

## OFFERING MEMORANDUM

# 1616 HARLEY DAVIDSON BLVD

COLUMBIA, TN 38401 | MAURY COUNTY



# 5.28 ACRES AND 38,580 SF BUILDING

### KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street  
Spring Hill, TN 37174



### PRESENTED BY:

#### JENNY ADcox

Broker

office: (615) 302-5152

cell: (931) 628-0735

[jennyadcox@kwcommercial.com](mailto:jennyadcox@kwcommercial.com)

332169, TN

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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1616 HARLEY DAVIDSON BOULEVARD



## JENNY ADCOX

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## KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street  
Spring Hill, TN 37174



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SECTION I

# Property Details

# DISCLAIMER

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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# EXECUTIVE SUMMARY

1616 HARLEY DAVIDSON BOULEVARD



## Offering Summary

Building SF:	38,580
Lot Size:	5.28 Acres
Price:	\$13,500,000
Year Built:	2008
Zoning:	Commercial

## Property Summary

This commercial masterpiece at 1616 Harley Davidson Blvd is not just a property; it's an opportunity for your business to thrive.

38,580 sq ft building which includes showroom, offices, service area, mezzanine area, outdoor amphitheater and concrete building.

\*Business not for sale.



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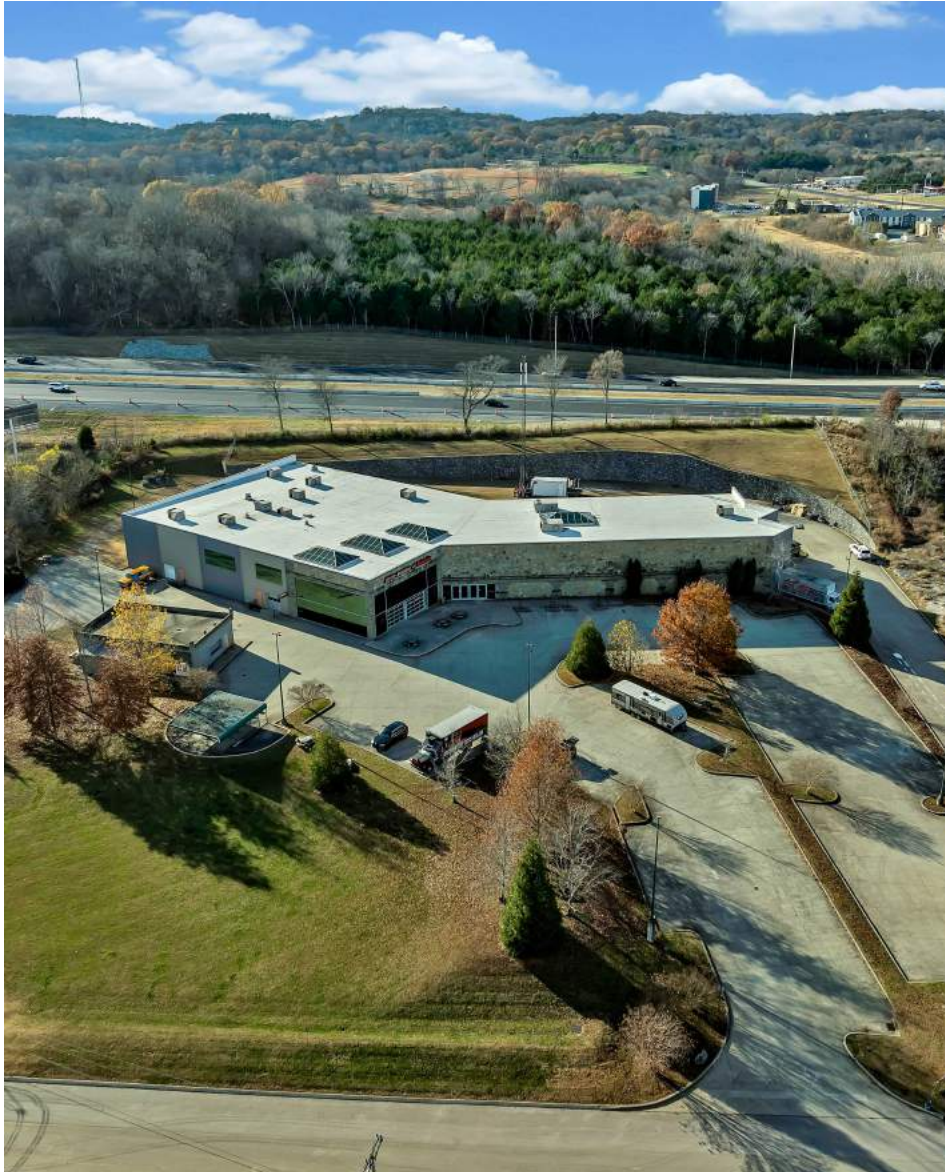


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# PROPERTY DESCRIPTION

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## Investment Opportunity

### ☒ Showroom Extravaganza (18,180 SF):

Step into a world of possibilities within the 18,180 sq ft showroom. Enhanced by upgraded lighting, multiple skylights, and convenient roll-up doors, this space is designed to showcase your products with flair. It's more than a showroom; it's a canvas for your business vision.

### ☒ Offices, Service, and More (12,820 SF):

A dedicated space of 12,820 sq ft awaits for offices, service areas, storerooms, and well-appointed bathrooms. This section is meticulously designed to cater to the operational needs of your business while ensuring a comfortable and functional workspace.

### ☒☒ Concrete Building & Outdoor Amphitheater (33'x54'):

Explore the 33'x54' concrete building, serving as a hub for concessions, bathrooms, and an observation deck overlooking the expansive outdoor amphitheater. The amphitheater, with a remarkable 2500-person capacity, is an entertainment haven with ample utilities and even room for tractor/trailer parking.

### ☒ Mezzanine Oasis (7,776 SF):

Ascend to the 7,776 sq ft mezzanine area, offering additional flexibility for your vision. Whether it's extra offices, creative spaces, or storage, the mezzanine is a canvas awaiting your unique touch.

### ☒ Strategic Location & Signage:

Benefit from monument signage on Bear Creek Pike at the off-ramp, ensuring high visibility for your business. The strategic location in Maury County provides easy access for clients and customers.

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# SECTION II

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## Photos



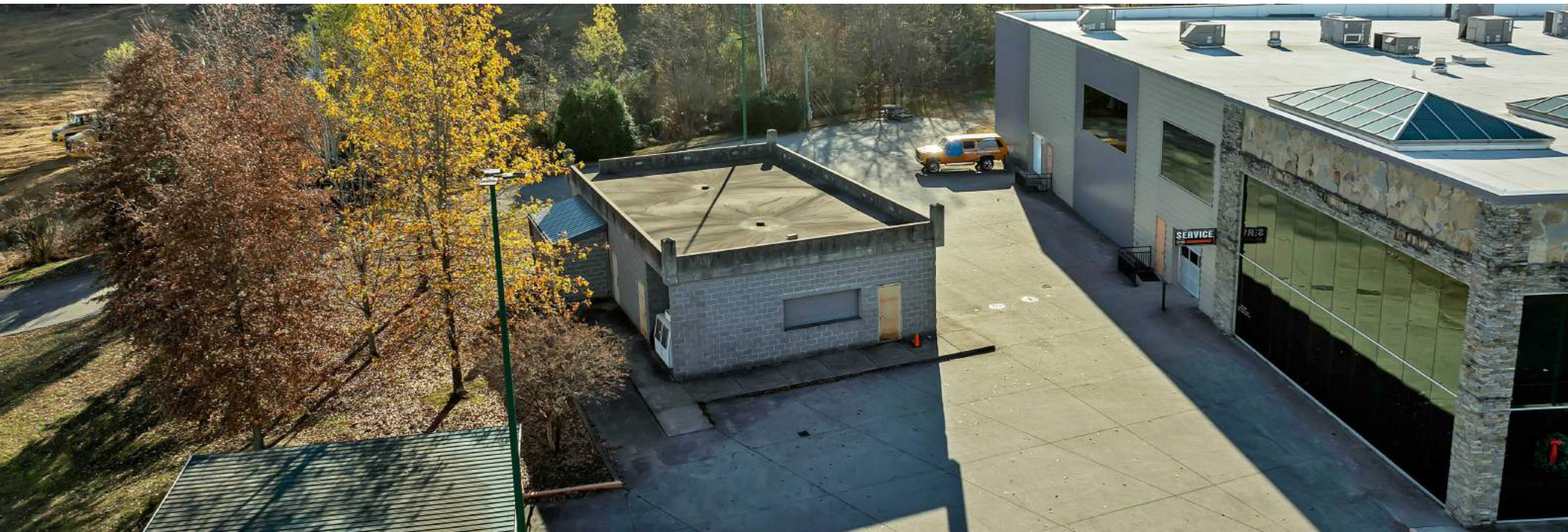
# PROPERTY PHOTOS

1616 HARLEY DAVIDSON BOULEVARD



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# PROPERTY PHOTOS

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# SECTION III

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## Agent Information



# PROFESSIONAL BIO

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KW Commercial Middle Tennessee

5083 Main Street Spring Hill, TN 37174

With more than 10 years experience in 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."

# SECTION IV

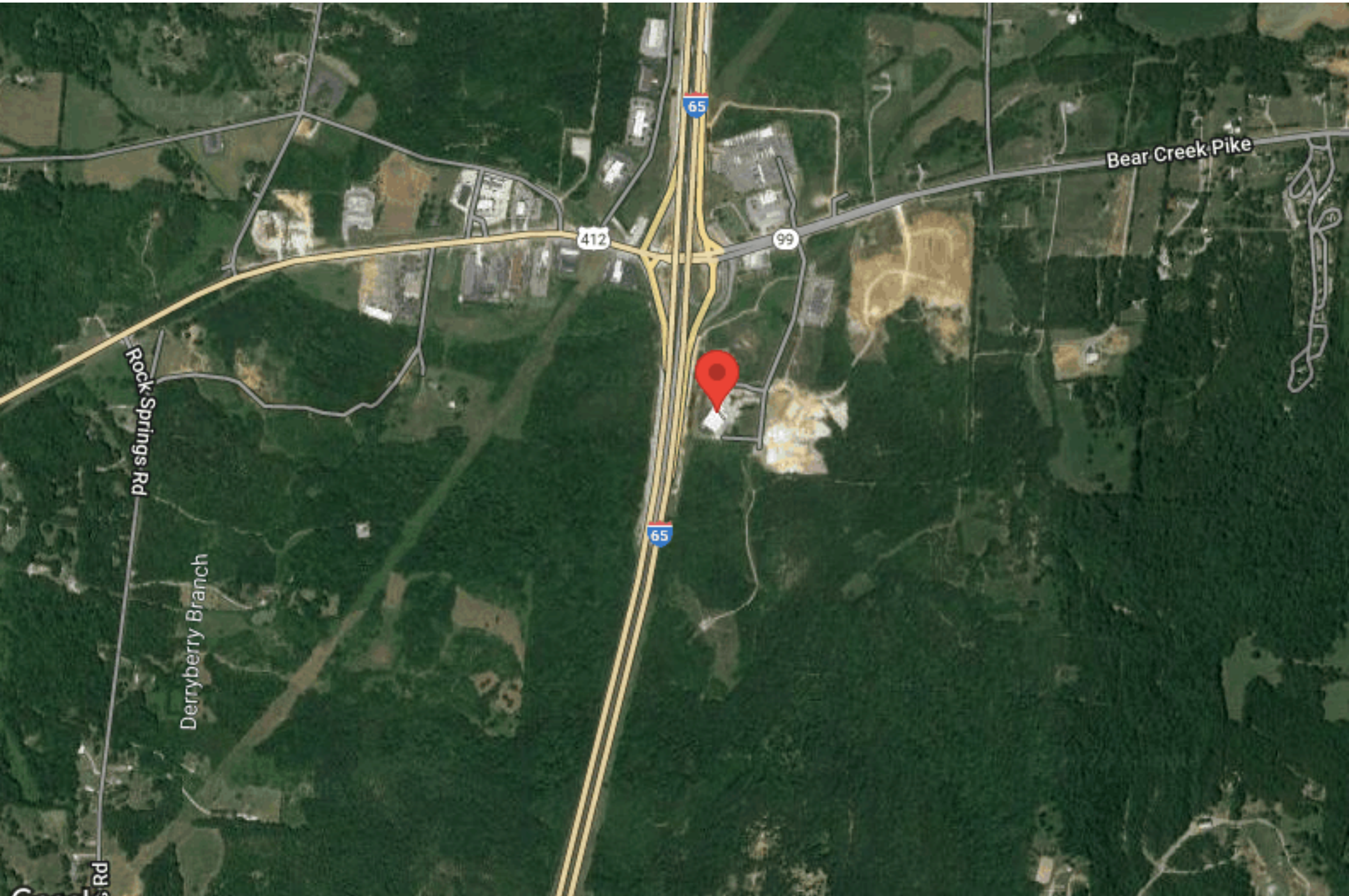
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## Maps / Demographics



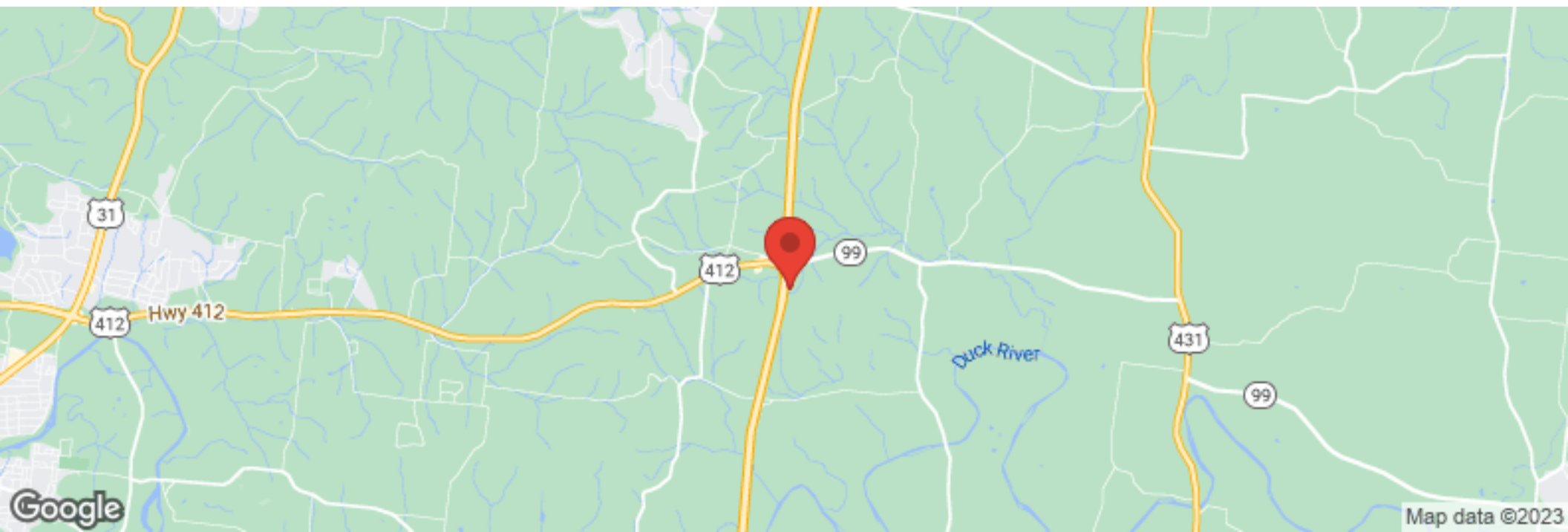
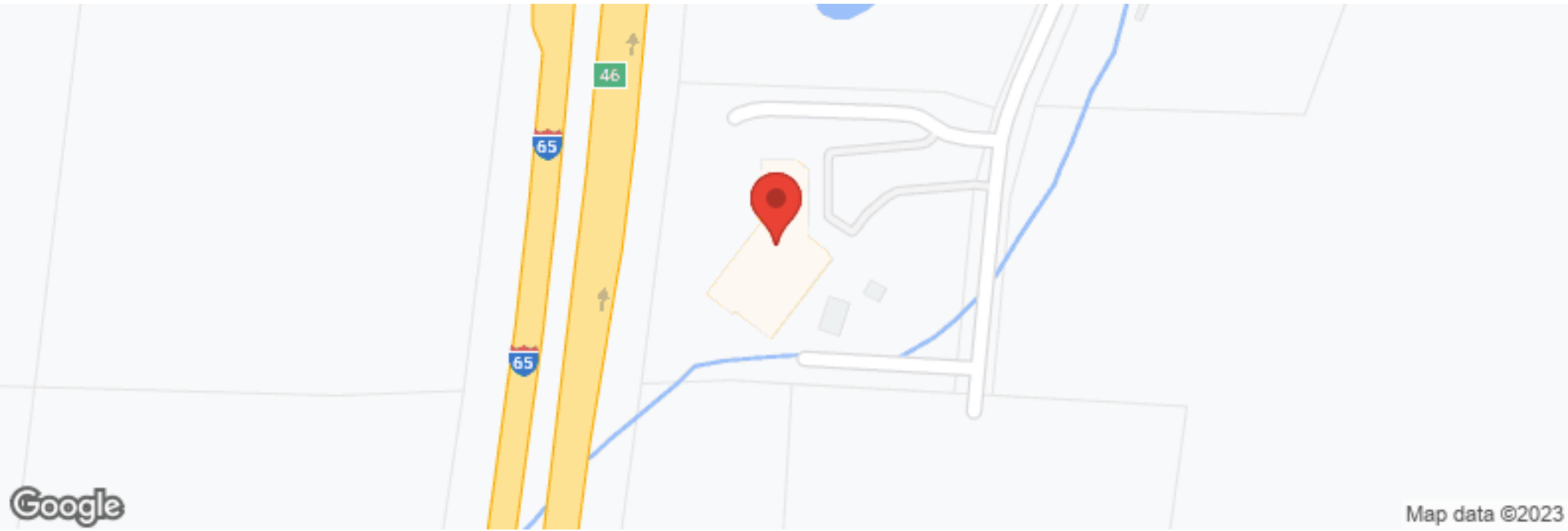
# REGIONAL MAP

1616 HARLEY DAVIDSON BOULEVARD



# LOCATION MAPS

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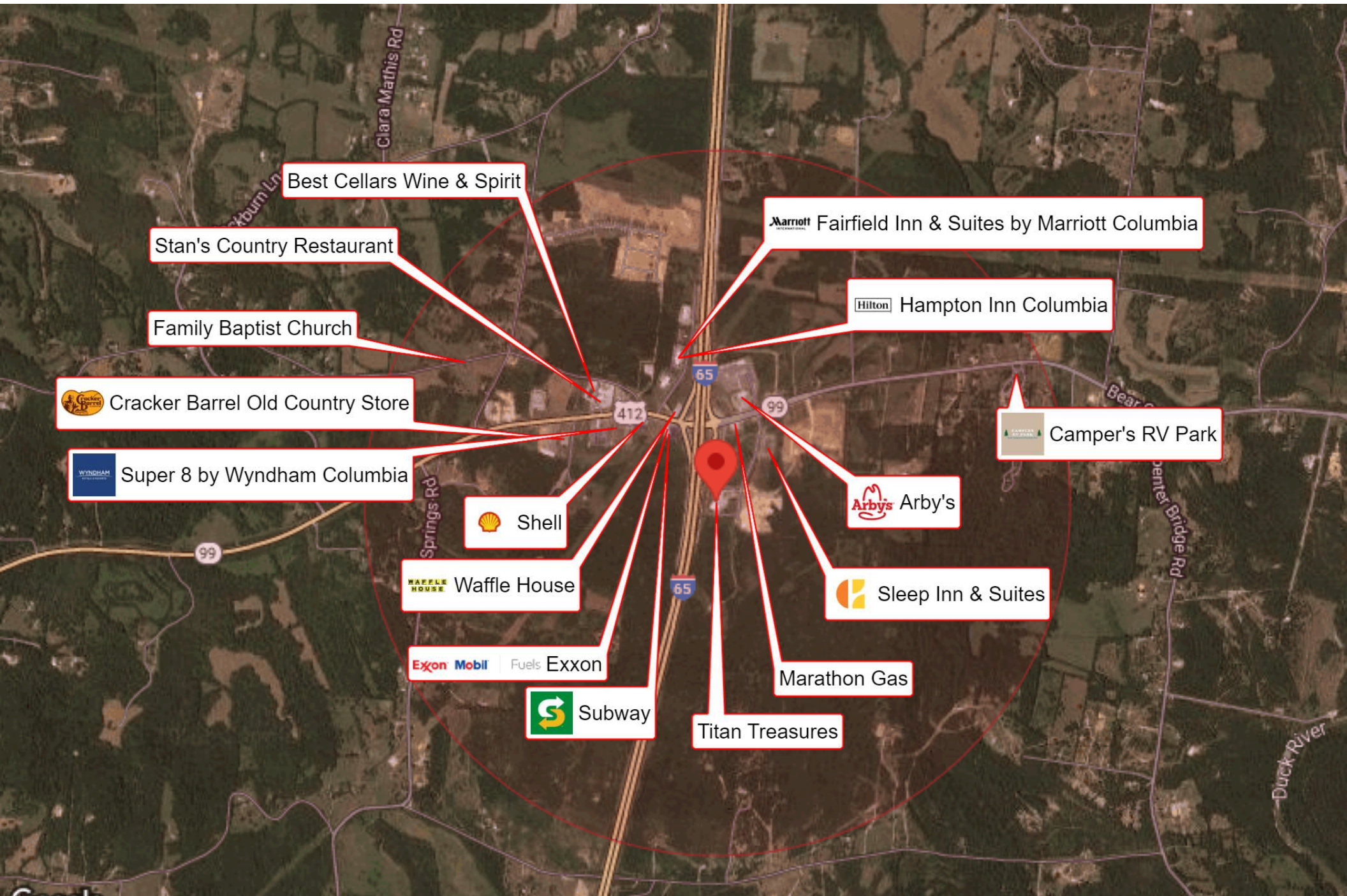
# AERIAL MAP

1616 HARLEY DAVIDSON BOULEVARD



# BUSINESS MAP

1616 HARLEY DAVIDSON BOULEVARD



Best Cellars Wine & Spirit

Stan's Country Restaurant

Family Baptist Church

 Cracker Barrel Old Country Store

 Super 8 by Wyndham Columbia

 Shell

 Waffle House

 Exxon Mobil Fuels Exxon

 Subway


Titan Treasures

 Fairfield Inn & Suites by Marriott Columbia

 Hampton Inn Columbia

 Camper's RV Park

 Arby's

 Sleep Inn & Suites

Marathon Gas

# MAP SURVEY

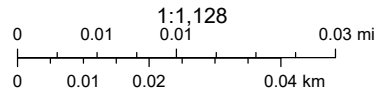
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Maury County - Parcel: 093 001.01



Date: November 15, 2023

County: Maury  
Owner: MARKETING GROUP 1 LLC  
Address: HARLEY DAVIDSON BLVD 1616  
Parcel Number: 093 001.01  
Deeded Acreage: 5.28  
Calculated Acreage: 0  
Date of TDOT Imagery: 2021  
Date of Vexcel Imagery: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

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