



PROPERTY STATUS

Prime ±1.33 Acre Commercial Lot in a High-Traffic Healthcare District

OFFERING MEMORANDUM | TRADEWIND DR | COLUMBIA, 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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Property Description



1 Tradewind Dr, Columbia, TN

Prime ± 1.33 acre commercial development lot located on Tradewind Drive in Columbia, Tennessee, within the city's established medical corridor near Maury Regional Medical Center. The property is zoned CD-4, allowing for a wide range of commercial uses including medical office, professional office, and other service-oriented businesses.

This highly visible site is surrounded by numerous healthcare providers and medical-related services, creating a strong demand for additional commercial and professional space in the area. City utilities are available including water, sewer, natural gas, high-speed cable, and electricity.

With convenient access to nearby medical facilities, established businesses, and major roadways, this property presents an excellent opportunity for developers, medical users, or investors seeking to establish a presence in one of Columbia's most active commercial corridors.

Columbia, Tennessee is one of the fastest growing communities in Middle Tennessee, located approximately 45 miles south of Nashville. The city continues to experience strong population growth and commercial development as more businesses and residents relocate to the region.

The property is situated in Columbia's medical corridor near Maury Regional Medical Center, a major healthcare provider serving Maury County and surrounding areas. The area includes numerous medical offices, clinics, professional services, and supporting retail businesses that benefit from steady daily traffic generated by the healthcare campus.

Its central location within the city provides easy access to downtown Columbia, nearby residential communities, and major transportation routes, making it a highly desirable area for commercial and professional development.

Property Photos



Property Photos



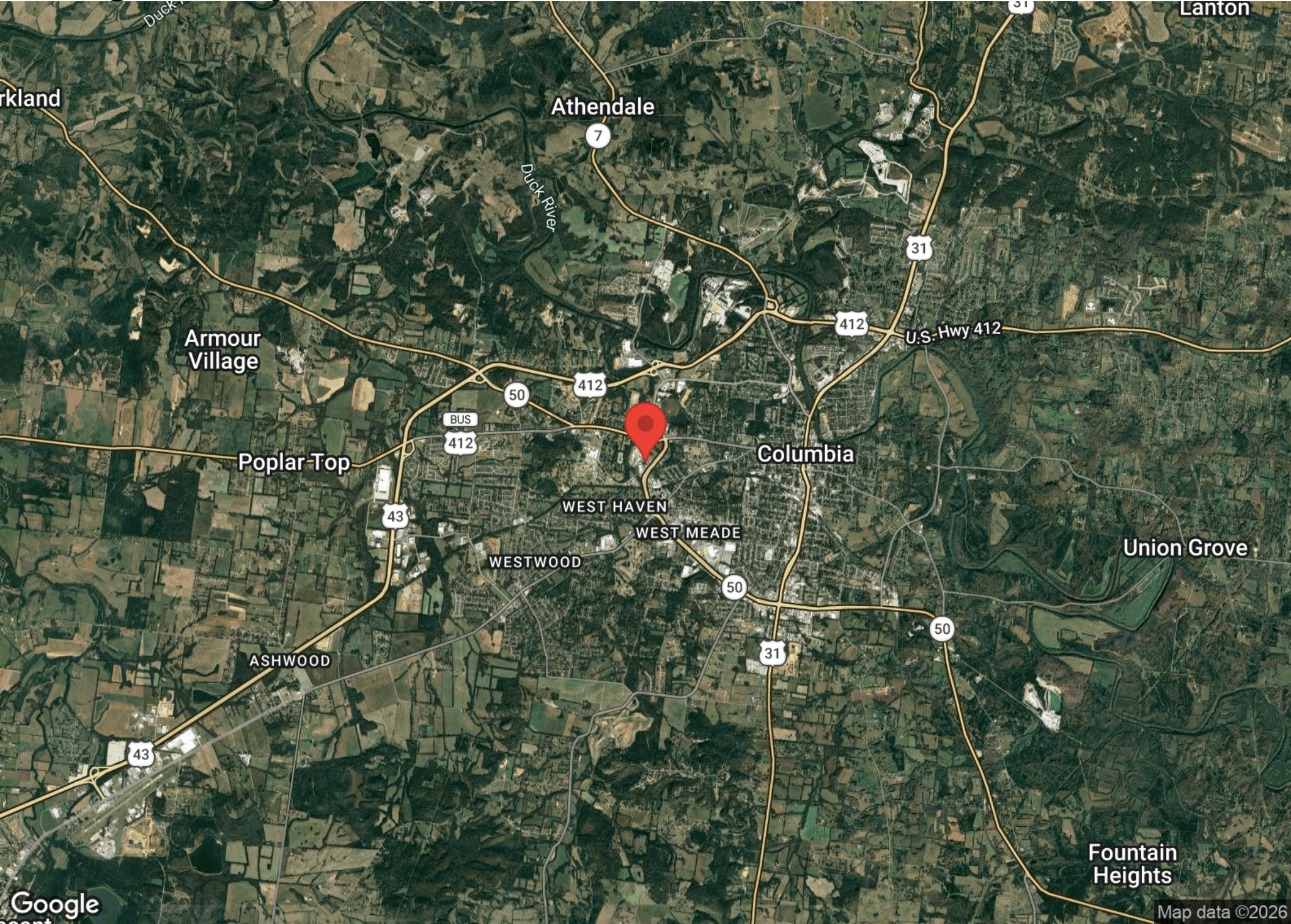
Property Photos



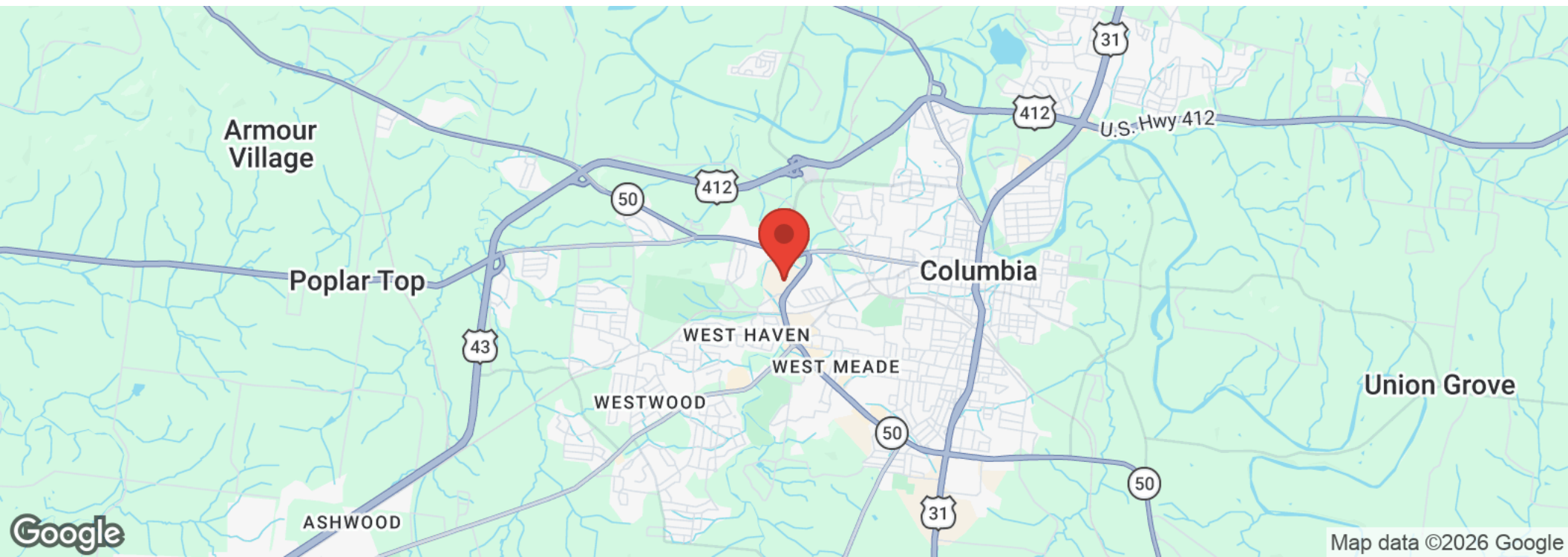
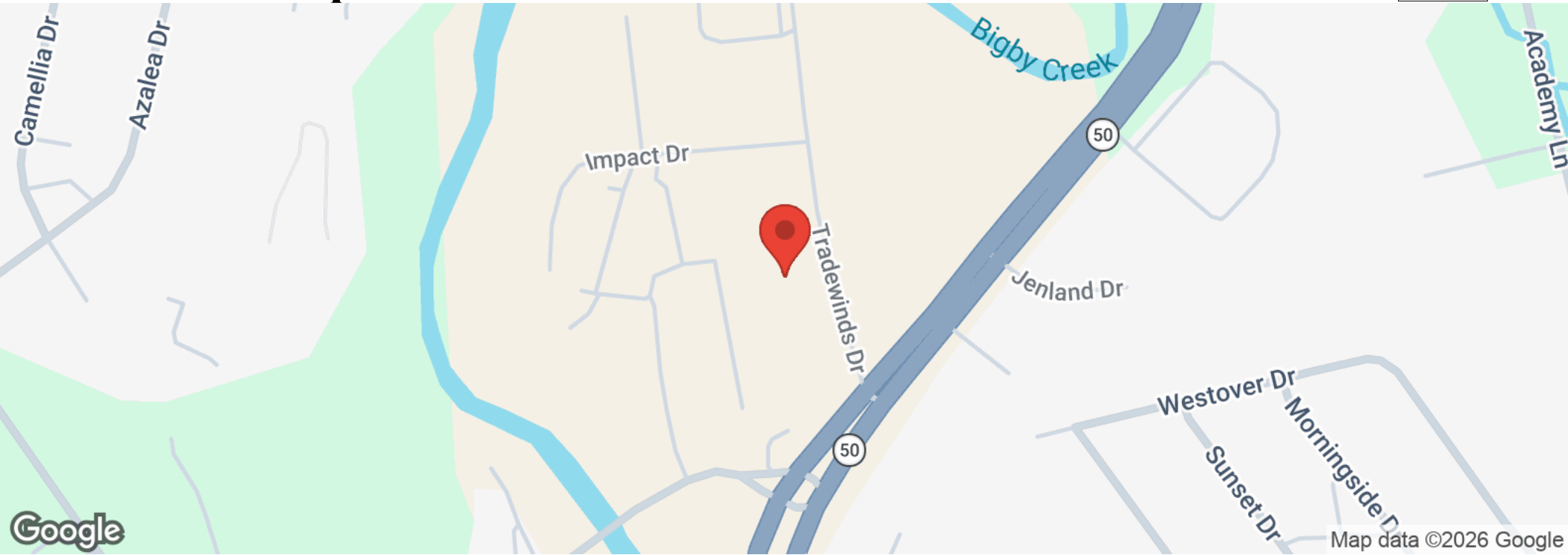
Regional Map



Lanton



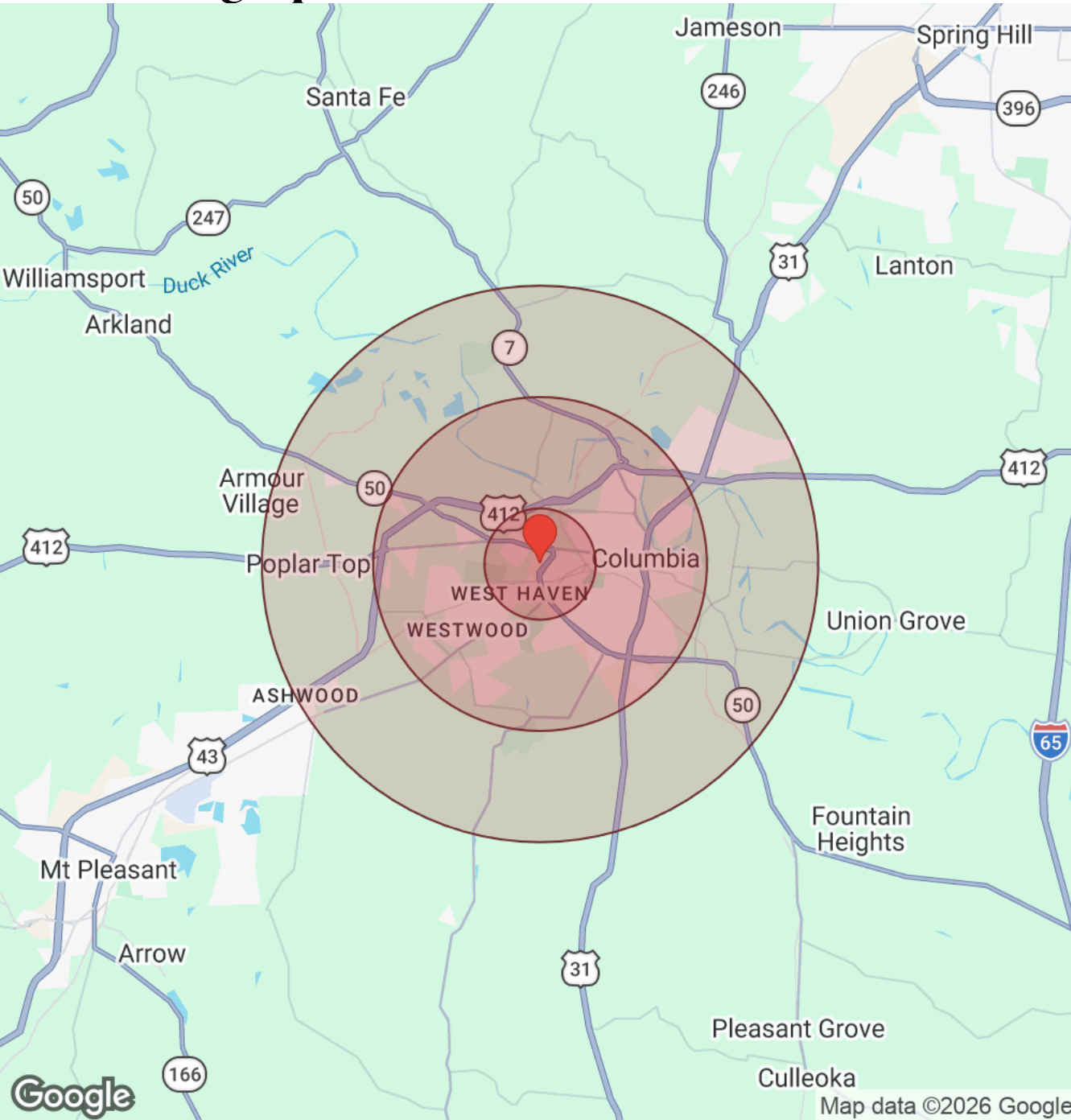
Location Maps



Aerial Map



Demographics



Distance: ● 1Mile ● 3Miles ● 5Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,106	17,364	21,813
Female	1,985	18,017	22,838
Total Population	4,091	35,382	44,651

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,000	25,096	32,238
Black	521	5,318	6,394
Am In/AK Nat	5	60	76
Hawaiian	1	14	13
Hispanic	401	3,421	4,126
Asian	63	520	634
Multiracial	95	888	1,094
Other	6	64	71

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,814	15,975	20,001
Occupied	1,672	14,555	18,283
Owner Occupied	850	8,298	10,805
Renter Occupied	822	6,257	7,478
Vacant	143	1,420	1,719

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	722	6,867	8,604
Ages 15 - 24	515	4,262	5,328
Ages 25 - 54	1,570	13,921	17,369
Ages 55 - 64	432	3,988	5,197
Ages 65+	853	6,345	8,153

Income	1 Mile	3 Miles	5 Miles
Median	\$63,009	\$57,344	\$59,496
Under \$15k	208	1,887	2,234
\$15k - \$25k	85	926	1,165
\$25k - \$35k	105	1,280	1,536
\$35k - \$50k	273	2,170	2,528
\$50k - \$75k	257	2,629	3,389
\$75k - \$100k	350	2,068	2,644
\$100k - \$150k	278	2,141	2,777
\$150k - \$200k	19	572	799
Over \$200k	99	882	1,211

Map data ©2026 Google

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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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