

# 3016 HIGHWAY 41 S

Springfield, TN 37172

Building For Sale

Offering Memorandum



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**MATTHEWS**™

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# PROPERTY OVERVIEW

**3016 Highway 41 S**  
Springfield, TN 37172



\*PARCEL OUTLINE IS APPROXIMATE

# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Strategic Highway Exposure & Access**  
Located directly on Hwy 41 S, providing excellent visibility and convenient north-south connectivity throughout Robertson County and Middle Tennessee.
- **Strong Regional Connectivity**  
Positioned within easy reach of I-65, allowing efficient access to Nashville, Clarksville, and the broader Middle Tennessee logistics corridor.
- **Heavy Power & Industrial Infrastructure**  
Equipped with 1,200 Amps / 3-Phase power across several different services.
- **Crane-Served Warehouses**  
Features multiple overhead cranes, including a 15-ton and two 5-ton cranes, a major value-add for users requiring lifting capacity and workflow efficiency.
- **Functional Office Buildout**  
±2,100 SF office with private offices, conference room, and restrooms—ready for immediate occupancy with minimal capital investment.





± 10,000 VPD



± 13,000 VPD



41



± 13,800 VPD



41



| Driving Distance From Subject Property |            |
|----------------------------------------|------------|
| Springfield.....                       | ±5.7 Miles |
| Nashville.....                         | ±25 Miles  |
| Clarksville.....                       | ±37 Miles  |

431



±10,400 SF  
Warehouse 2

±8,700 SF  
Warehouse 1

± 2,100 SF  
Office

±6,000 SF  
Warehouse 3

US Highway 41S ±13,790 VPD

**3016 Highway 41 S**  
Springfield, TN 37172

**±27,200 SF**  
GLA

**±3.56**  
Acres

**\$2,999,999**  
List Price



# OFFICE PHOTOS



# WAREHOUSE PHOTOS



# Property Summary

## Property Summary

|                     |                                         |
|---------------------|-----------------------------------------|
| Address             | 3016 Hwy 41 S,<br>Springfield, TN 37172 |
| Total Building Size | ±27,200 SF                              |
| Land Area           | ±3.56 Acres                             |
| Price               | \$2,999,999                             |
| Power Supply        | 1,200 Amps, 3-Phase                     |

## Building Breakdown

| Component   | Size (SF)  | Key Features                                                                                                                                                                                  |
|-------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Office      | ±2,100 SF  | 5 Private Offices, Conference Room, Security Room, Storage Closet, 2 Bathrooms                                                                                                                |
| Warehouse 1 | ±8,700 SF  | ±12'– ±16' Clear Height, Interior Roll-Up Door (±16' W x ±14' H)                                                                                                                              |
| Warehouse 2 | ±10,400 SF | ±22'– ±25' Clear Height, 15-Ton Crane (±17' under hook), 5-Ton Crane (±19'6" under hook), Interior Roll-Up (±16' W x ±15' H), Exterior Roll-Up (±14' x ±14'), Exterior Drive-In (±16' x ±16') |
| Warehouse 3 | ±6,000 SF  | ±22'– ±25' Clear Height, 5-Ton Crane (±19'6" under hook), Exterior Dock, Exterior Roll-Up (±14' x ±14'), Exterior Drive-In (±10' W x ±12' H)                                                  |

# SPRINGFIELD, TN

## Market Demographics



**19,600**

Total Population

**\$58,700**

Median HH Income

**6,900**

# of Households

**60%**

Homeownership Rate

**18%**

% Bachelor's Degree

**35**

Median Age

**\$234,500**

Median Property Value

## Local Market Overview

Springfield, Tennessee serves as a strategic industrial location within Robertson County, positioned approximately 30 miles north of downtown Nashville. The area benefits from direct access to U.S. Highway 41 and close proximity to Interstate 65 and Interstate 24, providing efficient connectivity to the greater Middle Tennessee region. Springfield has established itself as a manufacturing and logistics hub, supported by a diverse base of employers specializing in advanced manufacturing, appliance production, automotive components, material handling, and electrical systems.

The city continues to experience steady population growth while maintaining a cost-efficient operating environment compared to larger regional metros. A favorable labor pool, competitive wage structure, and access to regional workforce pipelines support industrial operations ranging from distribution to light and heavy manufacturing. Springfield's combination of infrastructure access, employer diversity, and proximity to Nashville positions the market as an attractive alternative for industrial users seeking scale, efficiency, and long-term growth potential.

| Population                    | 1-Mile    | 3-Mile    | 5-Mile    |
|-------------------------------|-----------|-----------|-----------|
| Five-Year Projection          | 823       | 10,700    | 32,626    |
| Current Year Estimate         | 797       | 10,272    | 30,894    |
| 2020 Census                   | 768       | 10,135    | 29,682    |
| Growth Current Year-Five-Year | 3.20%     | 4.16%     | 5.61%     |
| Growth 2020-Current Year      | 3.86%     | 1.35%     | 4.08%     |
| Households                    | 1-Mile    | 3-Mile    | 5-Mile    |
| Five-Year Projection          | 299       | 4,030     | 12,226    |
| Current Year Estimate         | 289       | 3,855     | 11,523    |
| 2020 Census                   | 291       | 3,811     | 11,011    |
| Growth Current Year-Five-Year | 3.53%     | 4.54%     | 6.10%     |
| Income                        | 1-Mile    | 3-Mile    | 5-Mile    |
| Average Household Income      | \$162,130 | \$110,824 | \$102,346 |

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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