

SALE OR LEASE

Opportunity Zone Location

±1,843 SF Small Retail/Flex Space Available
Prime Location in the Woodbine Corridor; Less
than 1 Mile from I-440

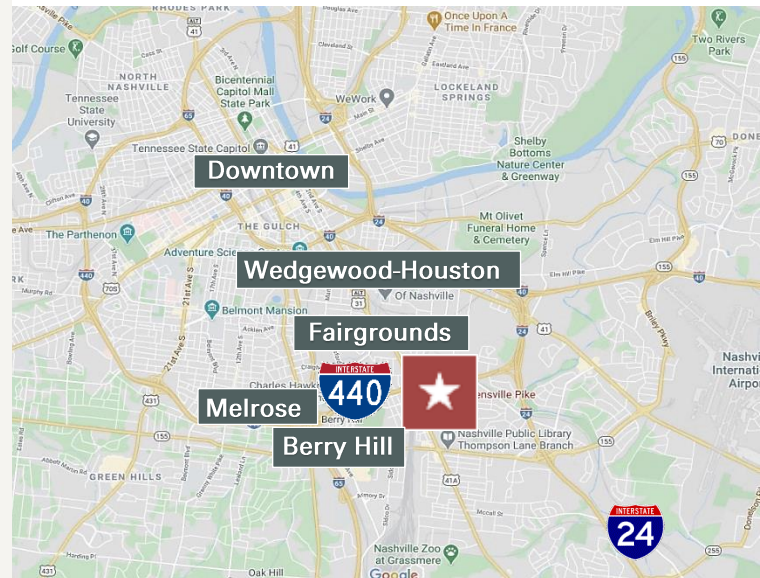


HIGHLIGHTS

- ±1,843 SF Retail Storefront on Nolensville Pike
- **Located in an opportunity zone**
- Sale Price: \$399,900 Lease Rate: \$12.00/ SF Net
- Shell Condition
- 24' wide x 74' deep
- ±100 SF Office with restroom
- 14' Ceilings
- Skylight
- Fenced parking with alley access
- Street parking in front of building
- 29,662 AADT Traffic Count
- 0.1 mile from I-440
- Close proximity to future MLS stadium, Berry Hill, and Downtown
- Rare opportunity for smaller square footage on Nolensville Pike in the growing Woodbine corridor

Tee Patterson, SIOR
First Vice President
O: 615.345.7229
tpatterson@charleshawkinsco.com

Jake Morris
Vice President
C: 678.209.4851
jmorris@charleshawkinsco.com



Exclusively listed by:
Charles Hawkins Co. / CORFAC International
760 Melrose Avenue
Nashville, TN 37211
T: 615.256.3189 / F: 615.254.4026

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±1,843 SF Small Retail/Flex Space

2503 Nolensville Pike
Nashville, TN 37211
Davidson County

CHARLES
HAWKINS CO.



BUSINESSES NEARBY

La Hacienda Taqueria
AutoZone
O'Reilly Auto Parts
Walgreens
Furniture Warehouse
Papa John's Pizza
Krispy Kreme
Action Nissan
Eastern Peak
House of Kabob
Family Dollar
H&R Block
Ginger
Etc.



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