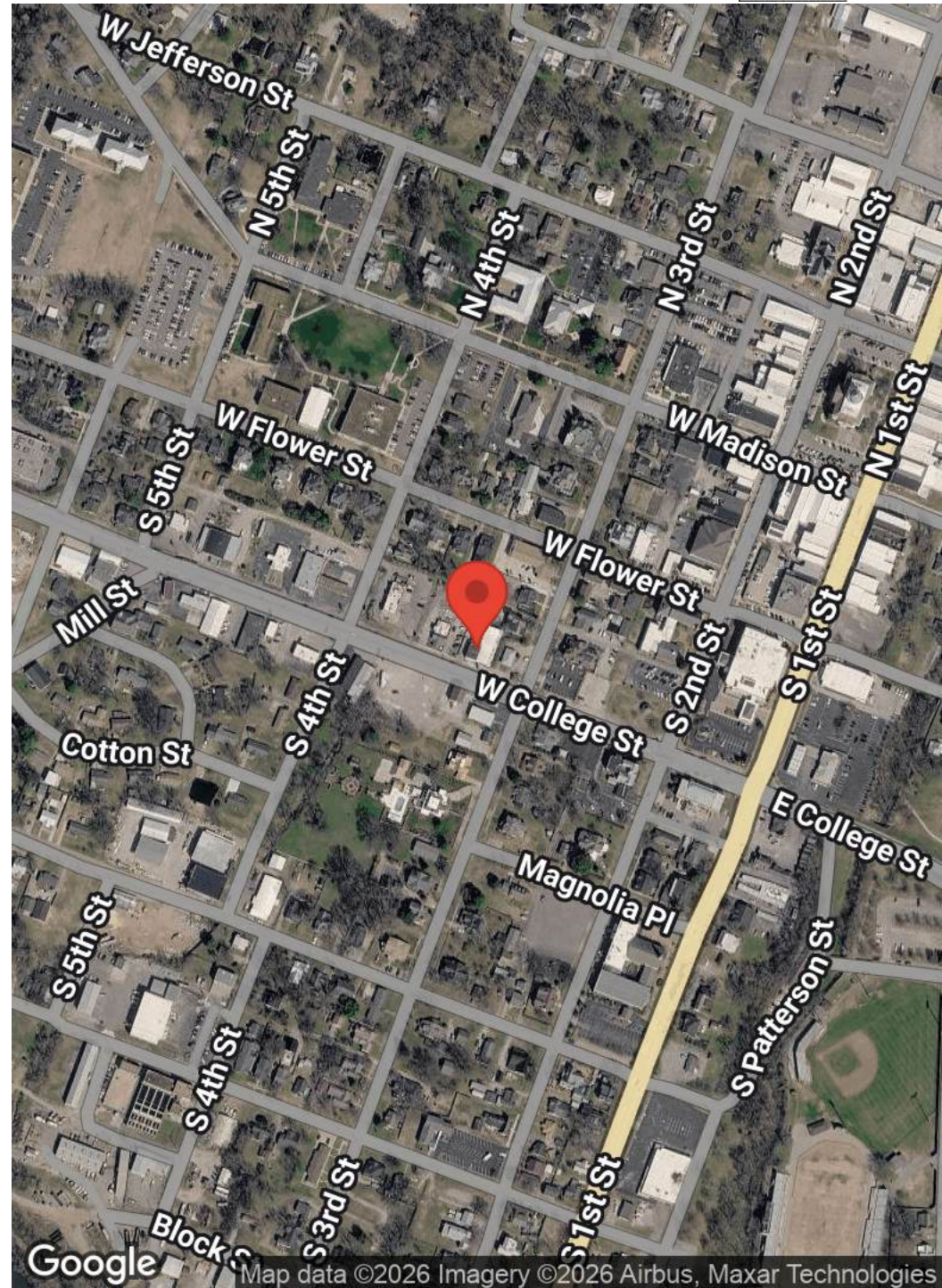
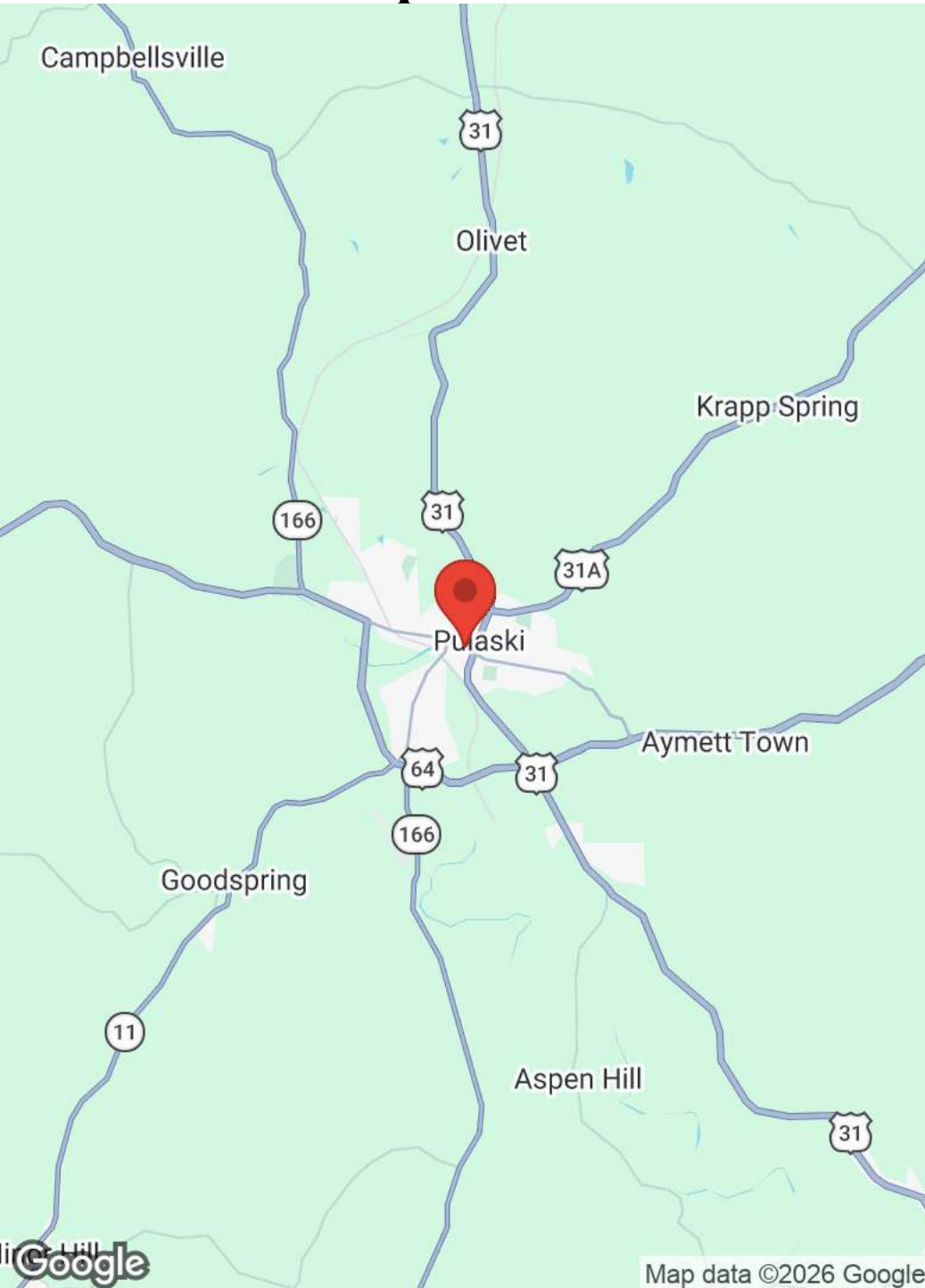
AERIAL MAP



Regional Map



Location Maps



Aerial Map



Imagery ©2026 Airbus

03

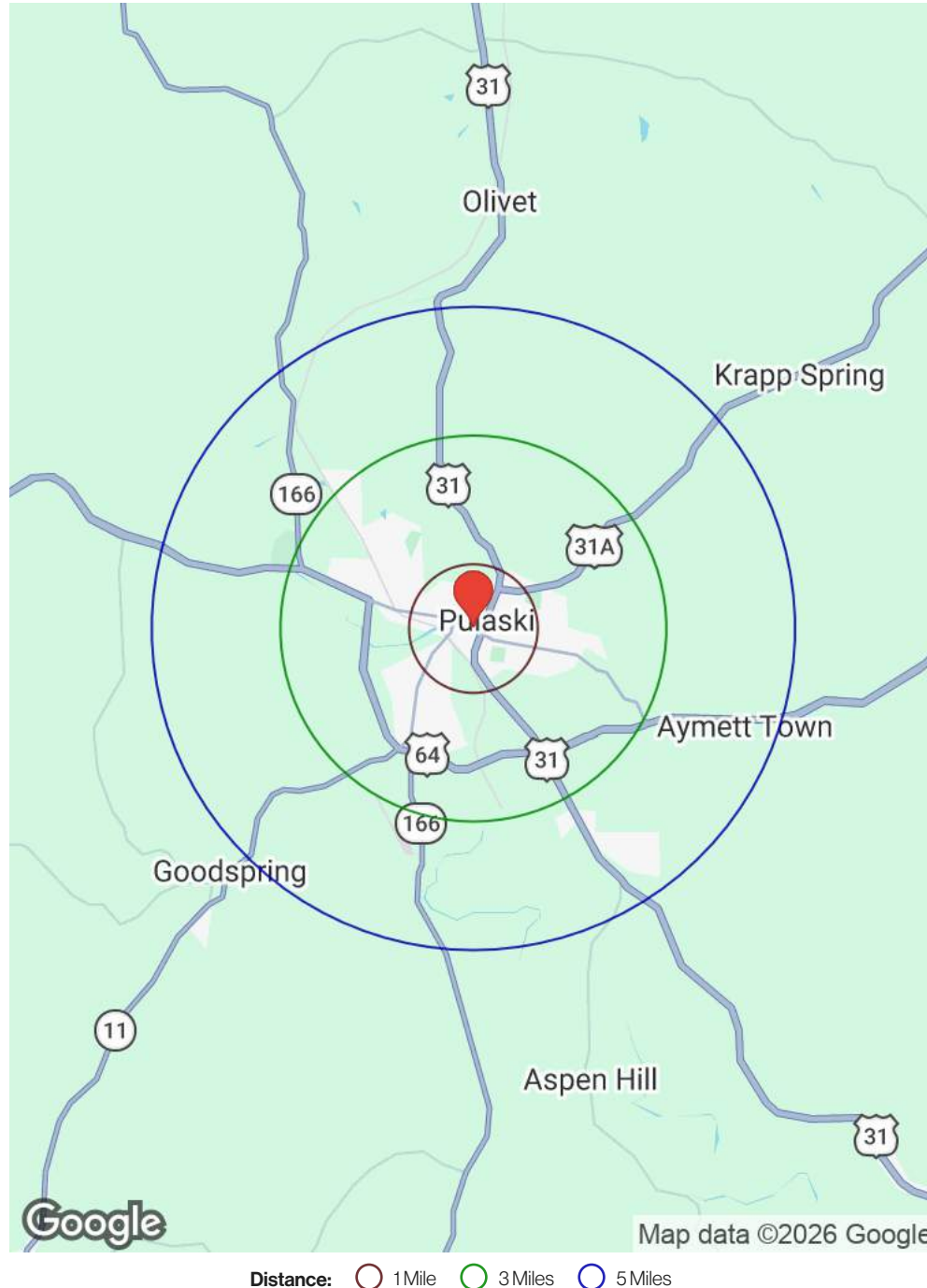
Trade Area Overview

BUSINESS MAP

DEMOGRAPHICS



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,421	4,971	6,488
	Female	2,155	4,862	6,450
	Total Population	4,575	9,833	12,938
Race / Ethnicity	White	3,458	7,663	10,209
	Black	751	1,411	1,771
	Am In/AK Nat	9	20	27
	Hawaiian	3	3	3
	Hispanic	176	365	454
	Asian	43	78	89
	Multiracial	131	287	376
	Other	5	7	8
	Housing	Total Units	2,143	4,642
Occupied		1,850	4,069	5,334
Owner Occupied		836	2,256	3,186
Renter Occupied		1,014	1,813	2,148
Vacant		292	573	721
Age	Ages 0 - 14	754	1,672	2,206
	Ages 15 - 24	768	1,406	1,798
	Ages 25 - 54	1,547	3,401	4,517
	Ages 55 - 64	551	1,266	1,709
	Ages 65+	958	2,087	2,709
Income	Median	\$42,679	\$52,145	\$55,671
	Under \$15k	425	703	846
	\$15k - \$25k	217	410	491
	\$25k - \$35k	157	294	357
	\$35k - \$50k	266	552	744
	\$50k - \$75k	399	791	984
	\$75k - \$100k	163	428	562
	\$100k - \$150k	92	518	790
	\$150k - \$200k	71	216	322
Over \$200k	62	156	237	

04

Agent Profile

PROFESSIONAL BIO

DISCLAIMER



Professional Bio



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With more than 12 years experience in Commercial Real Estate, Industrial operations and Production, marketing and project development, I built a strong foundation for driving strategies and solutions in the commercial real estate industry. Whether handling seasoned investors or first time buyers, I acknowledge the challenges and collaboration required to accomplish their goals. It's an art to leverage the resources available and achieve the best results. I welcome that challenge because I believe in the importance of forming strong teams. While the organization may grow and the teams may change, my focus remains grounded in people. I look forward to many more years in this industry.

As a vital part of our business in real estate, we are always looking for acquiring great talent. Let me know if you are interested in pursuing an opportunity in this industry. "Careers Worth Having, Businesses Worth Owning, Lives Worth Living."

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Fully Renovated Showroom Space with Integrated Warehouse


OFFERING MEMORANDUM | 6336 GREENWICH DRIVE | SAN DIEGO, CA

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