

1726 COLUMBIA AVENUE- COMING SOON!

FRANKLIN, TN 37064



PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property is bringing a 3-phase development project to Columbia Avenue, (SR-31) in Franklin, TN—one of Middle Tennessee's most affluent and fastest-growing markets. This rare 5-acre ground-up opportunity - with Wawa committed as an anchor tenant - is located at a new signalized intersection with visibility to 21,000+ vehicles per day and offers flexible options including pad-ready sites, an end cap for QSR, and a modern strip center. Columbia Avenue is undergoing a multimillion-dollar "Complete Streets" reinvestment with widened lanes, walkability enhancements, and improved connectivity, creating long-term support for retail growth. Just minutes from historic downtown Franklin, major employers, and luxury developments like The Margin District, the corridor combines high-income demographics, explosive population growth, and under 4% retail vacancy—making it one of the most compelling retail destinations in Middle Tennessee.

PROPERTY HIGHLIGHTS

- Prime, signalized corner location on Columbia Avenue with 21k+ VPD
- Wawa committed as the anchor tenant for this site
- Surrounded by national retailers including Kroger, Target, and Chick-fil-A
- 3-phase development with flexible ground lease or build to suit options, including end cap and inline space available
- Positioned in the heart of Franklin, a rapidly growing submarket of Nashville, TN with a projected population growth of ~3% in the next 5 years

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Flexible
Lot Size:	5 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	18,455	36,447	71,487
Total Population	47,866	94,000	197,555
Average HH Income	\$130,454	\$142,916	\$156,485

TRAFFIC COUNTS

21,002 Vehicles Per Day

POP. GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	2.92%	3.03%	2.96%



Shawn Krisher

Regional Vice President

shawn.krisher@legacypro.com
405.407.4848

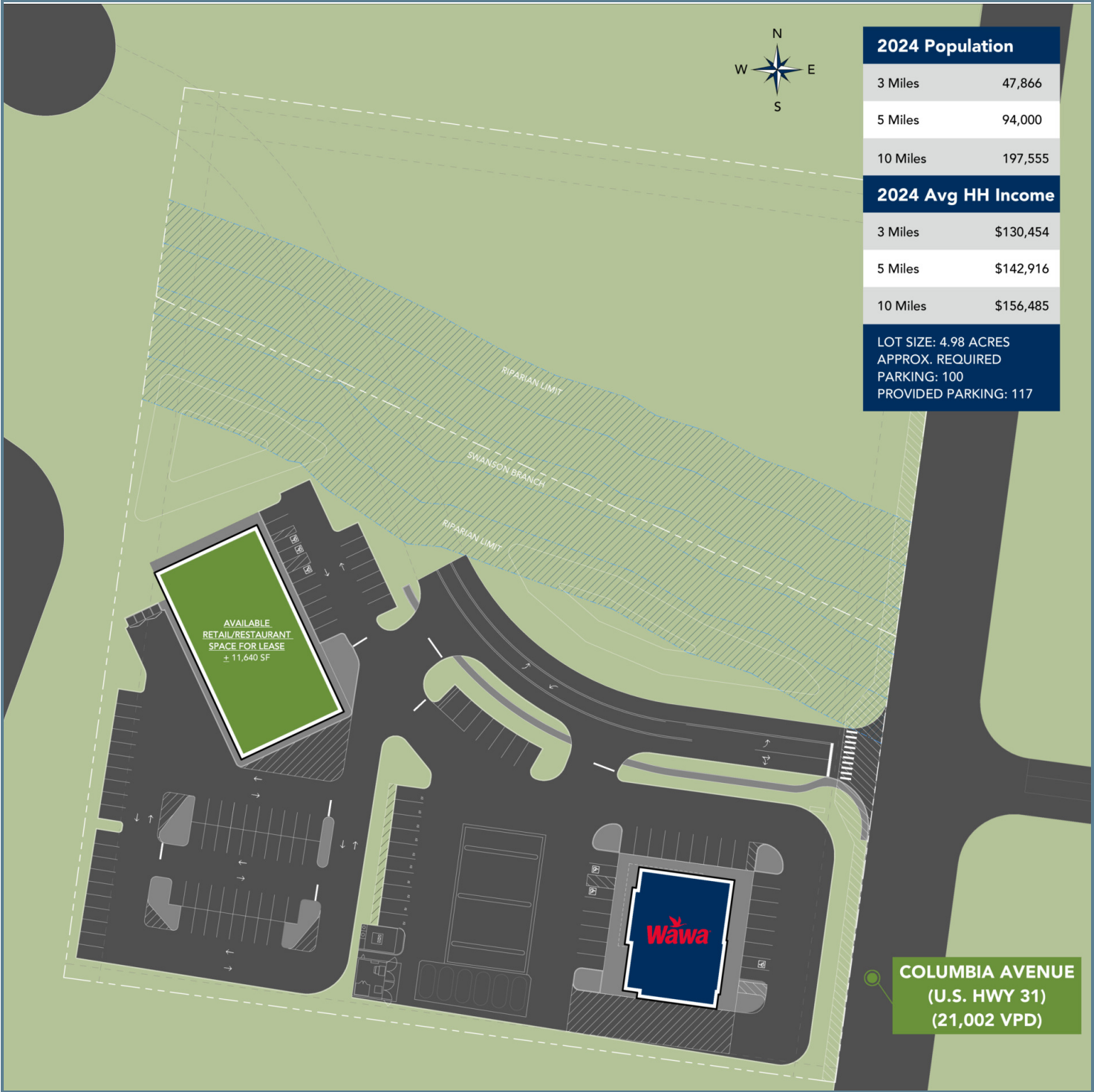
209 Powell Place, Brentwood, TN 37027

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SITE PLAN



Shawn Krisher

Regional Vice President

shawn.krisher@legacyp.com
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RENDERINGS



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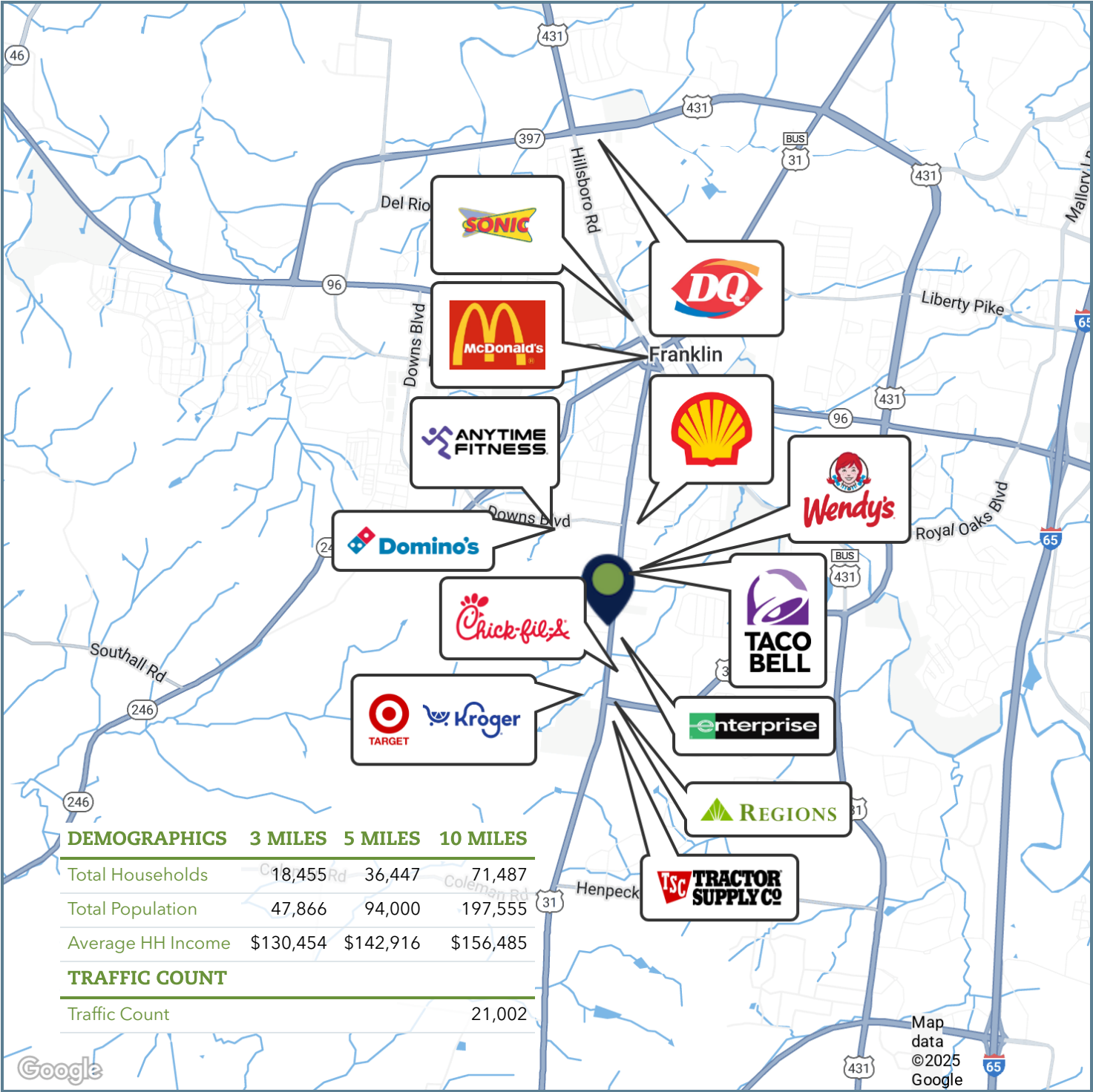
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RETAILER MAP



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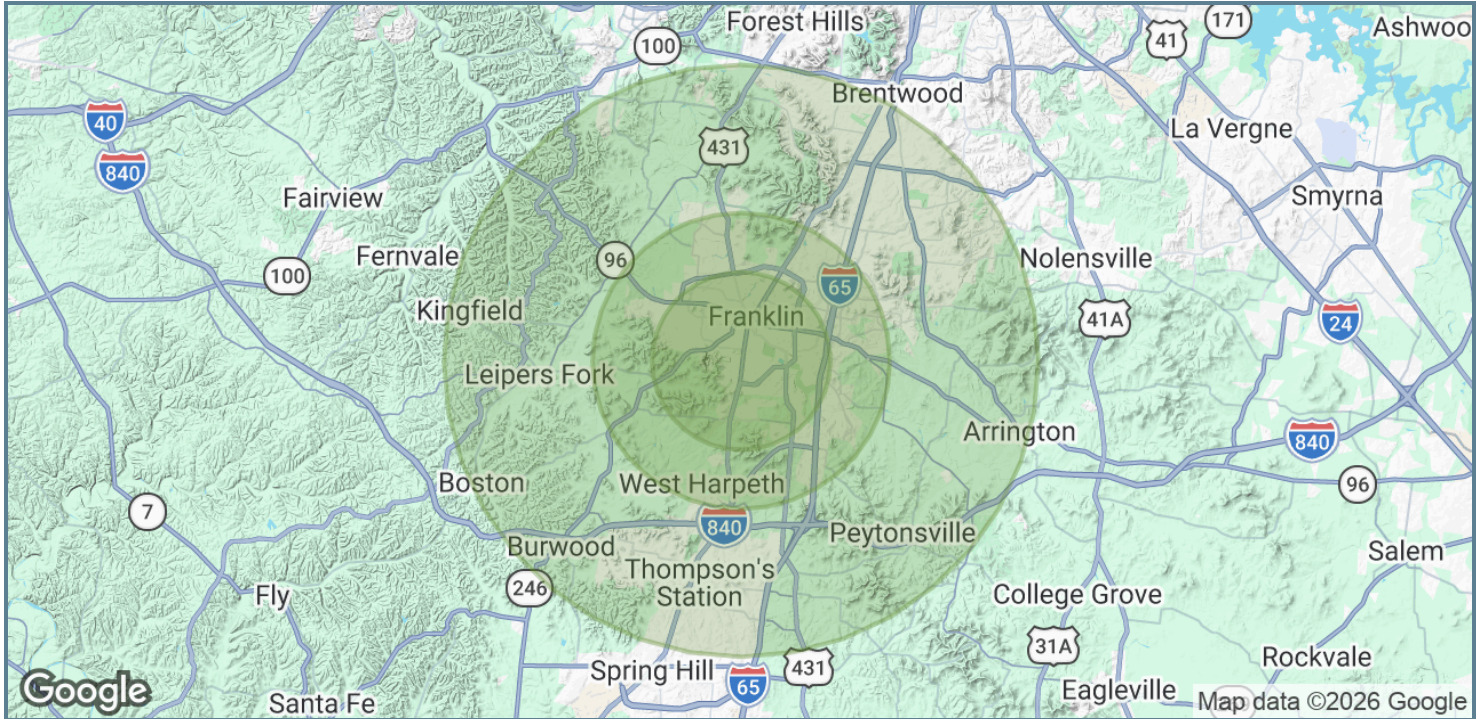
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DEMOGRAPHICS MAP & REPORT



POPULATION

3 MILES

5 MILES

10 MILES

Total Population	47,866	94,000	197,555
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	18,455	36,447	71,487
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$130,454	\$142,916	\$156,485
Average House Value	\$662,401	\$711,136	\$769,020

POPULATION GROWTH

3 MILES

5 MILES

10 MILES

2024 - 2029	2.92%	3.03%	2.96%
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SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.



LEGACY
COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

