FOR LEASE OR SALE

2121 N. Locust Avenue Lawrenceburg, TN 38464

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COLLIERS INTERNATIONAL

615 3rd Avenue South, Suite 500 Nashville, TN 37210 615 850 2700

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BUILDING HIGHLIGHTS

- >> 24,000 +/- SF Building
- >> Situated on 4 Acres
- >> Conveniently located between Nashville and Huntsville, AL
- Ample frontage on N. Locust Avenue (US 43)
- >> Unique owner/user or lease opportunity
- >>> Building designed to suit a variety of medical uses
- >> Large site with ample parking
- >> Located in an opportunity zone

AVAILABLE SUITES: 872 RSF

3,003 RSF

4,735 RSF

6,772 RSF

Sale or Lease Rate:

Contact Agent

| DEMOGRAPHICS: POPULATION | | | |
|---------------------------|------------------|------------------|------------------|
| | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
| 2010 Census Population | 1,212 | 16,752 | 53,977 |
| 2019 Estimated Population | 1,780 | 35,895 | 111,320 |
| 2024 Projected Population | 2,004 | 39,526 | 120,956 |



LOCATION AERIAL



ADDITIONAL MEDICAL OFFICES

.8 Miles I Vanderbilt Center for Women's Health

1.8 Miles | Express Med

1.7 Miles | Benchmark Physical Therapy

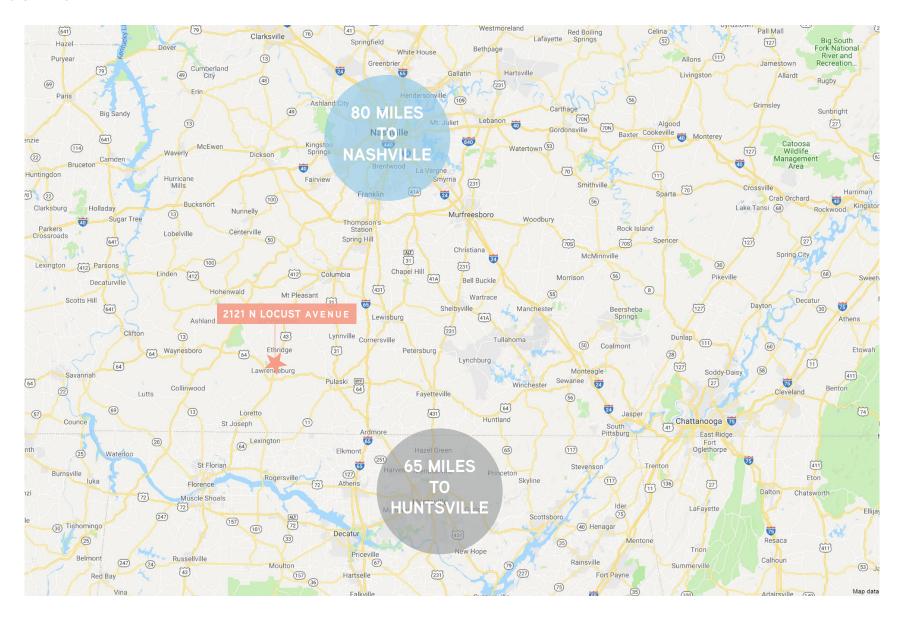
1.5 Miles | First Care Dermatolog

Distance from Subject Property

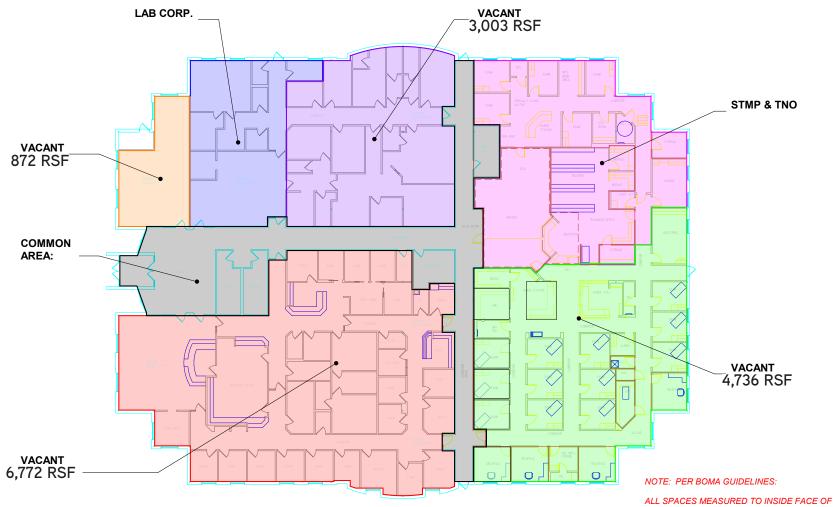
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LOCATION MAP



FLOOR PLAN



MRMC LAWRENCE FAMILY HEALTH CENTER



EXTERIOR WALLS, EXCLUDING WINDOWS (50% VERTICAL WALL SURFACE RULE)

ALL TENANT-TO-COMMON AREAS MEASURED TO TENANT SIDE OF WALL

ALL TENANT-TO-TENANT AREAS MEASURED TO CENTERLINE OF DEMISING WALL













CONTACT US:

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