



WESTOVER MEDICAL PLAZA

CLASS A MEDICAL OFFICE DEVELOPMENT



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01 DEVELOPMENT OVERVIEW

DEVELOPMENT WILL INCLUDE 3 PHASES:

- 1) A TWO-STORY, 25,000 SF MEDICAL OFFICE BUILDING COMPLETED IN 2022
- 2) A TWO-STORY, 30,000 SF MEDICAL OFFICE BUILDING TO BE COMPLETED IN 2027
- 3) A MIXED-USE, RETAIL SPACE WITH A COMPLETION DATE THAT IS TO BE DETERMINED



02 PHASE ONE

WESTOVER MEDICAL PLAZA COMPLETED ITS FIRST MEDICAL OFFICE BUILDING IN 2022. THIS IS A TWO-STORY, 25,000 SF MEDICAL OFFICE BUILDING HOME TO CENTERSTONE AND THE SURGICAL CLINIC.



Current Tenants



Centerstone is a nonprofit health system specializing in mental health and substance use disorder treatments for people of all ages. Services are available in Florida, Illinois, Indiana, North Carolina, and Tennessee through the operation of outpatient clinics, residential programs, school-based services, telehealth, and an inpatient hospital. Centerstone also offers specialized programs available nationwide for the military community, as well as services for children, including therapeutic foster care. Centerstone's Institute provides guidance through research and technology, leveraging the best evidence-based practices for use across our communities. Centerstone's Foundation secures philanthropic resources to support the work and mission of delivering care that changes people's lives.

Centerstone has operated in the Columbia market for 50+ years!

Floor: First
Space Occupied: ±12,011 SF



TENNESSEE
ONCOLOGY

a partner of  OneOncology™

The Surgical Clinic (TSC) is a group of private practice surgeons representing many specialties of surgical practice to develop patient-focused, conveniently located places to give patients access to needed surgical procedures close to home. Since its founding in 1997, The Surgical Clinic has continued to attract talented surgeons, becoming one of Middle Tennessee's most respected practices.

TSC specializes in bariatric surgery, breast surgery, general surgery, plastic surgery, podiatry, surgical oncology, vascular & endovascular surgery, and veins. In addition, TSC has established several Vascular Procedure Centers, TSC Prosthetics, accredited ultrasound labs and its own stand-alone surgery center.

TSC has 22 locations for their various specialties consisting of large main offices and satellite offices.

Nashville, TN – October 28, 2024 – Tennessee Oncology, a nationally recognized independent oncology practice that treats nearly half of the state's cancer patients across 35 clinics, is proud to welcome The Surgical Clinic (TSC), to its network. TSC, a highly regarded, physician-owned, surgical specialty practice comprised of 42 surgeons and 15 advanced practice providers, offers advanced, patient-centered surgical care across a range of disciplines to patients in Tennessee and Kentucky. TSC will join Tennessee Oncology as a surgical division in January 2025 and will retain its well-established brand.

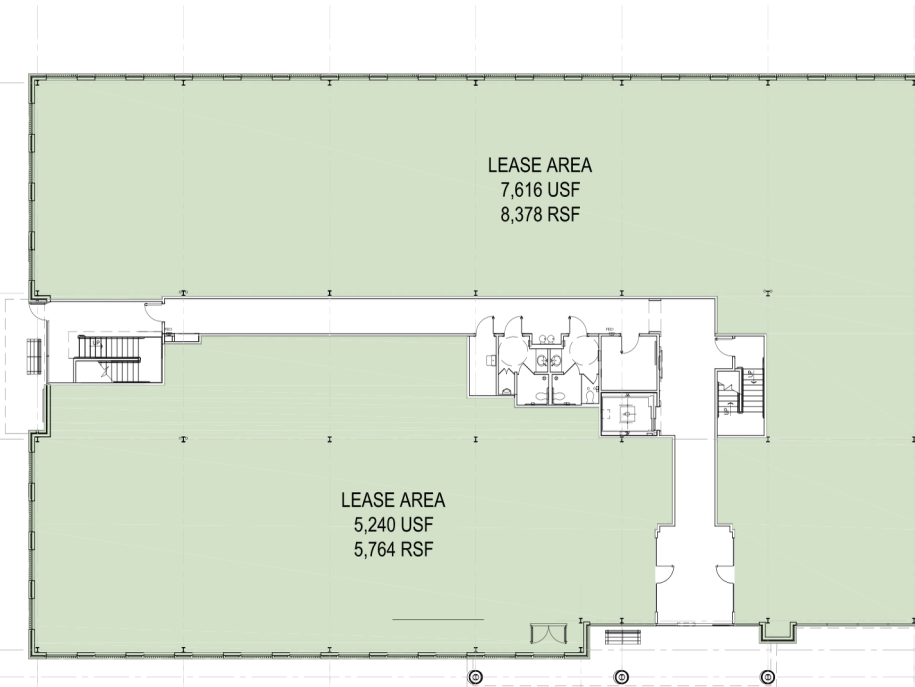
Floor: Second
Space Occupied: ±13,038 SF

03 PHASE TWO IN PROCESS

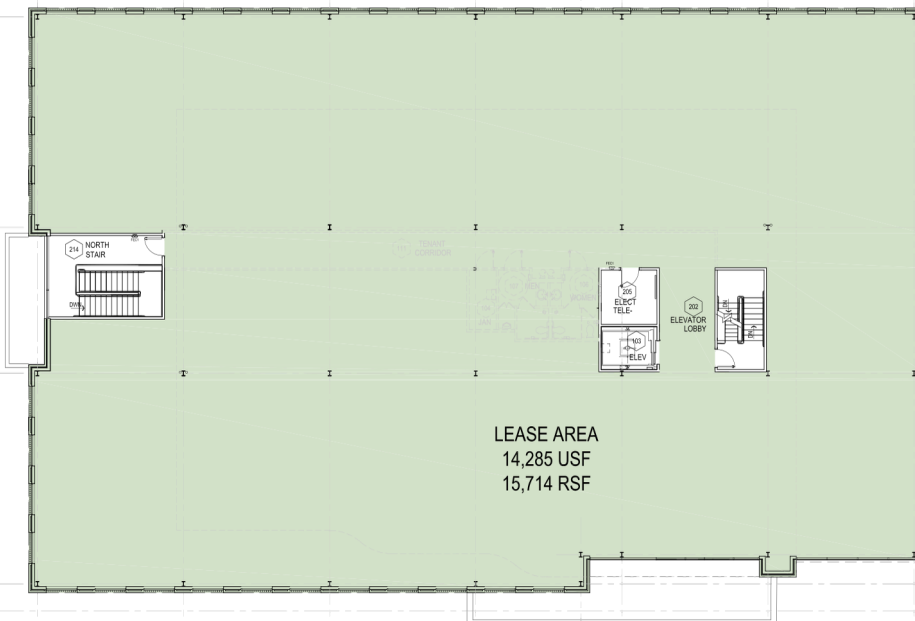
PHASE TWO, WESTOVER COMMONS, WILL BE A TWO-STORY, 30,000 SF MEDICAL OFFICE BUILDING COMPLETED IN 2027.



Floor Plans

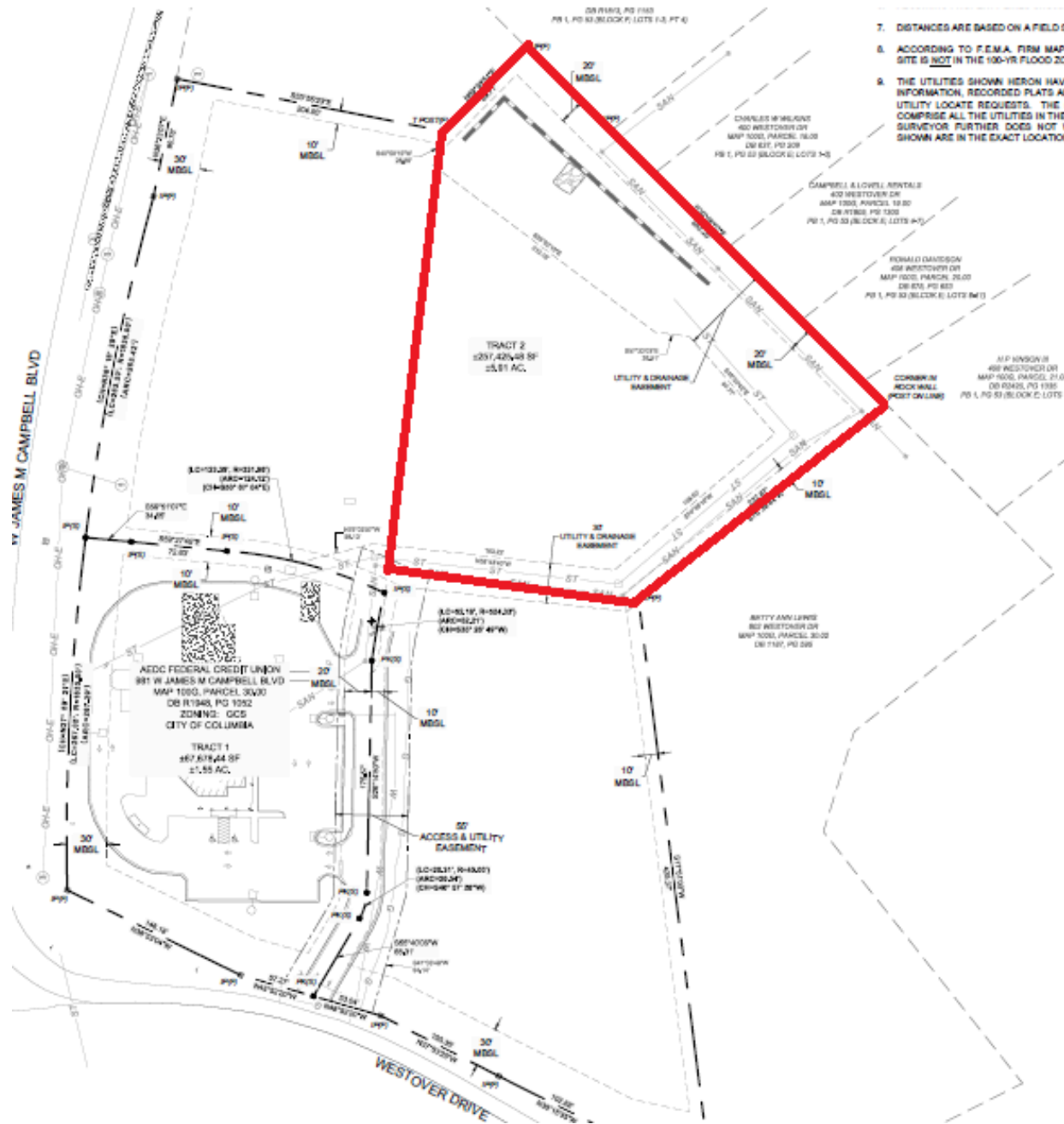


Phase Two - First Floor



Phase Two - Second Floor

Survey

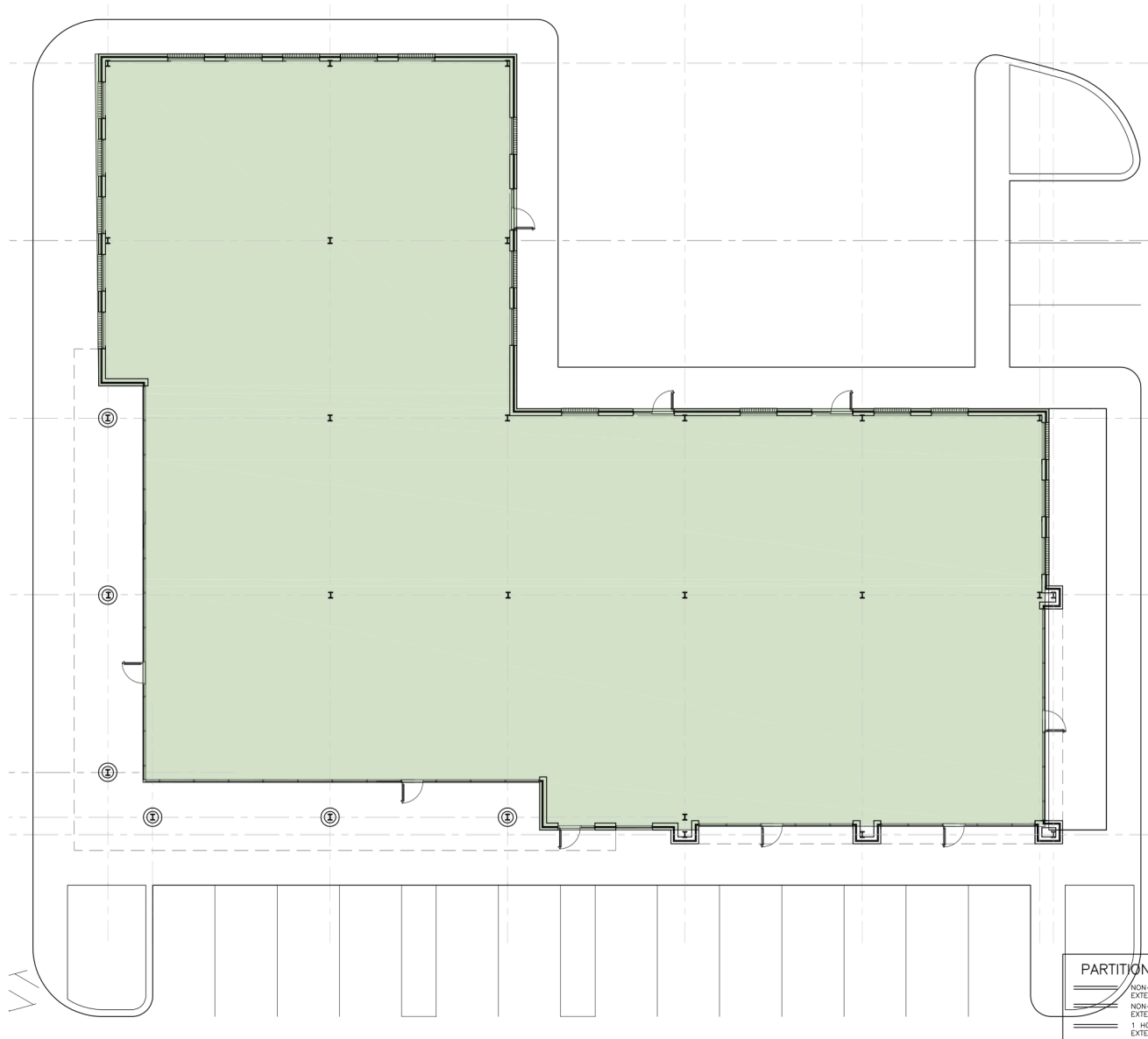


04 FUTURE DEVELOPMENT PLANS

FUTURE PLANS INCLUDE 12,000-15,000 SF OF SINGLE-STORY, MIXED-USE AND RETAIL SPACE.



Retail/Mixed Use Floor Plan



05 AREA OVERVIEW

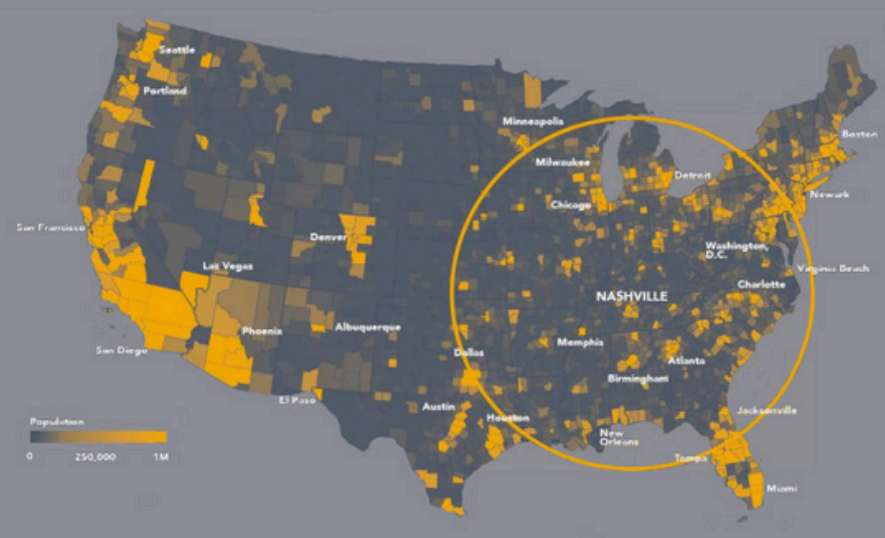


About The Area

Nashville MSA

U.S. POPULATION AROUND NASHVILLE

More than half of the nation's population resides within 650 miles of Nashville



ECONOMY & ECONOMIC DRIVERS

The Nashville region's economy continues to be a key driver of business activity in Tennessee and the southeast region. Robust health care, technology, corporate operations, manufacturing, and supply chain management sectors make Nashville one of the country's most dynamic growth centers. Nashville has ranked within the top 10 large metros for job growth and population growth for the past 10 years. The region experiences low unemployment, steady in-migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

HEALTH CARE

362,560 JOBS
(167,916 Direct & 194,644 Indirect)

\$67.0 BILLION
Annual Economic Impact

TOURISM & HOSPITALITY

259,170 JOBS
(74,440 Direct & 184,730 Indirect)

\$7.5 BILLION
Annual Economic Impact

ADVANCED MANUFACTURING

236,613 JOBS
(86,425 Direct & 150,188 Indirect)

\$69.7 BILLION
Annual Economic Impact

MUSIC & ENTERTAINMENT

80,757 JOBS
(41,153 Direct & 39,604 Indirect)

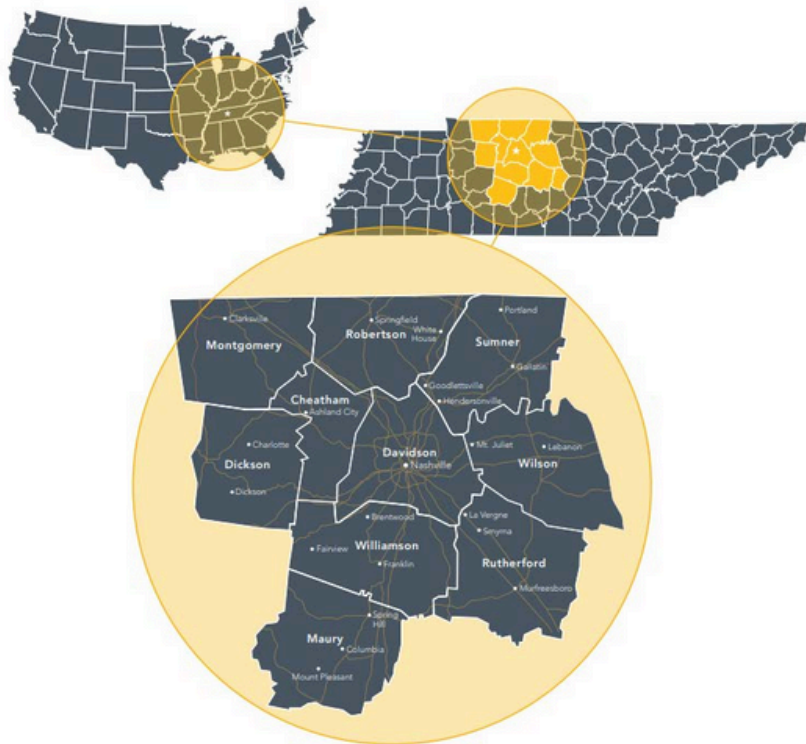
\$15.6 BILLION
Annual Economic Impact



About The Area

Nashville MSA

Strategically located in the heart of the Tennessee Valley, the Nashville region is where businesses thrive, and entrepreneurial spirit resonates across industries and communities. The Nashville Economic Market encompasses 10 counties and a population of more than 2 million, making it the largest metro area in a five-state region. Many corporate headquarters call the area home, including Nissan North America, Bridgestone Americas, Mitsubishi Motors North America, Tractor Supply Company, Dollar General, AllianceBernstein, and iHeartMedia. A national hub for the creative class, Nashville has the largest concentration of the music industry per capita in the United States. The region's educated workforce provides a rich talent pool for companies and bolsters the region's vibrancy, artistic essence, and competitive edge in technology and innovation. The Nashville region is defined by a diverse economy, below average cost of living and doing business, and a well-educated population. Cultural diversity, unique neighborhoods, a variety of industries, and a thriving creative community make Middle Tennessee among the nation's best locations for relocating, expanding, and startup companies.



POPULATION GROWTH & TOP EMPLOYERS

CHEATHAM

2016: 39,575
2021: 41,523 **+4.9%**

TOP EMPLOYERS

A.O. Smith Water Products
Arcosa Marine
Caymas Boats

DAVIDSON

2016: 667,885
2021: 703,953 **+5.4%**

TOP EMPLOYERS

Vanderbilt University Medical Center
HCA Healthcare
Vanderbilt University

DICKSON

2016: 50,926
2021: 55,292 **+8.6%**

TOP EMPLOYERS

Tenneco Corporation
Nemak
Dal-Tile

MAURY

2016: 85,767
2021: 104,760 **+22.1%**

TOP EMPLOYERS

GM Spring Hill Manufacturing
Maury Regional Medical Center
Tennessee Farm Bureau

MONTGOMERY

2016: 189,709
2021: 227,900 **+20.1%**

TOP EMPLOYERS

LG Electronics
Hankook Tire
Trane

ROBERTSON

2016: 67,905
2021: 74,098 **+9.1%**

TOP EMPLOYERS

Electrolux Home Products
Macy's Logistics
Lowes (Distribution & Fulfillment Center)

NASHVILLE ECONOMIC MARKET

2016: 1,896,103
2021: 2,167,917 **+14.3%**

TENNESSEE

2016: 6,548,009
2021: 6,975,218 **+6.5%**

The Nashville Economic Market is comprised of the ten counties included on this page.

Sources: Annual Estimates of the Resident Population for Counties in Tennessee: April 1, 2010 to July 1, 2011; Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2011 (Total Population Estimates)

RUTHERFORD

2016: 290,289
2021: 352,182 **+21.3%**

TOP EMPLOYERS

Nissan North America
Amazon
Ingram Content Group

SUMNER

2016: 172,786
2021: 200,557 **+16.1%**

TOP EMPLOYERS

Gap Inc.
ABC Technologies
Xtend Healthcare

WILLIAMSON

2016: 205,645
2021: 255,735 **+24.4%**

TOP EMPLOYERS

Community Health Systems, Inc.
Tractor Supply Company
Nissan Americas Headquarters

WILSON

2016: 125,616
2021: 151,917 **+20.9%**

TOP EMPLOYERS

CEVA Logistics
GEODIS
Amazon

About The Area

Columbia, TN

Columbia, Tennessee, is a historic city located about 45 minutes south of Nashville. It serves as the county seat of Maury County and is known for its rich Southern heritage, vibrant downtown, and scenic landscapes. Founded in 1807, Columbia is often called “Muletown” due to its historical role as a center for mule trading. This legacy is celebrated each year with the popular Mule Day Festival, which draws thousands of visitors for parades, music, and mule-related events.

The city’s downtown area is a major draw, featuring well-preserved architecture from the Federal, Victorian, and Mid 19th Century Revival styles. It has been revitalized into a hub for shopping, dining, and entertainment. Columbia was named one of the “Top Ten Best Small Towns” by Southern Living and Country Living magazines, highlighting its charm and cultural appeal.

Columbia’s arts scene is also thriving, with the Columbia Arts District offering galleries, studios, and music venues like the Mulhouse, located in a restored historic church. The city’s historical significance is also reflected in landmarks like the President James K. Polk Ancestral Home, one of only a few surviving residences of the 11th U.S. president.

Nature and outdoor enthusiasts enjoy Columbia’s parks and greenways, which span over 500 acres. Riverwalk Park, the Columbia Hiking and Mountain Bike Park, and disc golf courses are just a few of the recreational spaces available.

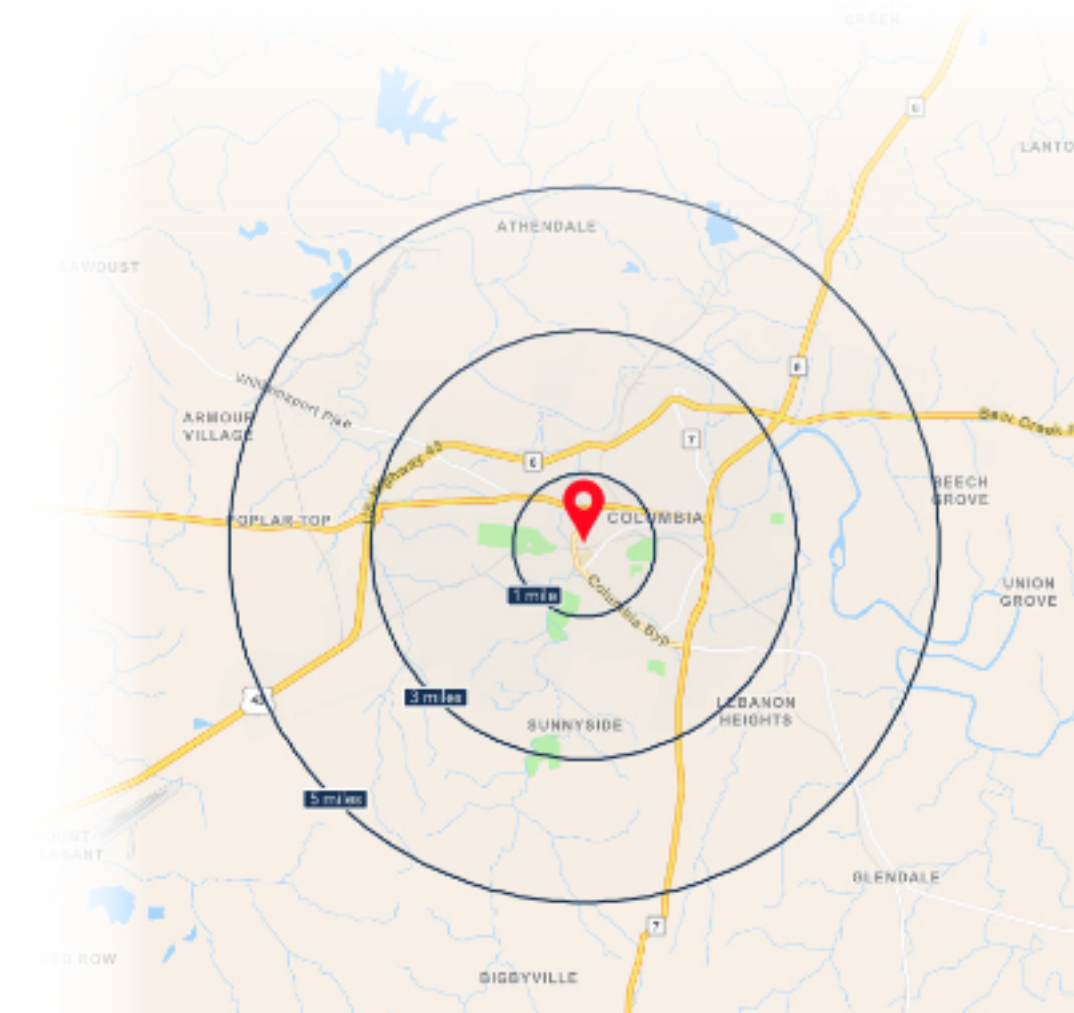
With its blend of history, culture, and community-focused events, Columbia offers a unique small-town experience with Southern hospitality and modern amenities.



DEMOGRAPHICS

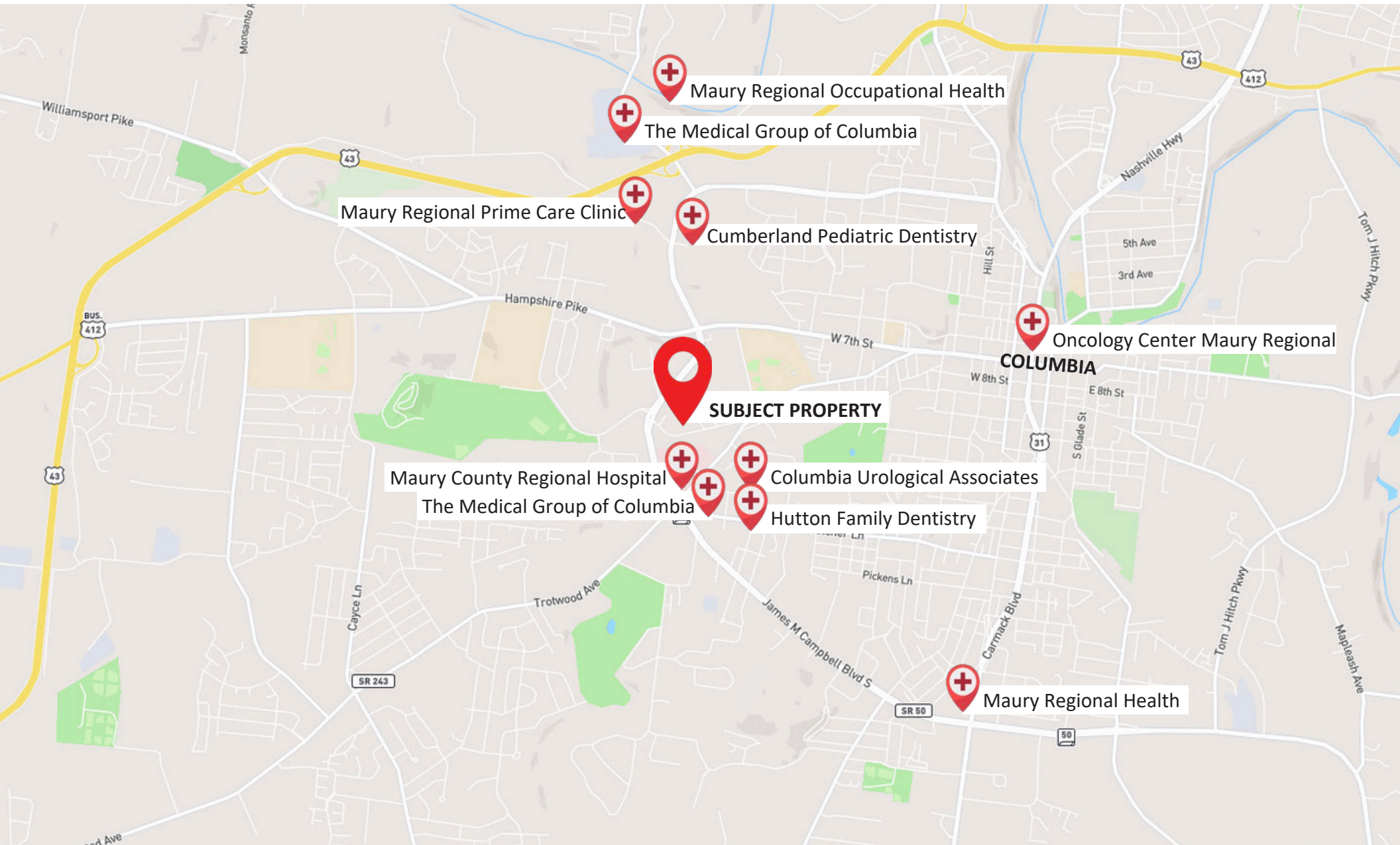
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,757	34,951	44,459
TOTAL HOUSEHOLDS	2,114	14,030	18,019
AVERAGE HOUSEHOLD INCOME	\$91,872	\$80,343	\$82,613

ESRI 2024



In The Area

MEDICAL



06 CONTACT



FOR INFORMATION AND LEASING, PLEASE CONTACT:

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