

RETAIL FOR LEASE

# 2000 COLUMBIA AVE, FRANKLIN, TN

2000 COLUMBIA AVENUE, FRANKLIN, TN 37064



FOR LEASE

**SIMS COMMERCIAL REAL ESTATE INC.**

4101 Charlotte Avenue, Unit D160  
Nashville, TN 37209



Each Office Independently Owned and Operated

**PRESENTED BY:**

**MICHAEL SIMS**  
Managing Broker  
C: (615) 961-4040  
michaelsims@kw.com  
339037, TN

**Confidentiality and Disclaimer**

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# CONFIDENTIALITY AND DISCLAIMER

2000 COLUMBIA AVENUE

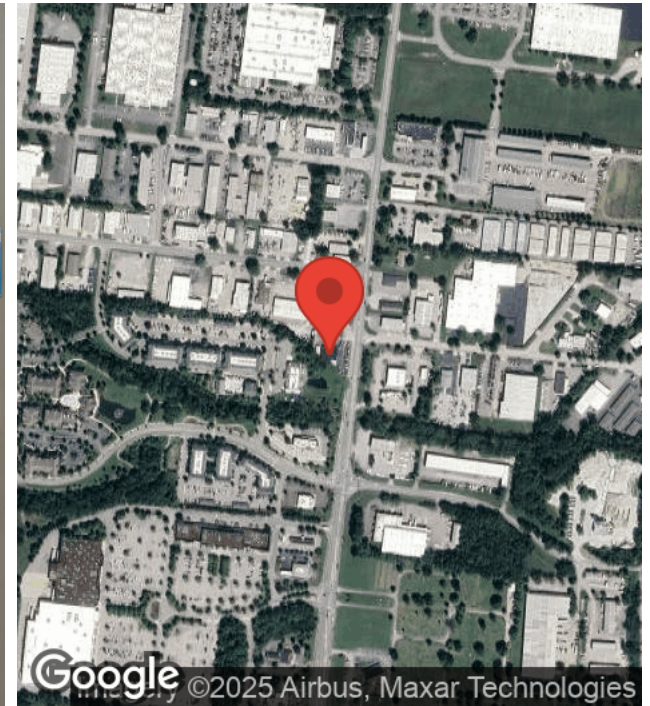


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# EXECUTIVE SUMMARY

2000 COLUMBIA AVENUE



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	4003
<b>LEASE RATE:</b>	Negotiable
<b>LEASE TERM:</b>	5-20 years
<b>FRONTAGE:</b>	283 ft
<b>LOT SIZE:</b>	54,902 SF; 1.26 acres
<b>TRAFFIC COUNT:</b>	2,483 (2023)

## PROPERTY OVERVIEW

Located at 2000 Columbia Ave in Franklin, TN, this property currently operates as a car dealership, with 4,003 square feet of usable space sitting on 1.26 acres. The versatile nature of this site presents an excellent opportunity for redevelopment, allowing for demolition and reconfiguration into office space, retail establishment, or a drive-through restaurant. Situated in a desirable area with rapidly increasing demand, this property has significant cash flow potential, making it an attractive investment for those looking to capitalize on the growth in this thriving market.

## PROPERTY HIGHLIGHTS

- **Prime Location:** Situated at 2000 Columbia Ave in Franklin, TN, this property benefits from high visibility and easy accessibility, making it an ideal spot for various commercial ventures.
- **Proximity to Key Amenities:** The property is conveniently located near essential amenities, including shopping centers, restaurants, and residential.
- **Ample Parking:** With sufficient parking available on-site it's an essential feature for any successful retail or office establishment.
- **Already Established:** This property has a drive through built out, a shed in the back for storage, and a finished parking lot.

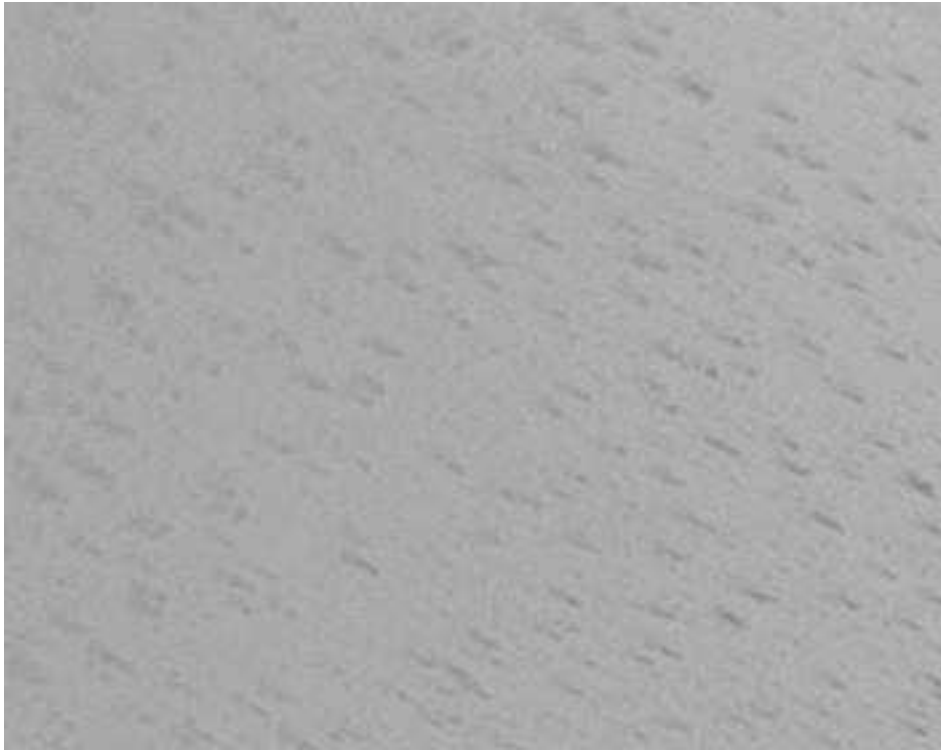
PROPERTY PHOTOS

2000 COLUMBIA AVENUE



PROPERTY PHOTOS

2000 COLUMBIA AVENUE



PROPERTY PHOTOS

2000 COLUMBIA AVENUE



# 2000 Colum Williamson Co



# FLOOR PLAN

2000 COLUMBIA AVENUE



# LOCATION & HIGHLIGHTS

2000 COLUMBIA AVENUE



## LOCATION INFORMATION

Building Name:	2000 Columbia Ave, Franklin, TN
Street Address:	2000 Columbia Ave
City, State, Zip:	Franklin, TN 37064-3999
County:	Williamson County, TN
Market:	Nashville
Sub-market:	Franklin
Cross Streets:	Alpha Drive; Century Court
Signal Intersection:	at Cantury Court

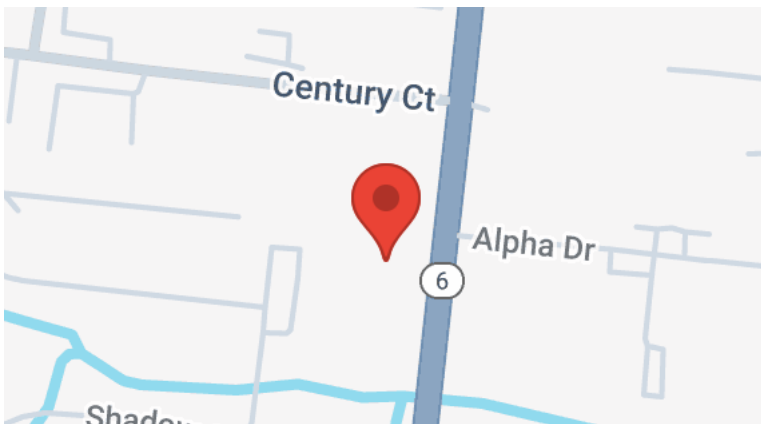


## LOCATION OVERVIEW

Located at 2000 Columbia Ave in Franklin, TN, this property boasts a prime position in a vibrant and growing community. The area is well-established, featuring a mix of residential and commercial developments that attract both local residents and visitors. Its proximity to major highways ensures easy access to surrounding areas, while the abundance of nearby amenities, including shops, restaurants, and parks, enhances the overall appeal. With ample parking available on-site, this location meets the needs of customers, employees, and visitors, providing the convenience essential for thriving retail and office operations. The combination of strategic location and community accessibility makes 2000 Columbia Ave a desirable spot for businesses looking to establish a footprint in Franklin, TN.

## PROPERTY HIGHLIGHTS

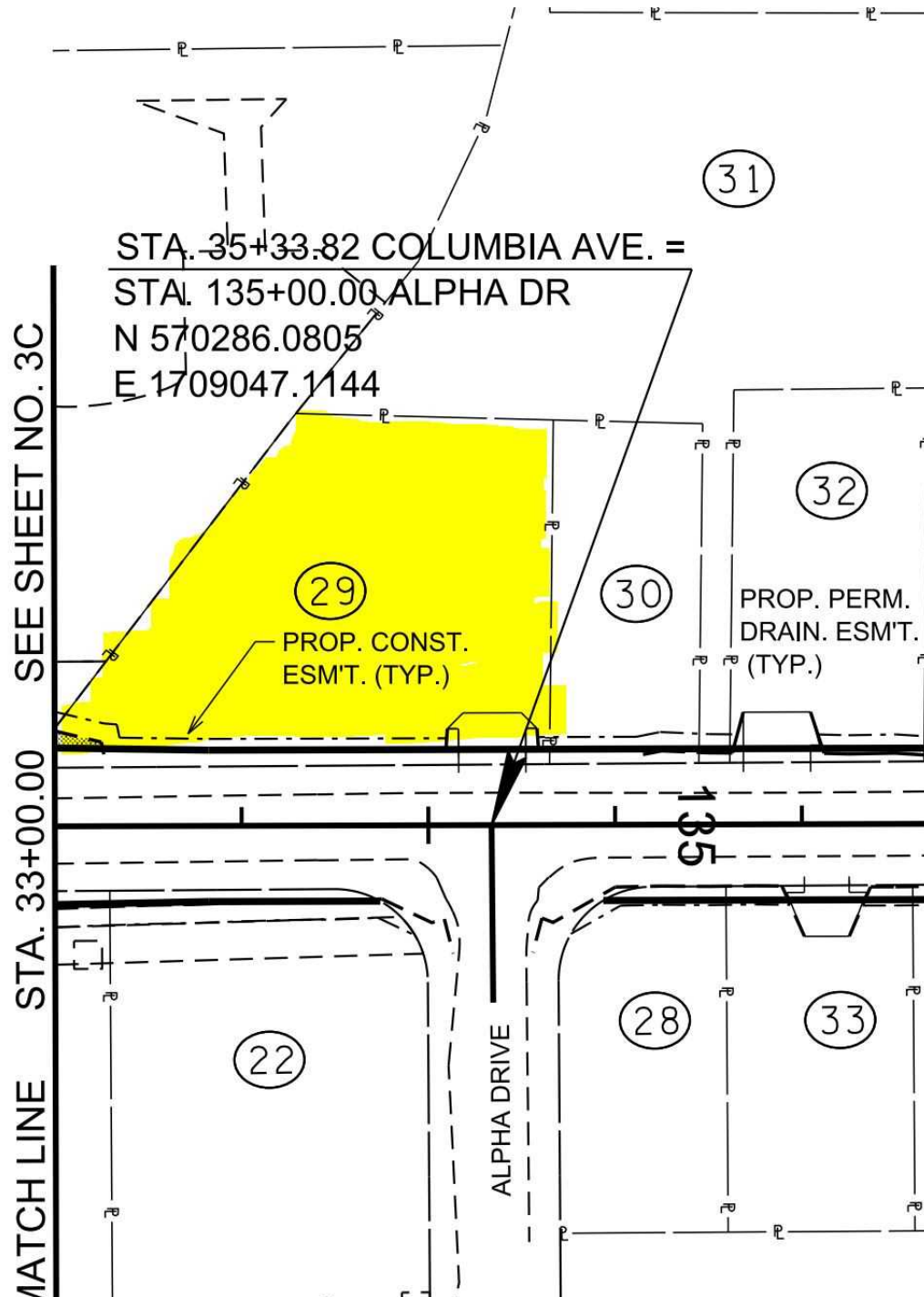
- **Easy Access:** Conveniently located near major highways, including Interstate 31, allowing for seamless travel to and from Nashville and surrounding areas.
- **Vibrant Community:** Within close reach of various shops, restaurants, and local services that cater to both business employees and customers.
- **Established Commercial Presence:** Neighboring businesses and retail outlets contribute to a booming commercial atmosphere, fostering potential partnerships and customer interactions.
- **Growth Potential:** Located in a rapidly growing area, providing opportunities for long-term investment and future development as the community continues to expand.





# COLUMBIA AVE ROAD WIDNING PROJECT

2000 COLUMBIA AVENUE



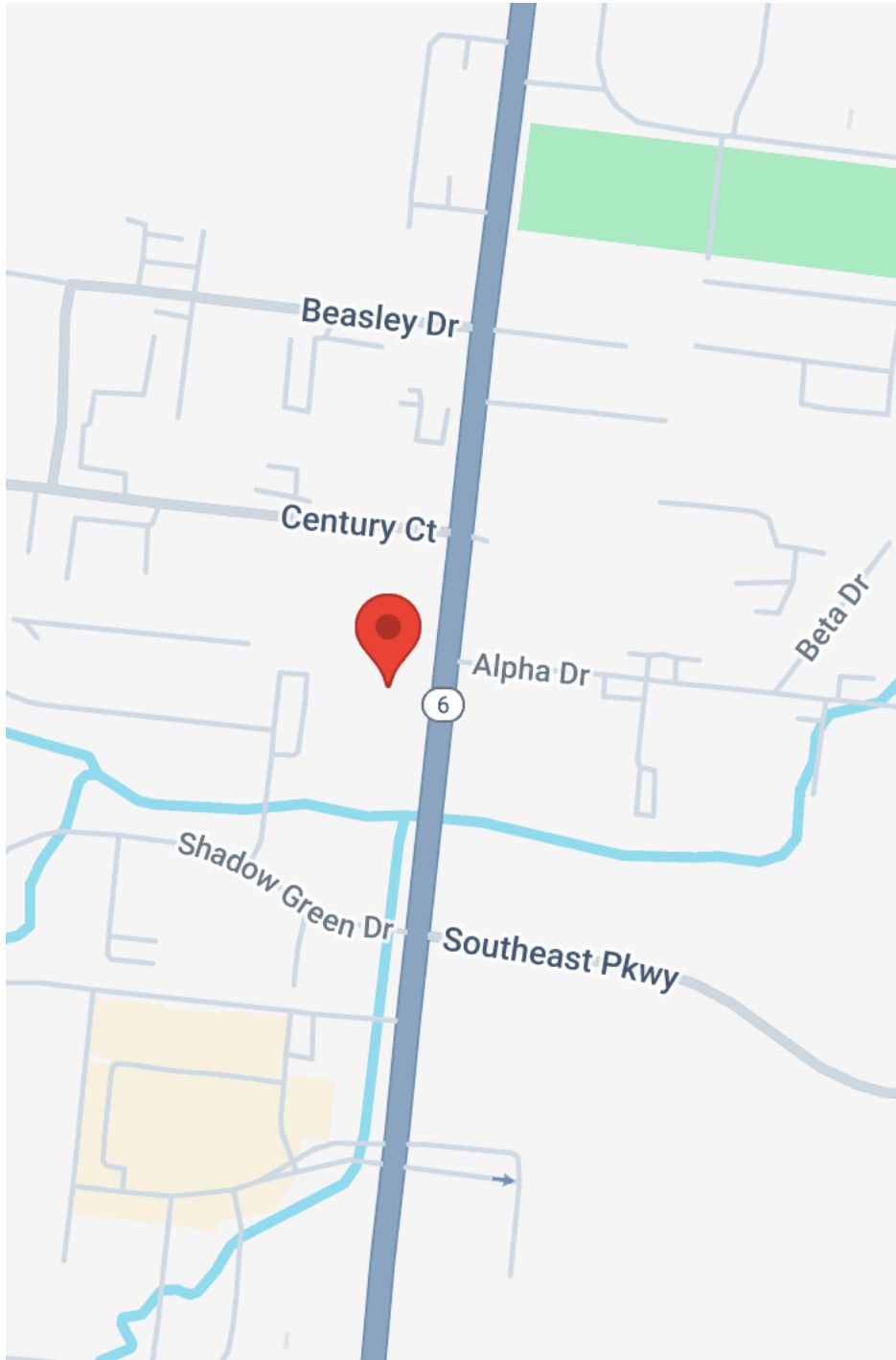
Drawing of the anticipated road widening of Columbia Ave.

Full information on this municipal project can be obtained on Franklin, TN website

<https://www.franklinton.gov/government/departments-a-j/engineering/city-projects/columbia-avenue-state-route-6-mack-hatcher-pkwy-downs-blvd>

# LOCATION MAPS

2000 COLUMBIA AVENUE




# BUSINESS MAP

2000 COLUMBIA AVENUE




 Wendy's


 Taco Bell


 Penn Station East Coast Subs

 Corner Pub - Franklin

Koi Sushi & Thai

 Chick-fil-A

 Serrato's Steakhouse

 Panera Bread

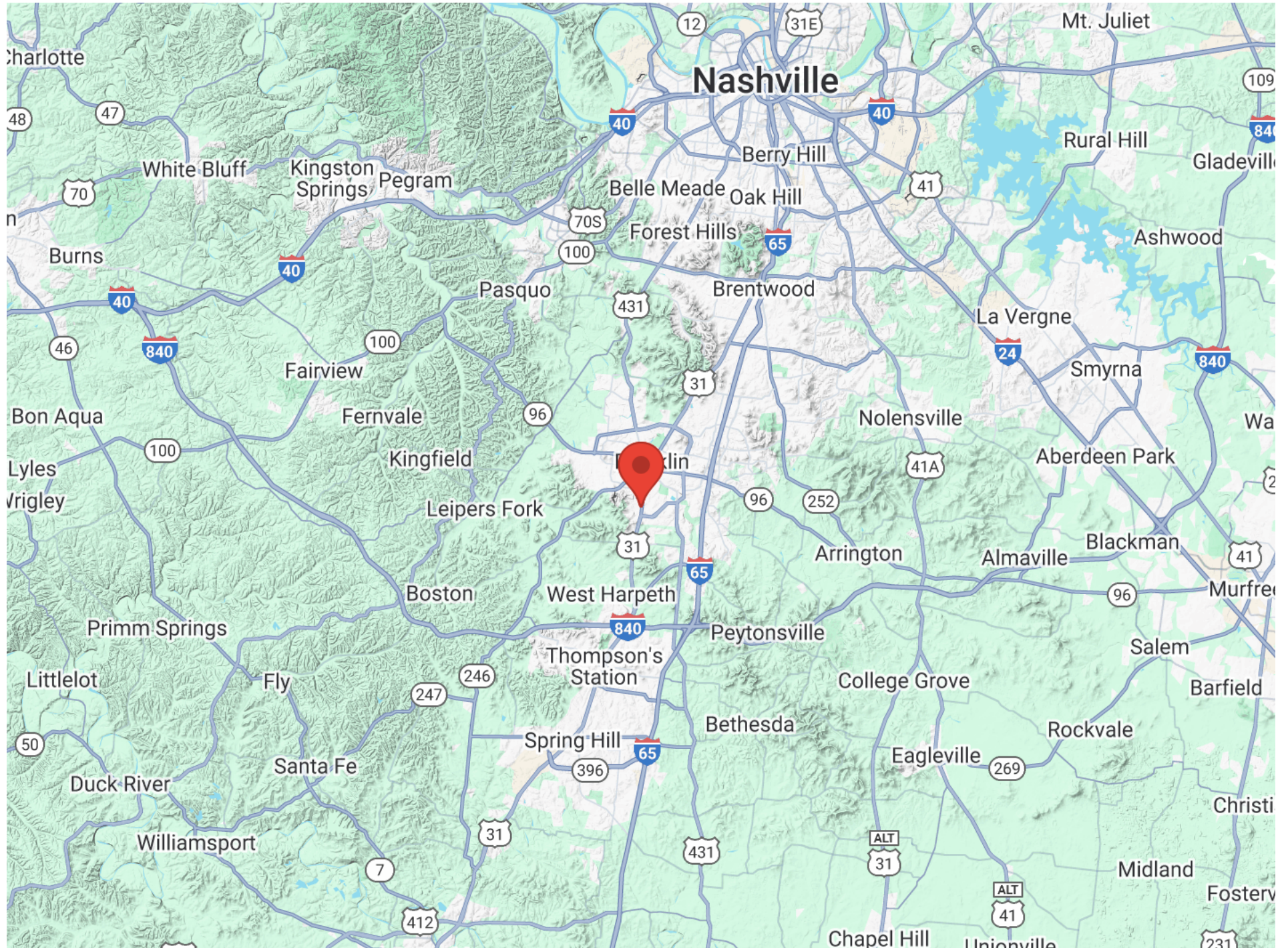
 Target

 Subway

 M.L.Rose Craft Beer & Burgers - Franklin

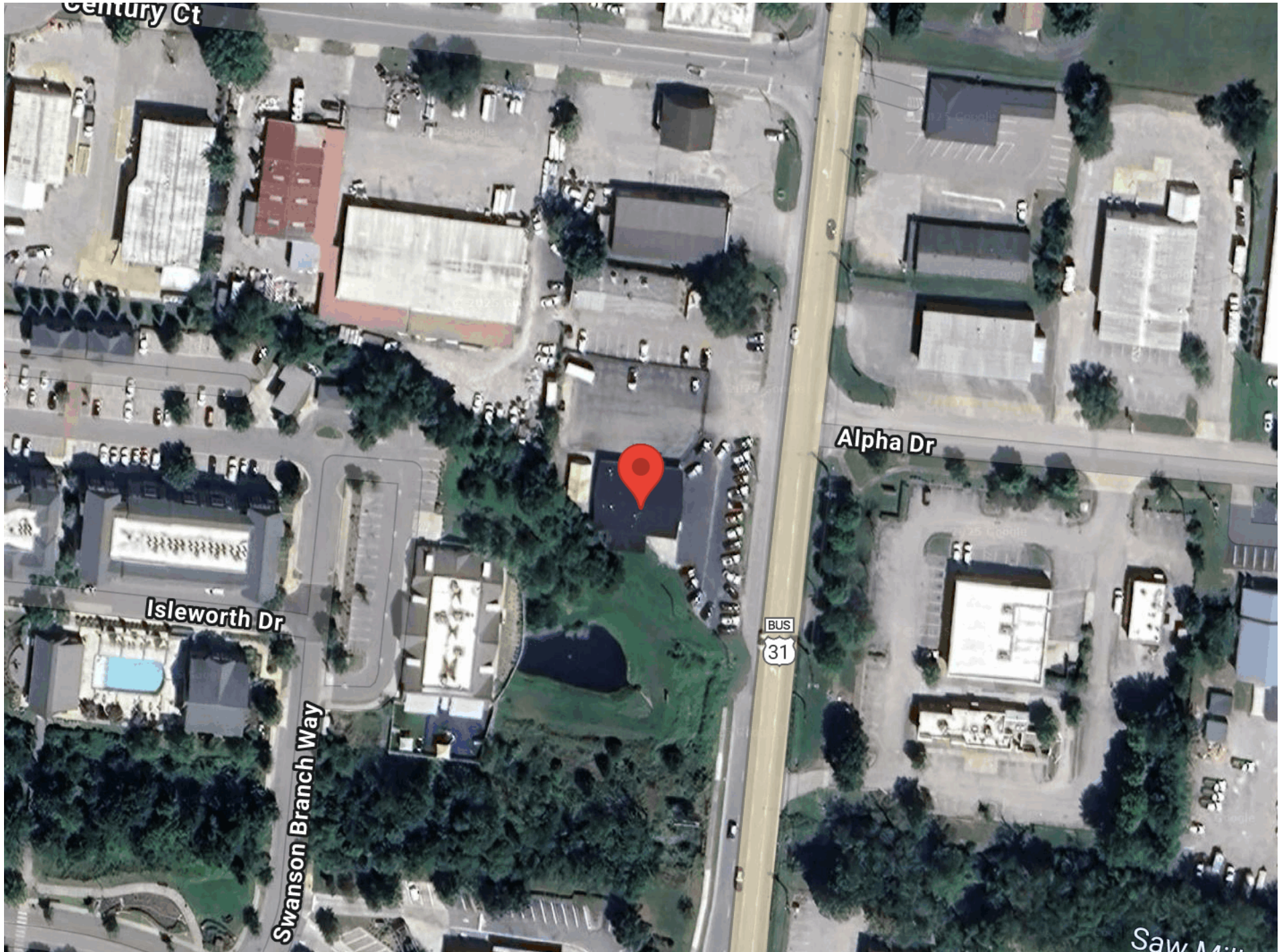
# REGIONAL MAP

2000 COLUMBIA AVENUE



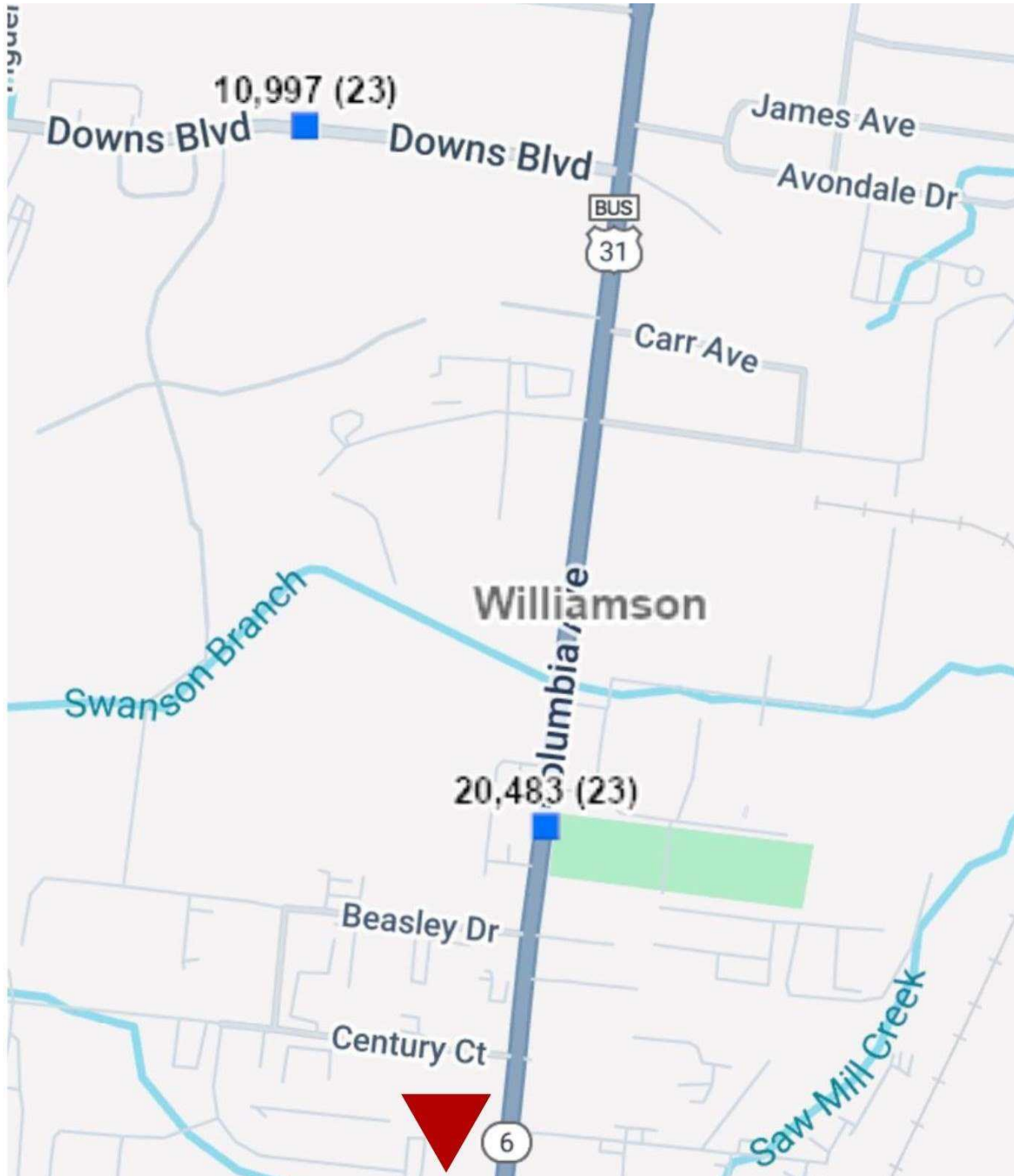
# AERIAL MAP

2000 COLUMBIA AVENUE



# TRAFFIC COUNT MAP

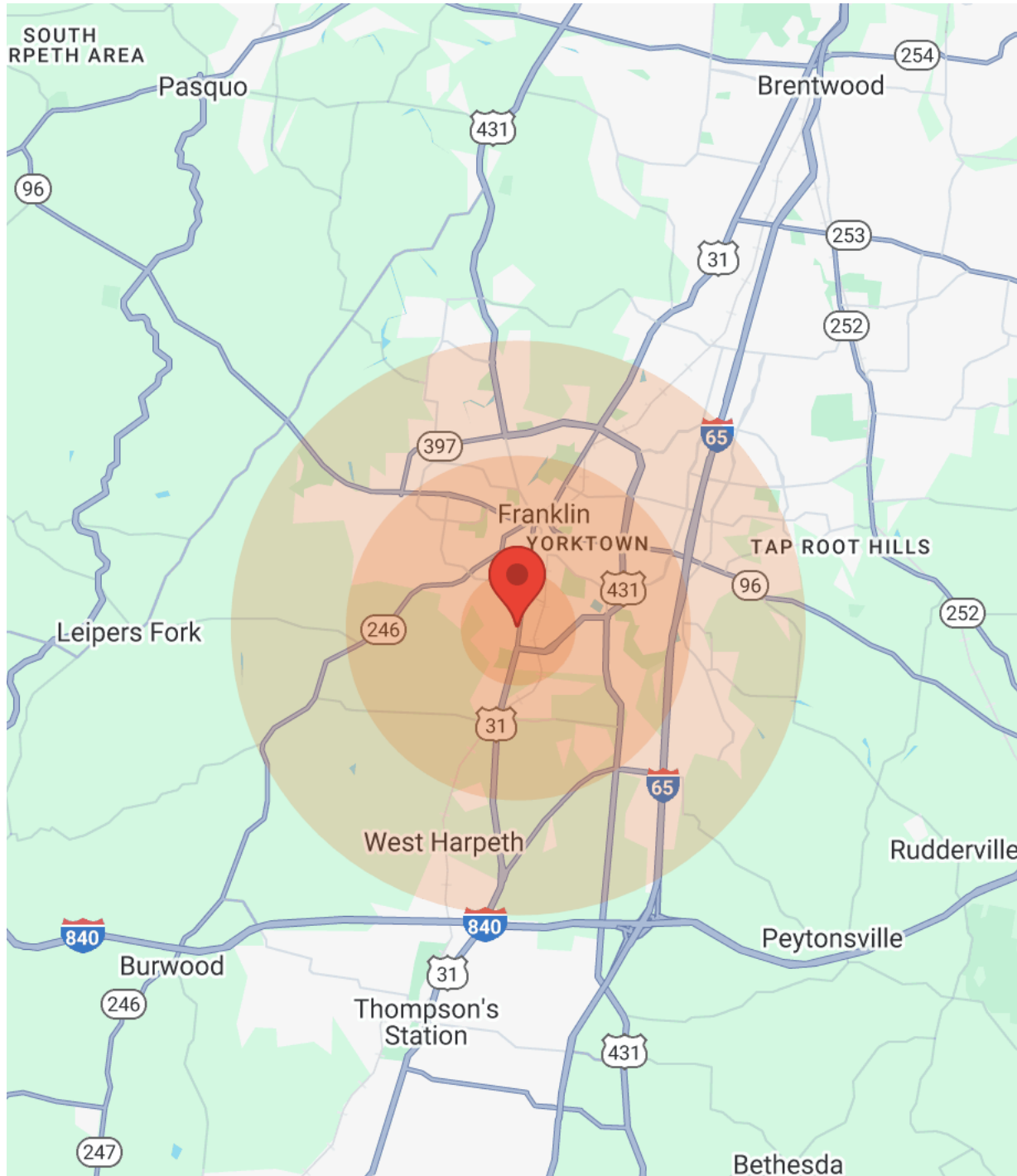
2000 COLUMBIA AVENUE



Average daily traffic count  
20,483 (2023) total  
NB Count: 10,962 (2015)  
SB Count: 11,249 (2015)

# DEMOGRAPHICS

2000 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

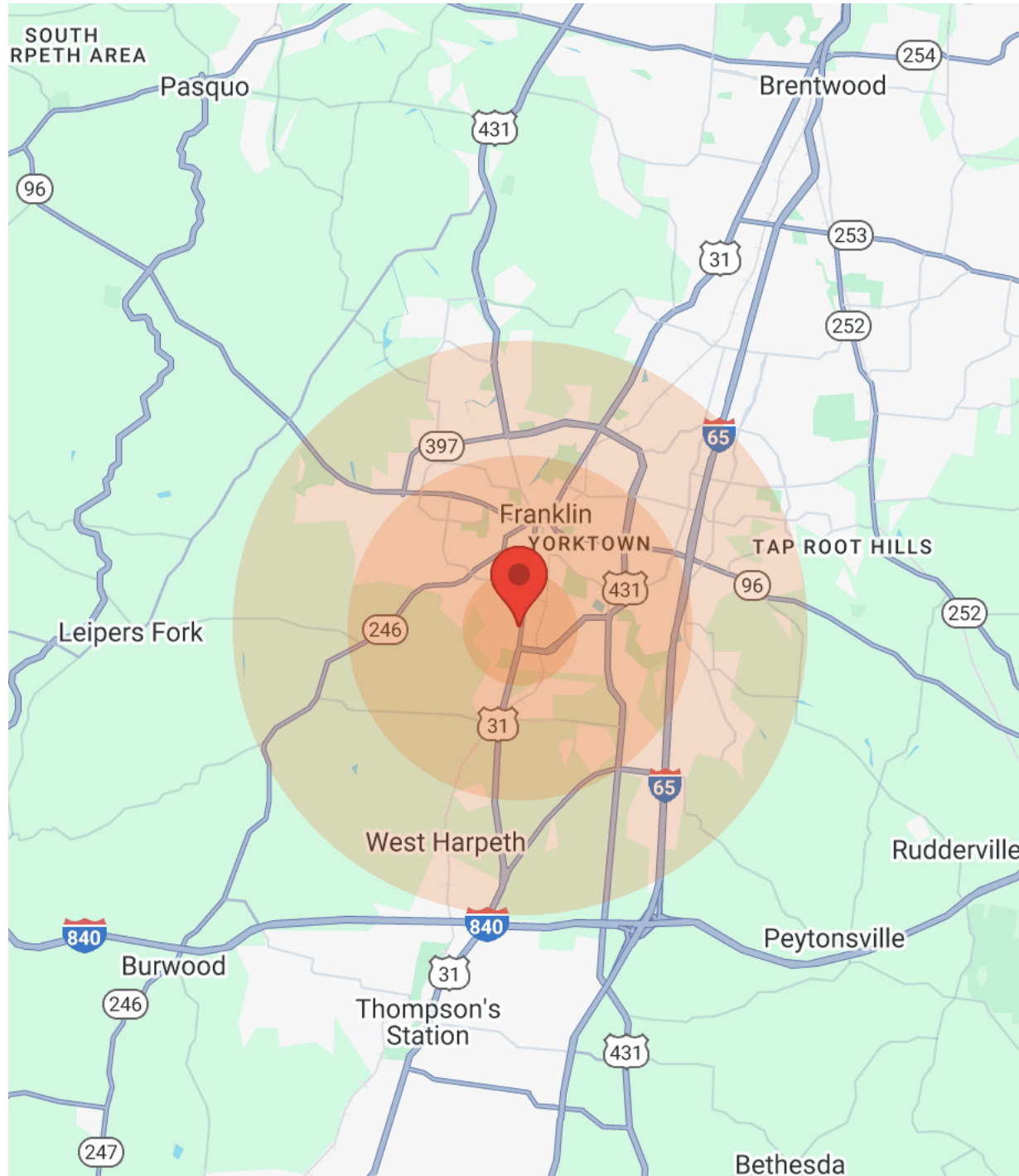
Race	1 Mile	3 Miles	5 Miles
White	1,818	30,930	58,067
Black	N/A	2,593	3,934
Am In/AK Nat	N/A	16	42
Hawaiian	N/A	N/A	N/A
Hispanic	21	3,430	5,636
Multi-Racial	12	4,104	6,734

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

# DETAILED DEMOGRAPHICS

2000 COLUMBIA AVENUE



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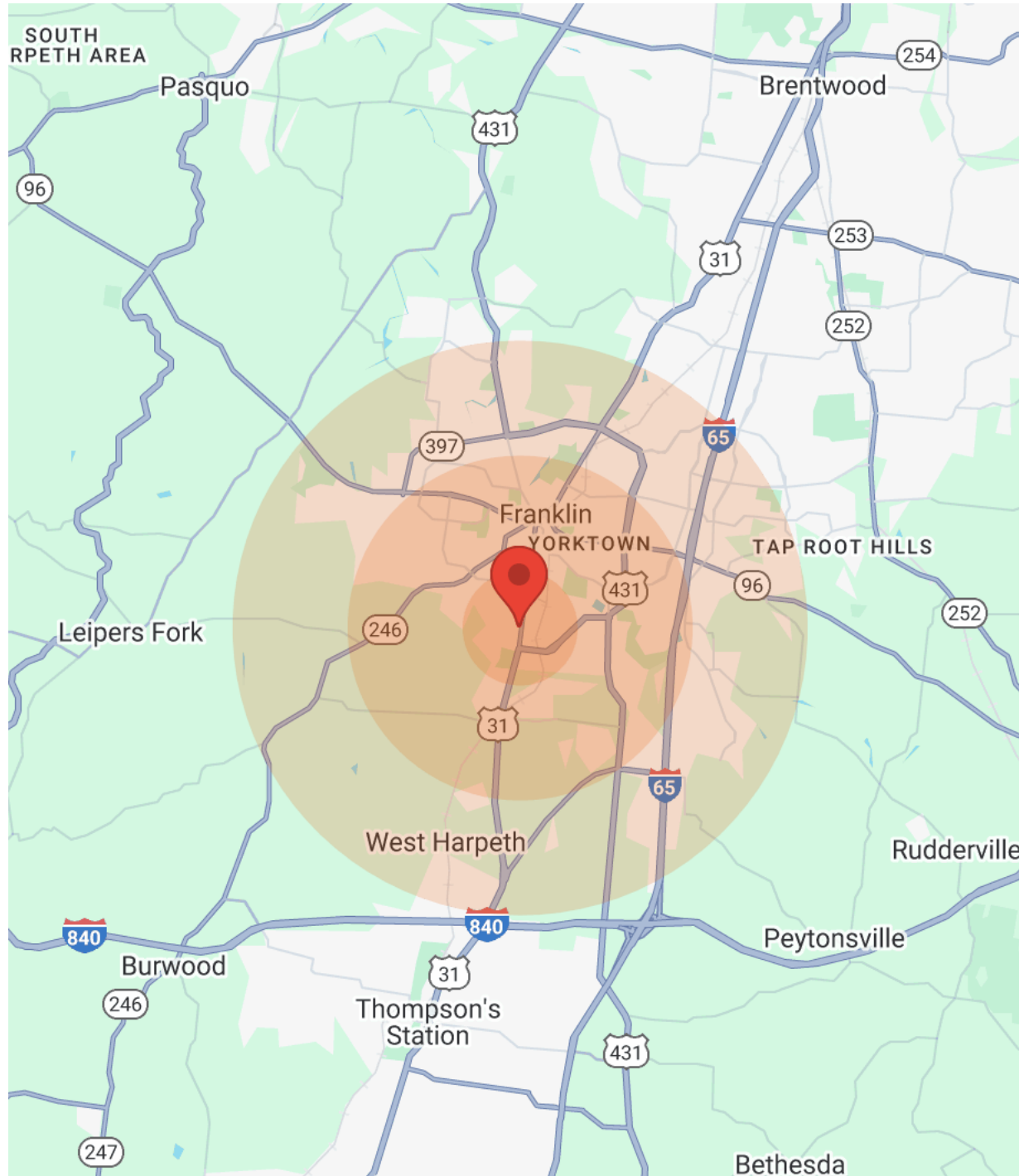
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Age	1 Mile	3 Miles	5 Miles
Ages 0-4	98	2,244	4,070
Ages 5-9	129	2,751	5,060
Ages 10-14	132	2,651	5,003
Ages 15-19	130	2,629	4,983
Ages 20-24	123	2,517	4,676
Ages 25-29	104	2,226	4,120
Ages 30-34	90	1,974	3,695
Ages 35-39	93	1,974	3,746
Ages 40-44	114	2,191	4,222
Ages 45-49	140	2,476	4,722
Ages 50-54	150	2,547	4,821
Ages 55-59	144	2,413	4,550
Ages 60-64	129	2,109	3,901
Ages 65-69	103	1,668	2,986
Ages 70-74	69	1,237	2,161
Ages 74-79	43	872	1,464
Ages 80-84	25	579	924
Ages 85+	21	876	1,320



# DETAILED DEMOGRAPHICS

2000 COLUMBIA AVENUE



Income	1 Mile	3 Miles	5 Miles
Median	\$107,446	\$72,082	\$77,641
< \$10,000	N/A	348	849
\$10,000-\$14,999	N/A	639	833
\$15,000-\$19,999	N/A	500	827
\$20,000-\$24,999	N/A	619	1,120
\$25,000-\$29,999	25	460	693
\$30,000-\$34,999	16	601	937
\$35,000-\$39,999	59	534	804
\$40,000-\$44,999	N/A	637	1,116
\$45,000-\$49,999	38	544	856
\$50,000-\$60,000	46	1,045	1,822
\$60,000-\$74,000	45	1,233	2,159
\$75,000-\$99,999	102	1,811	3,389
\$100,000-\$124,999	88	1,349	2,847
\$125,000-\$149,999	96	1,152	2,193
\$150,000-\$199,999	91	1,326	2,405
> \$200,000	82	796	1,810

**MICHAEL SIMS**  
Managing Broker



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michaelsims@kw.com  
339037, TN

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