



AYCOCK
REALTY GROUP

For Sale

2602 Trotwood Ave
Columbia, TN 38401

\$1,750,000



- Building is approximately 13,004/sf. 4,011/sf is a finished medical office, 8,994/sf is unfinished shell.d
- Zoned CD-4C (commercial)
- Fully paved and striped
- Prime commercial opportunity located along Trotwood Avenue, one of Columbia's primary retail corridors
- Excellent visibility and frontage with strong daily traffic counts
- Positioned in a rapidly growing submarket with continued residential and commercial expansion
- Ideal for a variety of commercial uses
- Flexible site layout suitable for redevelopment or adaptive reuse
- Current appraisal available upon request

Coleman Aycock, SIOR &
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