

# NEIGHBORHOOD RETAIL & FOOD IN THE ARTS DISTRICT

1211 S Garden Street - Columbia, TN 38401 - Opening June 2026

## The Opportunity

Garden Street Commons is the first new commercial construction in Columbia's arts district. A U-shaped 12-unit block wrapped around a shared courtyard, built for neighborhood retail, food and beverage, wellness, and creative studios. Signed tenants include Indio White, Gold's Deli, Tare Organic Bulk Foods, Oak & Opal, and Level One Financial. Five units remain available.

## Available Units (5)

T-2: 396 SF. \$1,750/mo. Flowers, jewelry, micro-retail. Street-facing.  
T-6: 500 SF. \$2,000/mo. Retail, studio, wellness. Courtyard-facing.  
T-9: 500 SF. \$2,000/mo. Boutique, studio, pilates/yoga. Courtyard east.  
T-10: 500 SF. \$2,000/mo. Boutique, studio, service. Courtyard east.  
T-11: 500 SF. \$2,000/mo. Gallery, books, records. Courtyard east (no water).

## Leased Units

T-1, T-7, and T-8 (Tare Organic Bulk Foods), T-3 (Indio White), T-4 (Gold's Deli), T-5 (Oak & Opal), and T-12 (Level One Financial) are leased.

Renderings are AI-generated for design reference. Actual space may vary.

## The Floor Plan

12 units wrapped around a shared courtyard. 5 available - 7 leased.

## Lease Terms

Year 1: Gross lease (utilities billed to tenant; HVAC installed by landlord)

Year 2 onward: Triple net (NNN) with CAM charges

Term: 3 years standard, with annual escalation

Annual escalation: 3%

Insurance: Included in lease

Security deposit: One month's rent

Parking: Arts District Overlay (street parking, no dedicated lot)

Signage: Landlord-supplied centralized signage at the building

Tenant improvements: No TI / TIA allowance; space delivered as warm shell

Occupancy: June 2026

## Units can be combined

T-9 + T-10 = 1,000 SF (\$4,000/mo)

T-10 + T-11 = 1,000 SF (\$4,000/mo; water only on T-10 side)

## Book a 15-minute showing

Jeffrey Chapman - Owner, Future Clay Investments LLC

615-218-4286 - [hello@gardenstreetcommons.com](mailto:hello@gardenstreetcommons.com)

Calendly: [calendly.com/telos-jeffrey/garden-street-commons-tour](https://calendly.com/telos-jeffrey/garden-street-commons-tour)

Landing: [gardenstreetcommons.com](https://gardenstreetcommons.com) - Lease preview: [gsc-lease-generator.vercel.app](https://gsc-lease-generator.vercel.app)