

# FOR LEASE OR SALE

**2121 N. Locust Avenue**  
Lawrenceburg, TN 38464

## CONTACT US:

**CHRIS GREAR**, CCIM, SIOR **CHARLOTTE FORD**, CCIM  
615 850 2702 615 850 2751  
chris.grear@colliers.com charlotte.ford@colliers.com

**MIKE DRISCOLL**  
615 850 2220  
mike.driscoll@colliers.com



**COLLIERS INTERNATIONAL**  
615 3rd Avenue South, Suite 500  
Nashville, TN 37210  
615 850 2700  
[www.colliers.com/nashville](http://www.colliers.com/nashville)





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

- 1.8 Miles | Vanderbilt Center for Women's Health
- 1.8 Miles | Express Med
- 1.7 Miles | Benchmark Physical Therapy
- 1.5 Miles | First Care Dermatology

*Distance from Subject Property*

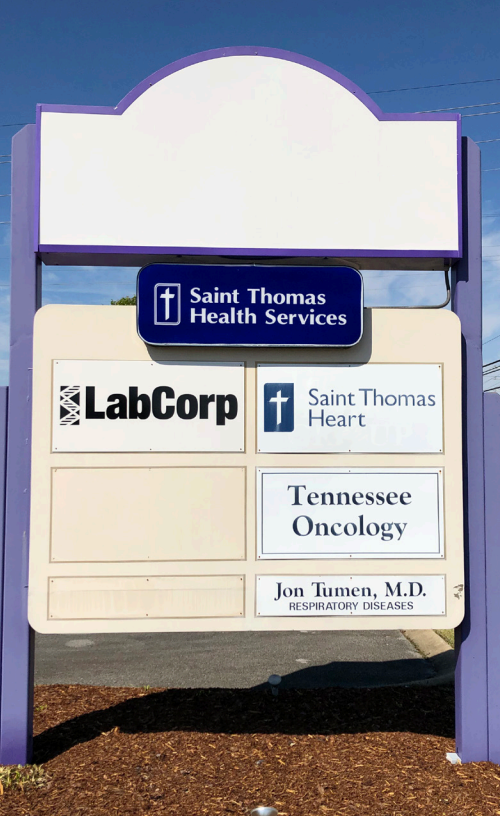


LOCATION MAP









## CONTACT US:

Chris Grear, CCIM, SIOR  
615.850.2702  
chris.grear@colliers.com

Charlotte Ford, CCIM  
615.850.2751  
charlotte.ford@colliers.com

Mike Driscoll  
615.850.2220  
mike.driscoll@colliers.com



**COLLIERS INTERNATIONAL**  
615 3rd Avenue South, Suite 500  
Nashville, TN 37210  
615 850 2700  
[www.colliers.com/nashville](http://www.colliers.com/nashville)