



FOOD LION

5021

NO
PARKING
FIRE
LANE

MVP
MVP
MVP
MVP

Hot SALE!
Pillsbury Grandst
Biscuits
2/\$5

NO
PARKING
FIRE
LANE

fresh
affordable

RETAIL PROPERTY FOR LEASE

SADDLETREE VILLAGE

5021 Trotwood Ave, Columbia, TN 38401

KEVIN TRUJILLO

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MICHAEL GALPIN

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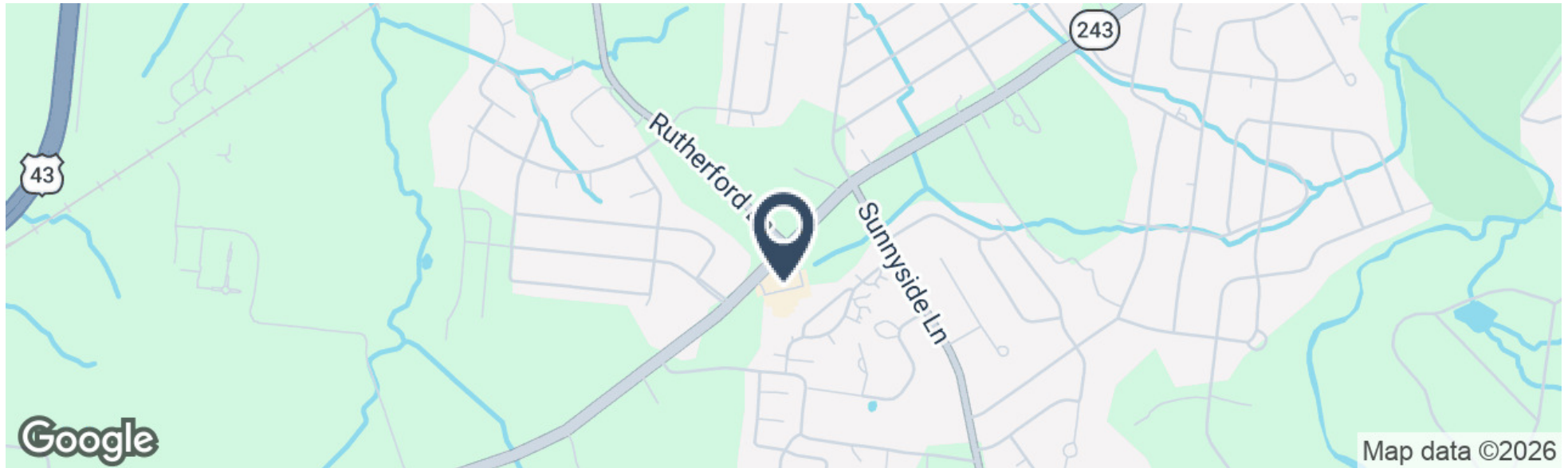
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**Baker Storey McDonald
Properties**

SADDLETREE VILLAGE

5021 Trotwood Ave, Columbia, TN 38401



PROPERTY DESCRIPTION

Saddle Tree Village is positioned along Trotwood Avenue in Columbia's primary residential and retail corridor. The center offers strong visibility, convenient access, and a mix of established national and local tenants serving the surrounding neighborhoods.

PROPERTY HIGHLIGHTS

- Anchored by Food Lion in a well-established neighborhood shopping center
- Inline spaces available ranging from ± 973 SF to $\pm 6,720$ SF
- Excellent visibility and access along Trotwood Avenue with steady daily traffic (23,273 VPD)
- Surrounded by dense residential neighborhoods and nearby schools



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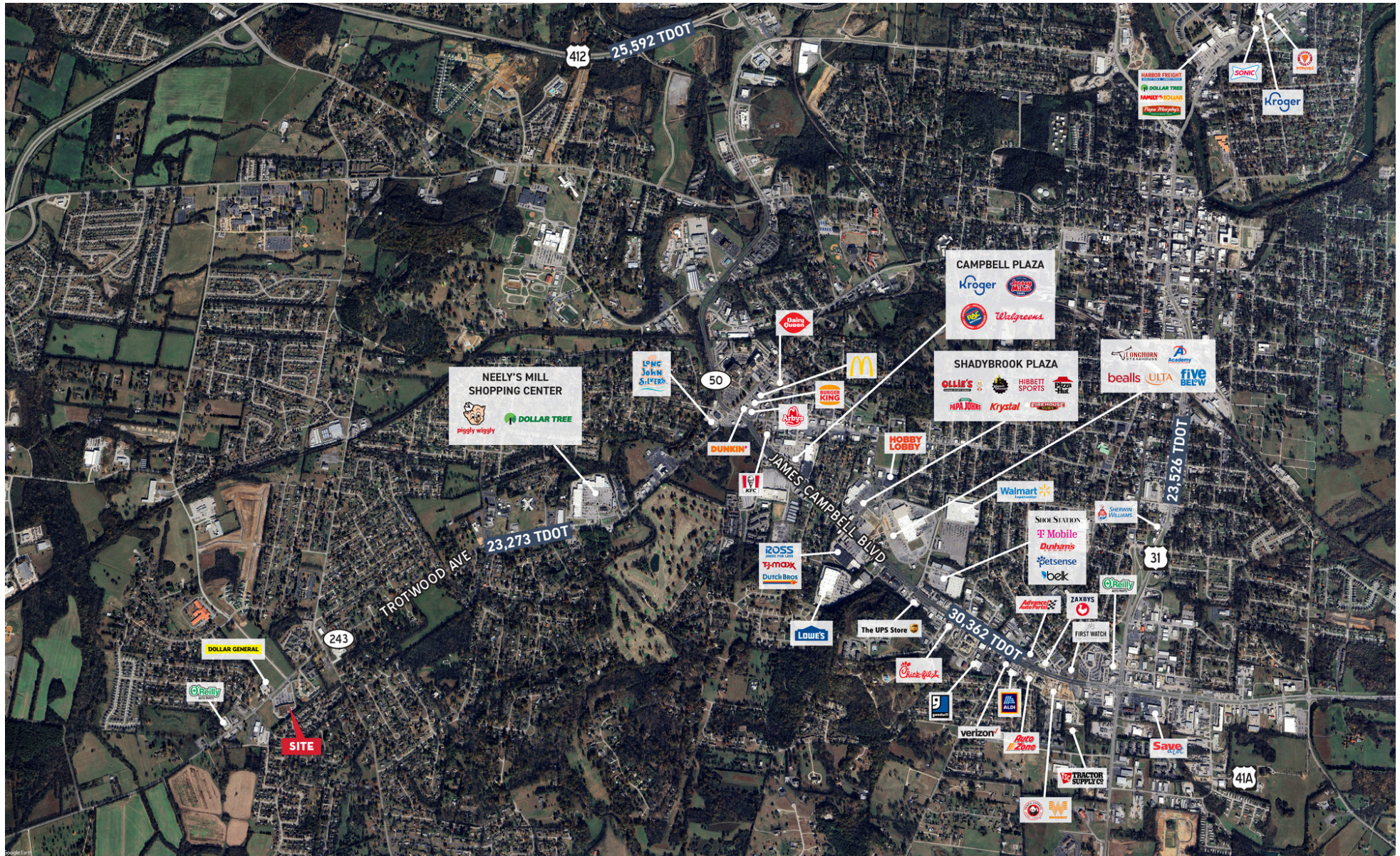
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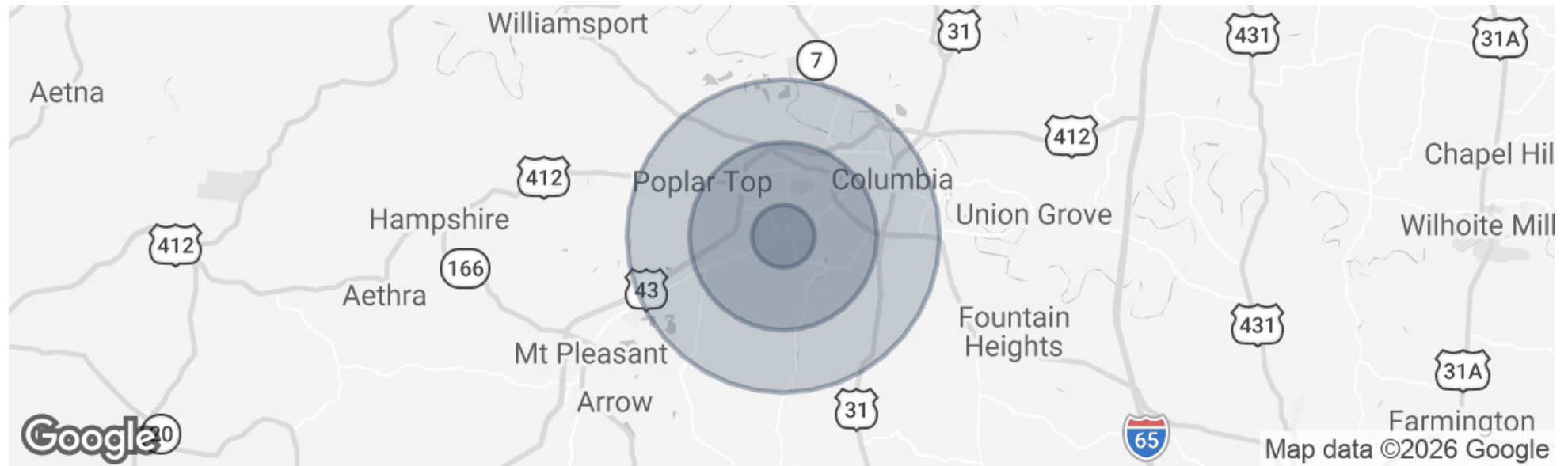
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SADDLETREE VILLAGE

5021 Trotwood Ave, Columbia, TN 38401



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,884	18,827	39,735
Average Age	47	43	41
Average Age (Male)	45	41	39
Average Age (Female)	48	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,522	7,556	15,886
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$109,060	\$104,911	\$91,106
Average House Value	\$383,368	\$356,280	\$327,554

2020 American Community Survey (ACS)

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