

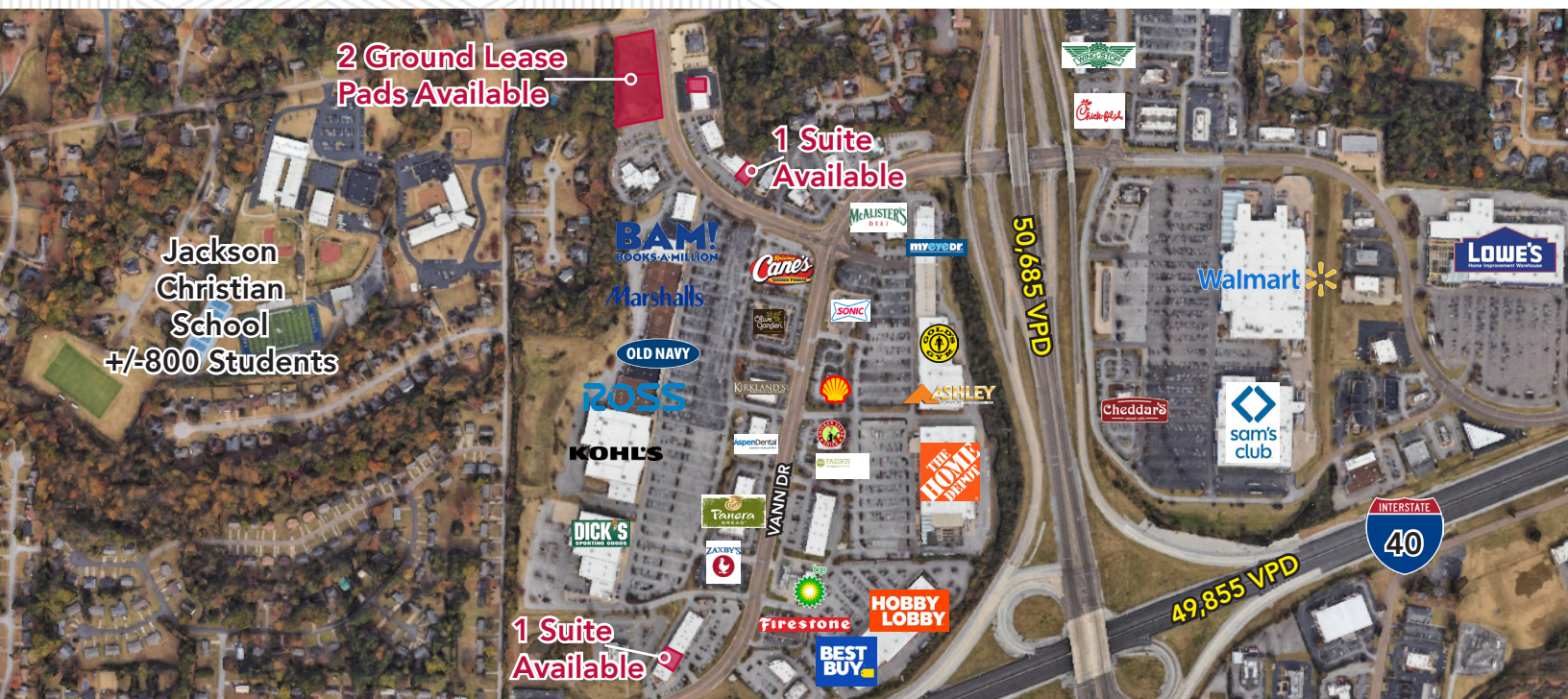


retail specialists

Your Retail Real Estate Experts

Columns I - Jackson, TN

Vann Drive Jackson, TN 38305



RETAIL SITES AVAILABLE

Property Highlights

- Available: 2 suites ranging from 1,400-3,700 SF and 2 ground lease pads- 0.93 and 1.51 acres
- Initial phase of Jackson's premier national and regional retail area
- Close proximity to three private K-12 schools and a private christian university
- High traffic high visibility 50,000 + VPDs
- 1st generation and 2nd generation space available



SQ FEET
1,400-3,700



TRAFFIC
50,685 VPD



ACCESS
Interstate

Demographics

	1 mile	3 mile	5 mile
Population	4,351	35,803	67,805
Households	1,549	14,597	26,794
Daytime Pop	9,884	48,012	90,920
Med HH Income	\$57,592	\$64,422	\$63,041



GARY A. TAYLOR
INVESTMENT COMPANY

BROKER OF RECORD:
ROBERT R. JOLLY JR.
LICENSE NO. 303315

Bedford Freeman bfreeman@retailspecialists.com 334.313.2288

Brandon Cain bcain@retailspecialists.com 205.994.1536

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Vann Drive Jackson, TN 38305

UNION UNIVERSITY
+/-3,000 Students

Columns 1

- DICK'S, BEST BUY, B&M, Michaels
- HOBBY LOBBY, OLD NAVY, KOHL'S, Ashley
- ULTA, ROSS, Marshalls, SKECHERS, maurices, benefit
- LANE BRYANT, AMERICAN EAGLE, Buckle
- Kirklands, SALLY BEAUTY, SEPHORA, GameStop, MATTRESS FIRM, sleep & number
- SUPERCUTS, SportClips, carter's, THE VITAMIN SHOPPE, MEN'S WEARHOUSE, verizon
- Olive Garden, Red Robin, TEXAS, Perkins, FIVE GUYS, SONIC, ZAXBY'S, Worlds SLAB CREAMERY, Firestone, DONATOS, Marco's Pizzeria, Cane's

Towne Centre North

- ALDI, Firehouse Subs, IHOP, cricket, DUNKIN', T, Starbucks, Dunkin', T, Dunkin', T

Hamilton Hills

- DOLLAR GENERAL, HARBOR FREIGHT, CITI RENDS, SUBWAY, Arby's, BURGER KING, McDonald's

50,685 VPD

49,855 VPD

Cheddar

Google

Map data ©2025 Google

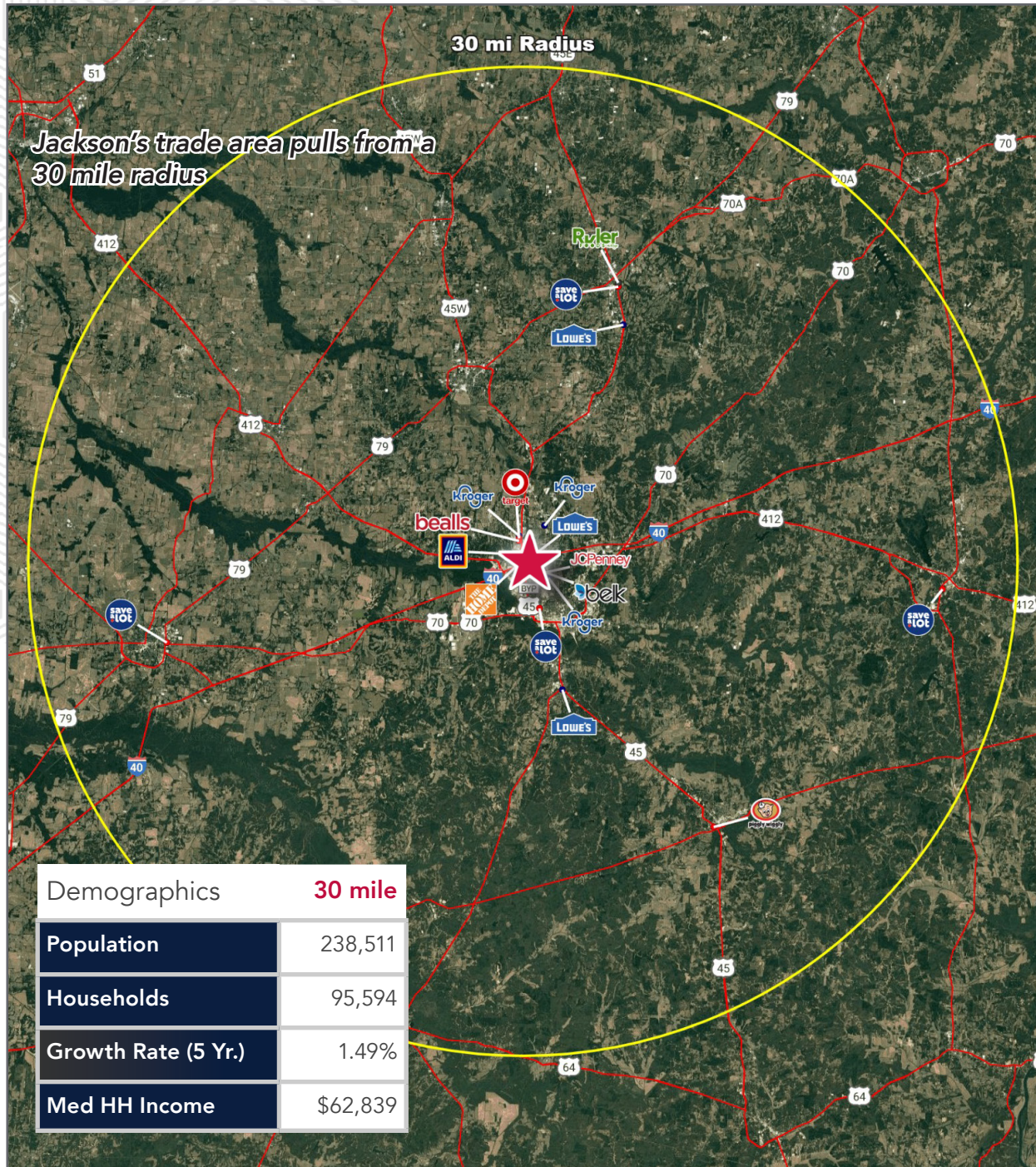
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Trade Area



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Columns I

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Available Outparcels & Endcap Space



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