

LAND FOR SALE

OLD HICKORY BLVD & OLD LEBANON CORNER NASHVILLE, TN

Partnership. Performance.

OPPORTUNITY:

- A +/- 1.59 acre user or development opportunity
- Visible signalized corner
- Retail, medical corridor
- Asking price: \$2,000,000

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The Opportunity

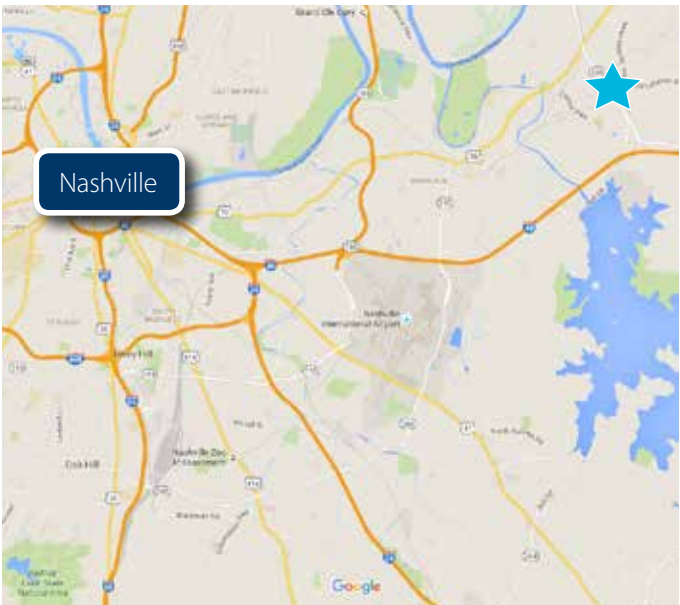
Avison Young is pleased to offer to qualified investors the opportunity to purchase a 1.59 +/- acre development site “the Property”, located in the Airport/Hermitage area of Nashville/ Davidson County.

The Property offers a rare opportunity for development of a site that is located in a prime retail corridor near Summit Hospital and I-40.

INVESTMENT HIGHLIGHTS INCLUDE:

- Extremely visible site along Old Hickory Blvd
- Flat site at corner with traffic signal
- Strategic location close to Summit Hospital and the Airport
- Quick access to I-40
- Site may be suitable for banks, retail, restaurant and medical

PROPERTY SPECIFICATIONS	
Address	302 Old Lebanon Dirt Road
Acres	+/- 1.59 acres
Lot	Corner lot with traffic signal
Best Use	Retail, Bank, Restaurant
Traffic Count	46,874 just south of site
Asking Price	\$2,000,000



Nashville Economic Overview

A VIBRANT AND DIVERSE ECONOMIC CENTER

Nashville is the state capital of Tennessee and the fourth largest city in the Southeast. With a population of 1.8 million that is expected to increase by one million in the next 20 years, Nashville is quickly growing beyond its reputation as the country music capital to an economic center for the Mid-South region of the U.S.

Nashville benefits from a diversified economy in which no one industry generates over 20% of the employment base. Its pro-business environment has not only helped grow industry staples like healthcare, music, education, and transportation, but also has been a catalyst for corporate relocations. Bridgestone America's recent consolidation of its corporate headquarters to downtown Nashville alone is expected to generate \$87 million annually.

MARKET HIGHLIGHTS AND ACCOLADES:

- Gross Metropolitan Product (GMP) has a growth rate of 4.2%, double the 2.1% national average and 4th highest growth rate in the country (2014)
- 48% growth of young professionals over the past decade, 2nd highest in the country according to *City Observatory* (Oct. 2014)
- Ranked in Top 10 "Best Places for Business and Careers" by *Forbes* (2014)
- Ranked as the 5th strongest economy by POLICOM Corp. (2014)

A GROWING & HIGHLY DIVERSIFIED ECONOMY:

- Current unemployment rate of 5.1%, among the best in the U.S. (July 2015)
- 10 FORTUNE 1,000 companies are headquartered in Nashville
- 40 publicly-traded companies are headquartered in Nashville
- Nashville's current vacancy rate is 7.2%, one of the lowest of any Southeastern market

A LEADING RELOCATION & EXPANSION MARKET

Over 48,000 jobs are expected to be added to Nashville's already robust job pool by 2016 (a 6.4% overall growth), according to Moody's Analytics with the majority derived from expansions. Company expansions and relocations in 2014 alone are responsible for bringing 20,000 new jobs across the region, the highest yearly total in more than a decade, according to the

Nashville Area Chamber of Commerce. Although the city is a major healthcare industry hub, other sectors spurring economic growth include education, finance, publishing, automotive, technology, and distribution.

- Nearly 120 companies have relocated or expanded in Nashville over the last 18 months bringing over 20,000 new jobs to the area.
- Major relocations or expansions include companies such as 3M, Amazon, Bridgestone Americas, Asurion, HCA, Community Health Systems, Caterpillar Financial, Comdata, Dollar General, Electrolux, Jackson National Life Insurance, Macy's, Nissan, Tractor Supply Company, and Viacom.



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East side of the Nashville skyline: The Pinnacle at Symphony Place and Bridgestone HQ (under construction)



Location Advantages

The property is located in Davidson County along the heavily traveled Old Hickory Blvd corridor, and is situated with superior access to Nashville's transportation network, including major interstate I-40 and within close proximity to the Nashville International Airport.

The area is one of the most stable communities in Davidson County. The community hosts a large pool of highly trainable and competitive workforce with regards to educational levels and occupation type.

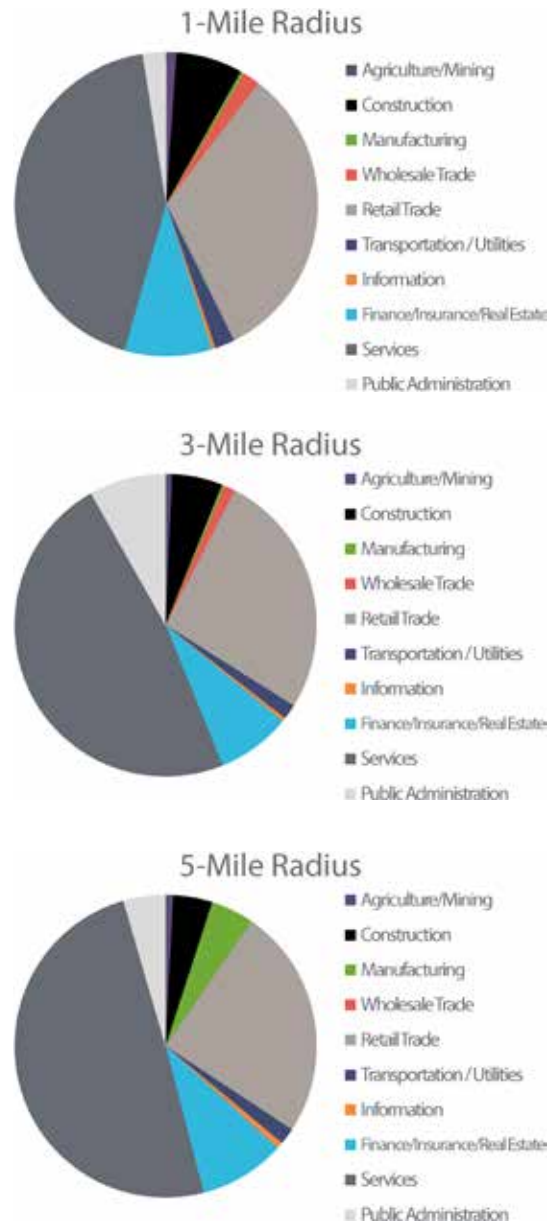
The property is located in the Hermitage area of Nashville, which is east of the International Airport. This vibrant area is characterized by Class A office parks, hotels and retail services. More than 100,000 people live within 5 miles of the property. Summit Medical Center, located in the Hermitage area, is a major regional hospital that serves most of eastern Davidson County and rapidly growing Wilson County to the east. The traffic circulation in the immediate vicinity reflects the dynamic residential and business growth of the past 20 years in this community.

Demographic Indicators

Population Growth



Employed Population by Occupation



2016 Households



2016 Income





The Hermitage

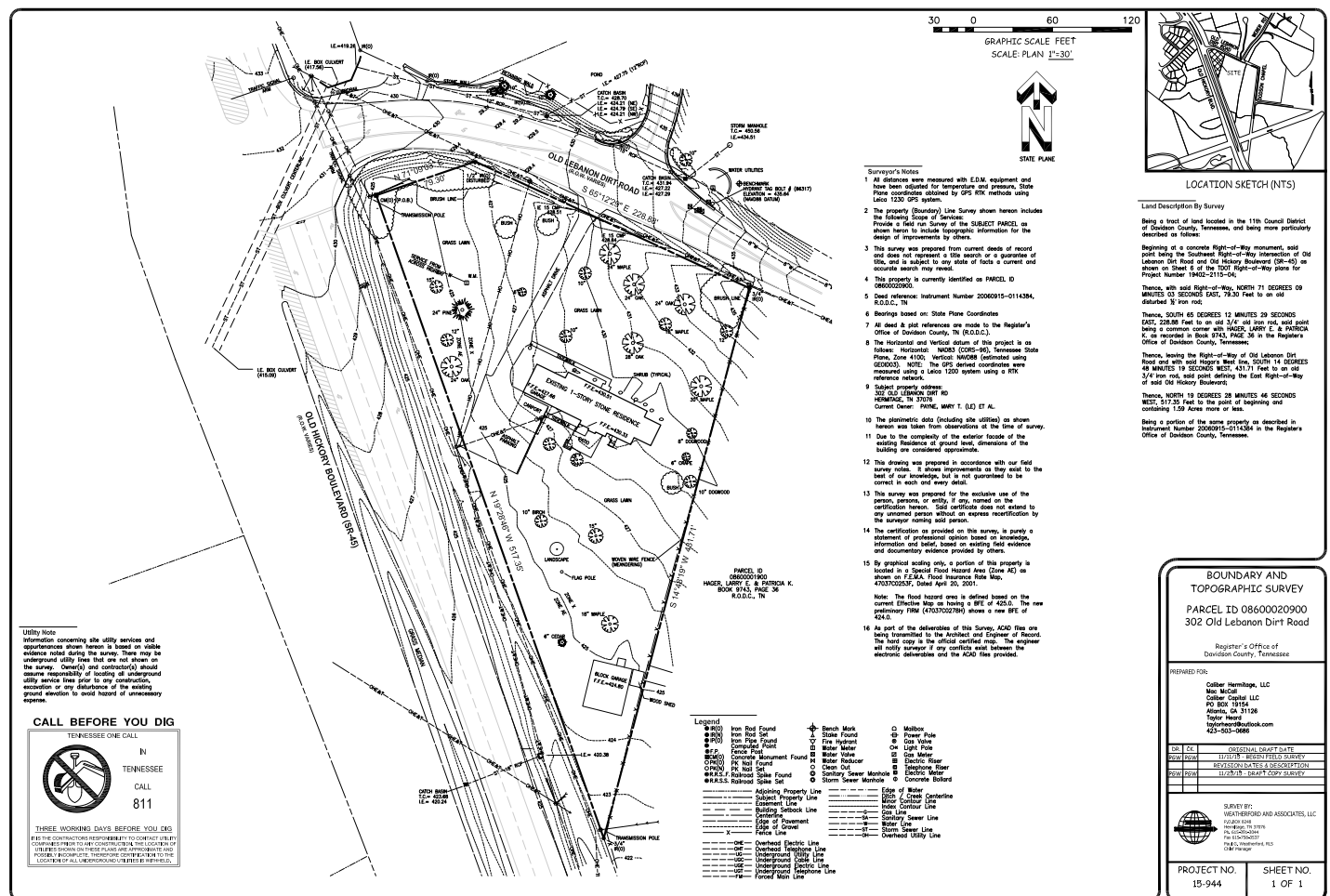


Lebanon Pike

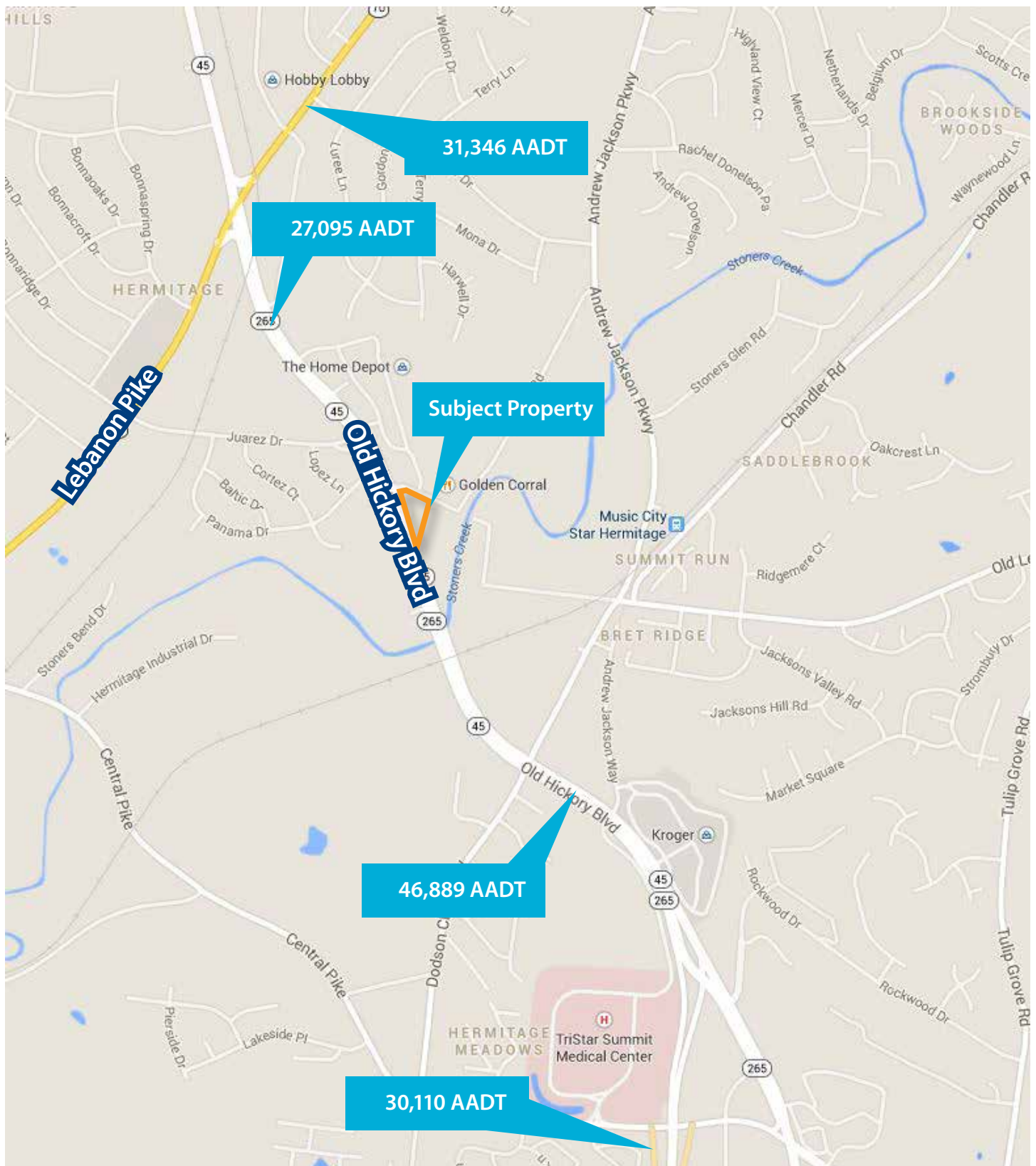




Topography



Daily Traffic Count



For more information on the property & this investment opportunity please contact:

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