



## For Lease or Build-to-suit

2513 Nashville Hwy,  
Columbia, TN 38401

DAVID MCDOWELL

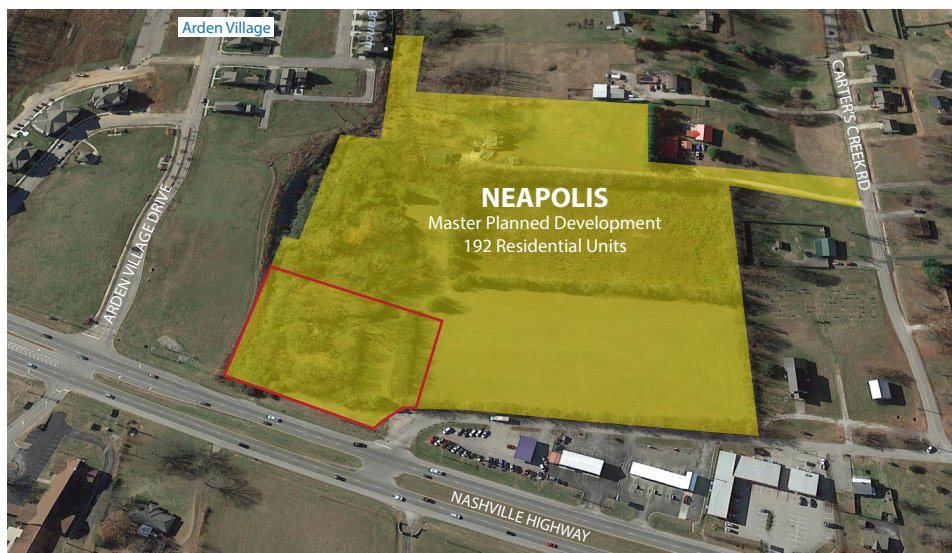
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- › ±1.98 acres / build-to-suit for free-standing retail / QSRs or a 9,000 SF retail center
- › Positioned at the median-break of 2513 Nashville Highway in Columbia, Maury County, TN and incorporated with a 12.34 acre residential development, Neapolis, a master planned development with 192 residential units.
- › Traffic counts on Nashville Highway 31: 33,930 (TDOT 2016)
- › 3 Mile trade area providing median home values of \$200,745 and median household incomes of \$75,909.

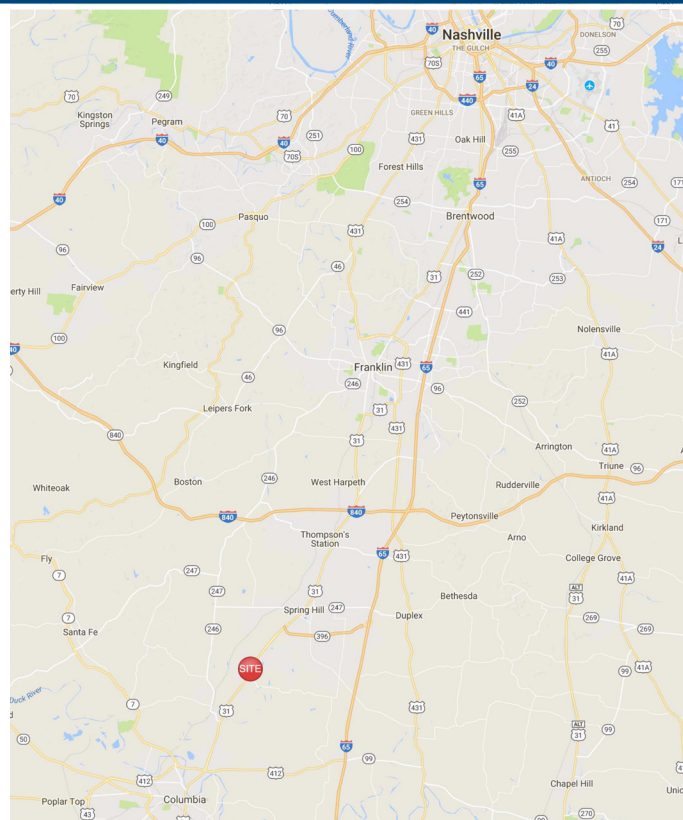




Site plan for Neapolis Development in Columbia, Tennessee. The plan shows a large parking lot and several building footprints. A red outline highlights a specific area within the parking lot. The plan includes various street names and dimensions. A graphic scale bar is located in the bottom right corner.

**NEAPOLIS DEVELOPMENT**  
COLUMBIA, TENNESSEE  
MAURY COUNTY  
SEPTEMBER 28, 2017

GRAPHIC SCALE  
(IN FEET)



**NEAPOLIS DEVELOPMENT**  
COLUMBIA, TENNESSEE  
MAURY COUNTY  
MARCH 14, 2017

GRAPHIC SCALE  
0 100 FEET  
0 1 MILE

	1 MILE	2 MILE	3 MILE
Population	1,236	2,539	5,523
Median HH Income	\$73,993	\$75,909	\$76,039
Traffic	33,930 ADT - Nashville Highway		

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