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Broker/Co-Owner
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TN#: 373213

FOR SALE

812 S HIGH ST

A UNIQUE INCOME-PRODUCING PROPERTY IN
HISTORIC DOWNTOWN COLUMBIA, TN

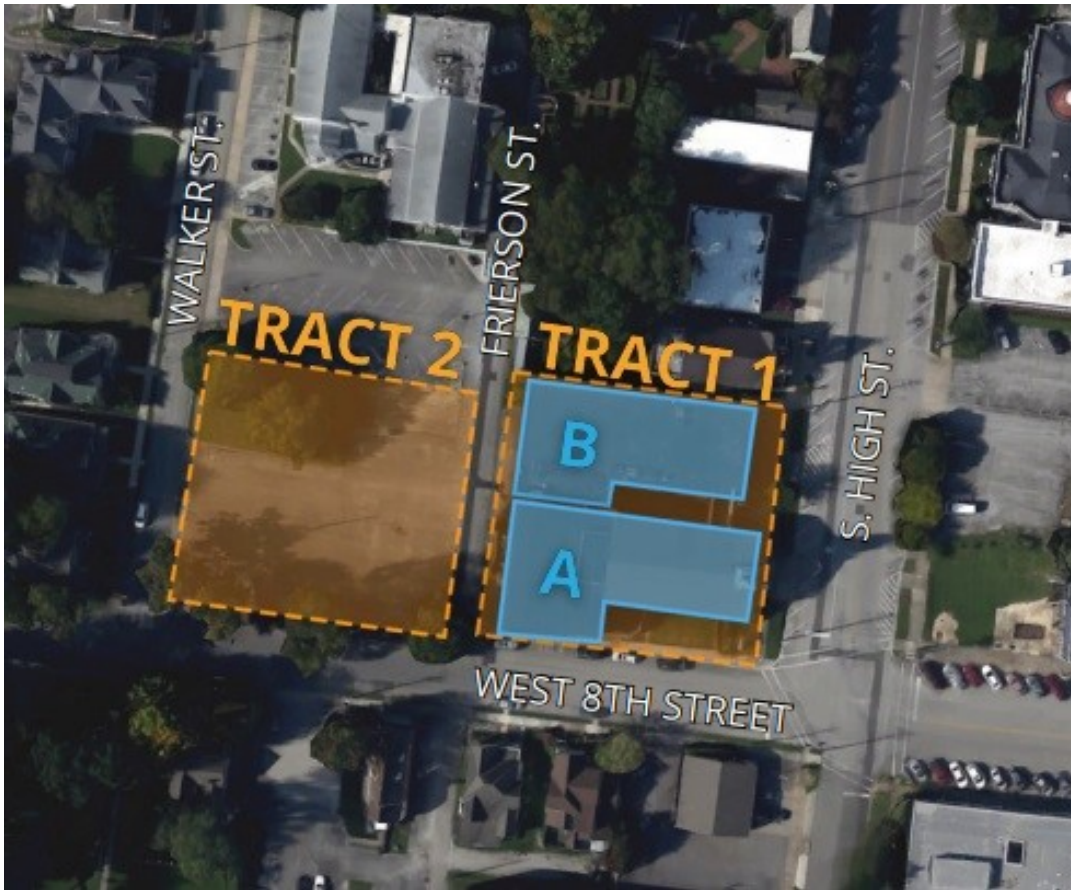


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THE OPPORTUNITY

This 53,183 square foot building located across two tracts totaling ±1.25 acres in Historic Downtown Columbia, TN. The property, one block off the town square, consists of Unit A built in the early 1940s and Unit B added in the early 1970s.

Currently, Unit A serves as a live music and event venue. The existing tenant is open to the possibility of a short- or long-term sale-leaseback and operating arrangement with the new owner upon acquisition. This offers an immediate and stable income stream to the purchaser, while also presenting potential opportunities for re-tenanting or redevelopment in one of Middle Tennessee's rapidly evolving urban growth areas.



ADDRESS 812 High Street, Columbia, TN 38401
COUNTY Maury
PARCEL 100D E 039.00, 100D E 03900 002, 100D E 03100 000
SITE SIZE ±1.20 AC (Tract 1 ±0.64 AC; Tract 2 ±0.54 AC)
ZONING CD-5
RSF 53,183 SF

TRACT 1 UNIT A - 29,753 SF

- * Music venue, offices, lounge and dressing rooms over 3 levels
- * 12,500 SF renovated in 2021
- * 15,000 SF infill space available for future Expansion and/or tenants
- * Communal Space: 1,356 SF

Unit B - 23,430 SF

- * Unfinished building shell
- * Three levels
- * Vertical expansion Optional for up to two additional levels

TRACT 2 Parking Lot

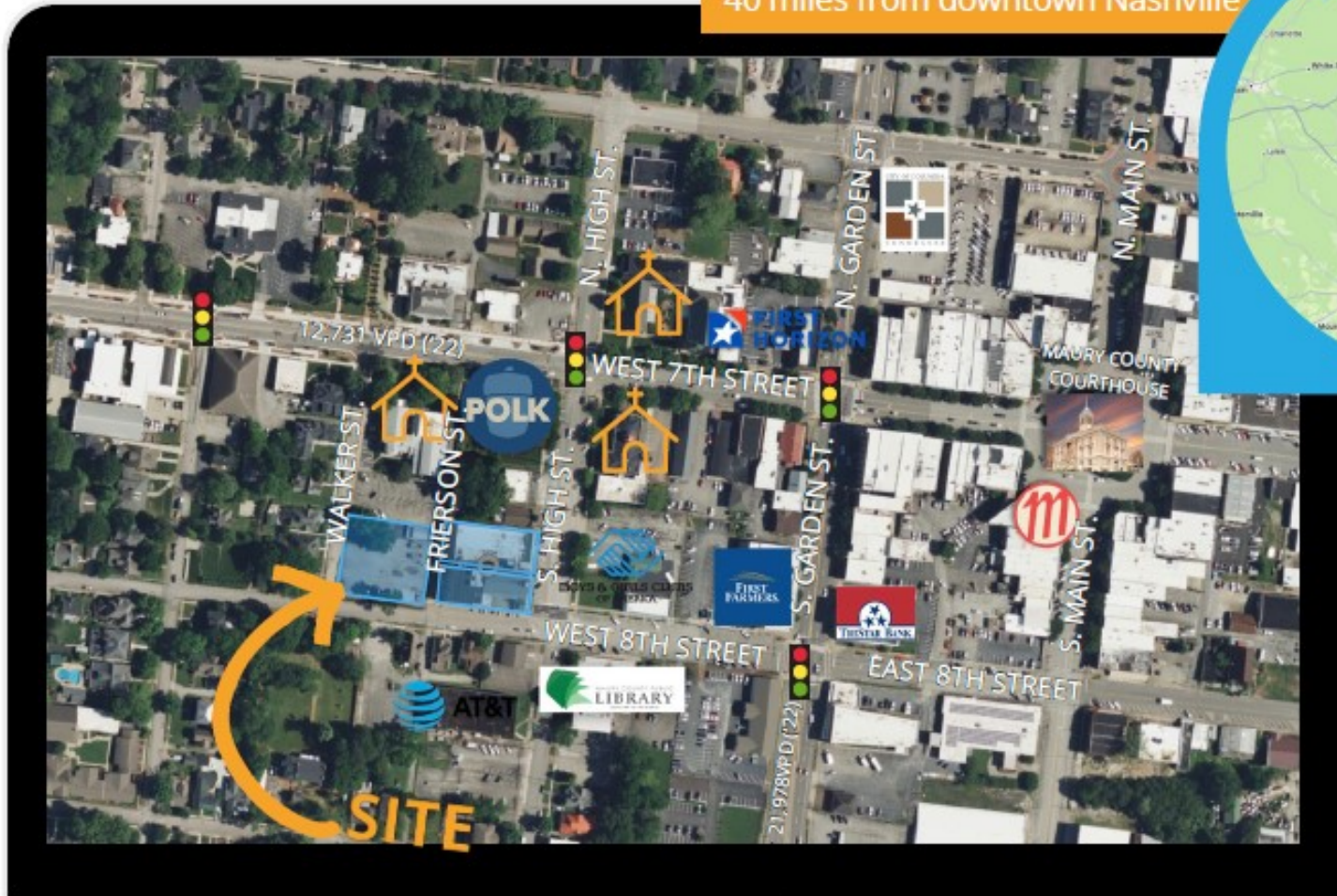
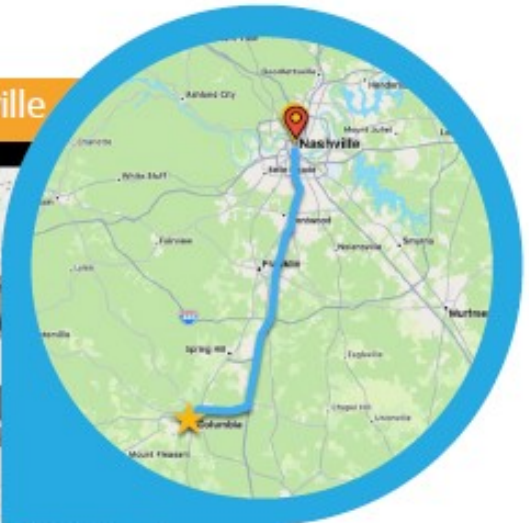
- * .56 AC
- * Future expansion for hotel, parking garage or additional commercial development



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AERIAL MAP

40 miles from downtown Nashville



SLIDESHOW

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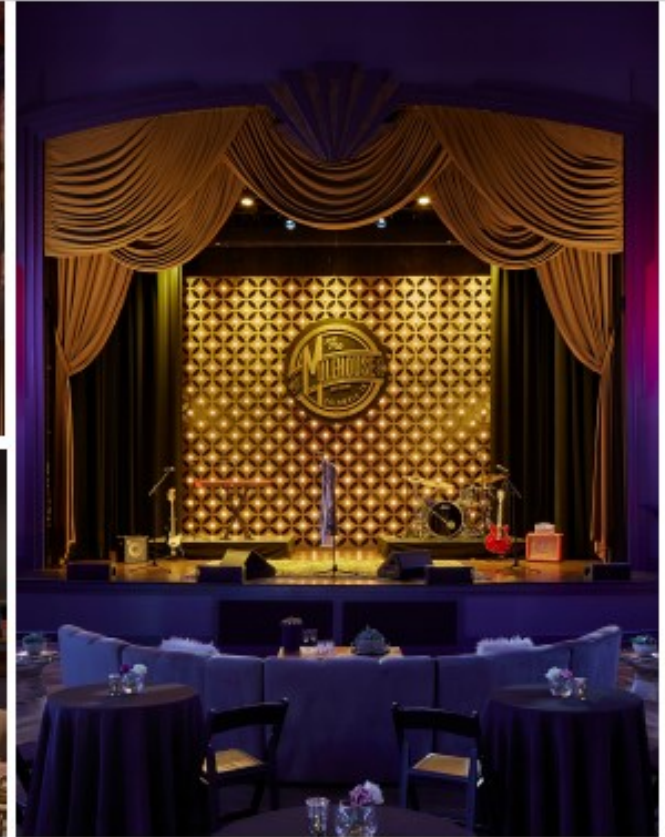
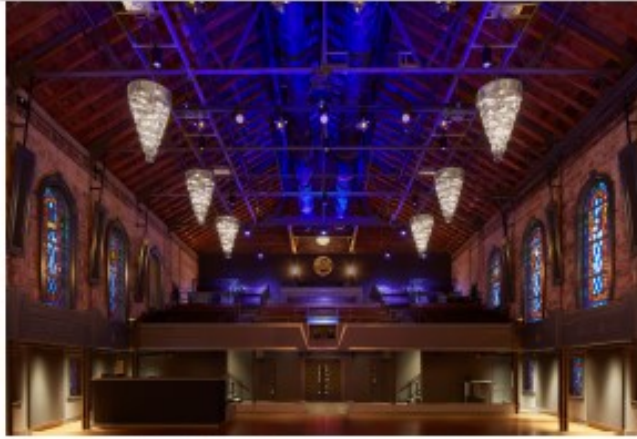


PHOTO GALLERY



PROPERTY HIGHLIGHTS



Music Venue

The 600 capacity music venue is a state-of-the-art facility renovated in 2021. The ±12,500 SF space also includes dressing rooms and office space backstage.



Hotel Expansion

A 30,000 SF building shell attached to the venue with potential for vertical expansion and 40 rooms as-is, 80 rooms with additional levels.



Restaurant & Lounge Infill

A 6000 SF conditioned ground-level shell space with street access on 8th Street and loading dock in rear.



Lot Expansion

Currently used for parking, this 0.56 acre tract allows for additional mixed-use space, parking structure or additional hotel space.

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COLUMBIA, TN

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FASTEST GROWTH

Maury County is the fastest growing county among Tennessee's 95 counties outperforming Nashville and Memphis. Additionally, it ranks 68th nationwide.

HOTEL DEMAND

The City of Columbia's independent study identifies a demand for at least 100 hotel rooms in the central business district.

(Full study available upon request)

NEW CAPITAL INVESTMENTS

Columbia is experiencing significant economic growth and transformation from many sectors including the General Motors and LG joint-venture battery plant, set to bring 1,300 additional jobs to the area.



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