



Columbia Commons

Prime Outparcels Available

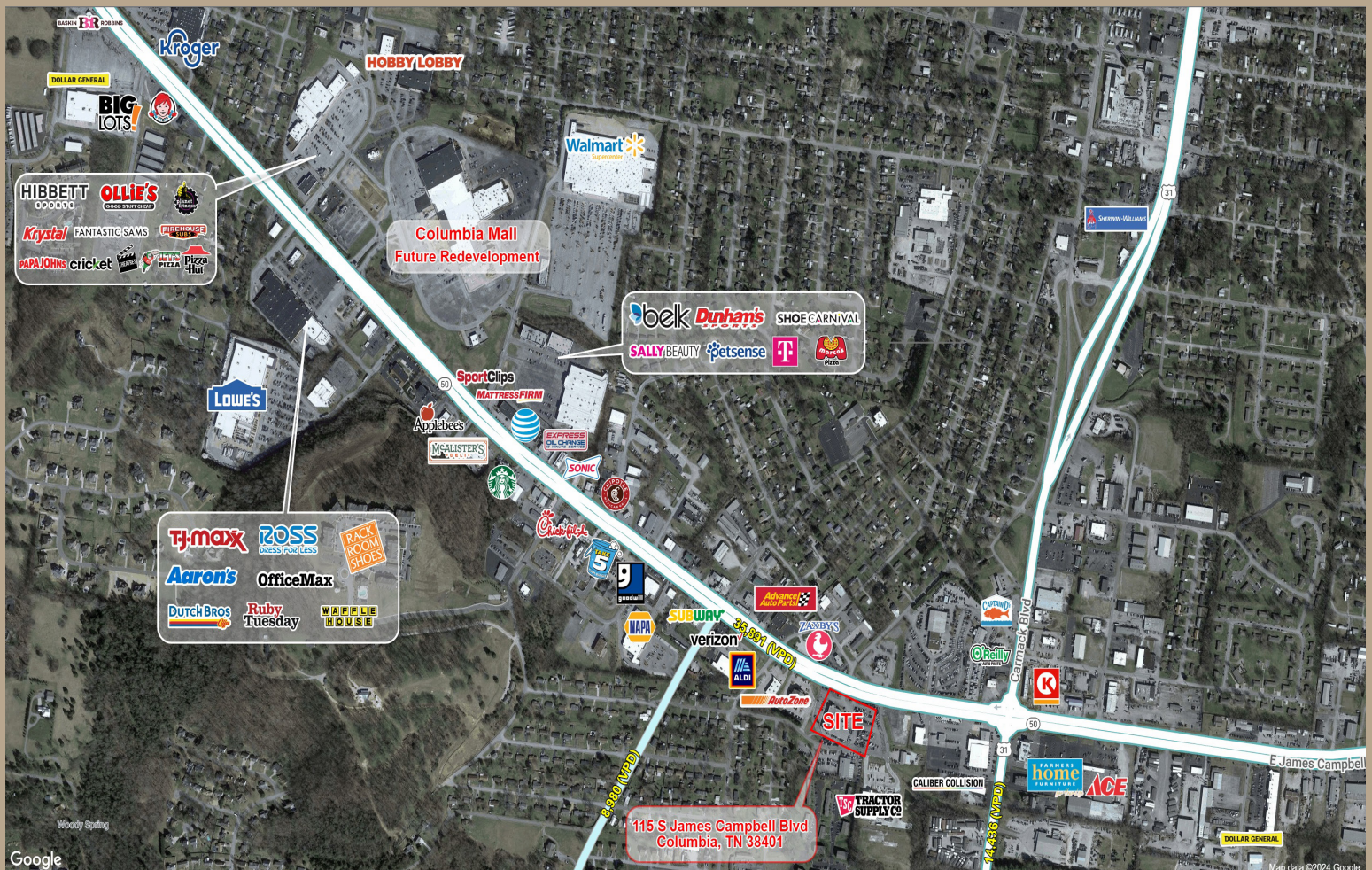
115 S James Campbell Boulevard,
Columbia, TN 38401

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Location Overview

The city of Columbia is located 45 miles southwest of Nashville and is the county seat of Maury County, one of the top three fastest growing counties in the state of Tennessee. The subject site is positioned along the highly desirable commercial artery of S James Campbell Blvd (32,500 VPD) and is situated less than a quarter mile from Hwy 31 (22,400 VPD). Columbia has projected a 10 % increase of annual household income within one mile of the site by 2026. Close proximity to Columbia State Community College (5,635 students) and Maury Regional Medical Center, the largest employer within city limits (2,240 employees)



Property Highlights

**Address:**

115 S. James
Campbell Blvd,
Columbia,
TN 38401

**Acreage:**

3.87 AC
Total - Pad
Sites Available

**Zoning:**

General
Commercial
Services (GCS)

**Frontage:**

+440' Road
Frontage

**Traffic Counts:**

S James Campbell
Blvd (32,500
VPD); Hwy 31
(22,400 VPD)

**Nearby Retailers:**

ALDI, Chick-Fil-A, AutoZone,
Walmart Supercenter, Belk, TJ Maxx,
Take5, Dutch Bros



Flat graded site
with all utilities



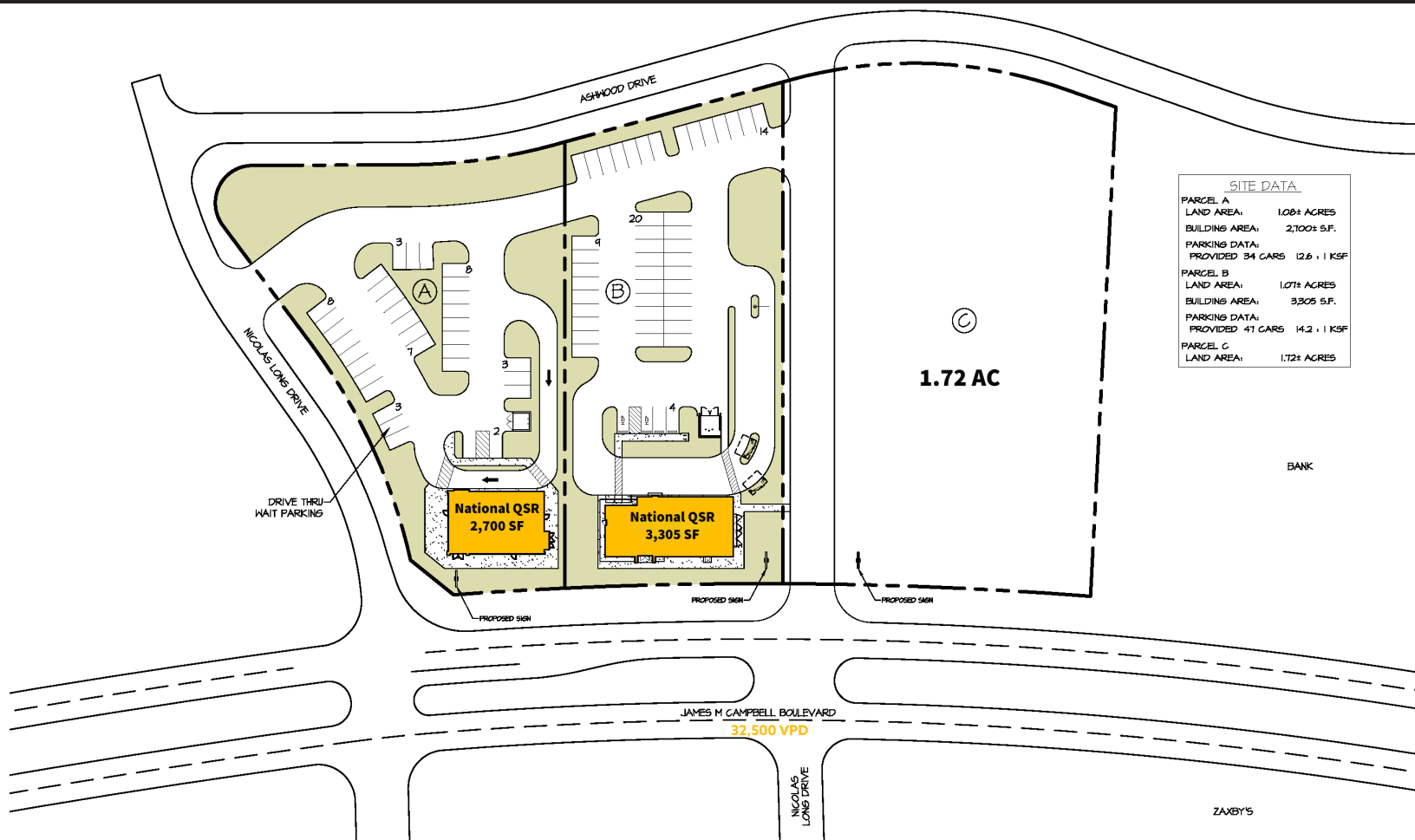
Multiple points
of ingress/egress



Ample
parking



Site Plan



SITE DATA	
PARCEL A	
LAND AREA:	1.08± ACRES
BUILDING AREA:	2,700± S.F.
PARKING DATA:	PROVIDED 34 CARS 12.6 ± 1 KSF
PARCEL B	
LAND AREA:	1.07± ACRES
BUILDING AREA:	3,305 S.F.
PARKING DATA:	PROVIDED 41 CARS 14.2 ± 1 KSF
PARCEL C	
LAND AREA:	1.72± ACRES

SITE PLAN

DRAWING
115 James M Campbell 5_24

DATE
01-03-24

DRAWN BY
S. Beckett

SCALE
1" = 100'



COLUMBIA COMMONS

115 JAMES M CAMPBELL BOULEVARD SOUTH
COLUMBIA, TENNESSEE

2023 Total population

3-miles	5-miles	7-miles
26,484	43,226	52,908

2023 Total households

3-miles	5-miles	7-miles
10,837	17,508	21,168

2023 Total daytime population

3-miles	5-miles	7-miles
33,817	49,114	56,010

Average household income

3-miles	5-miles	7-miles
\$93,215	\$93,326	\$95,342



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