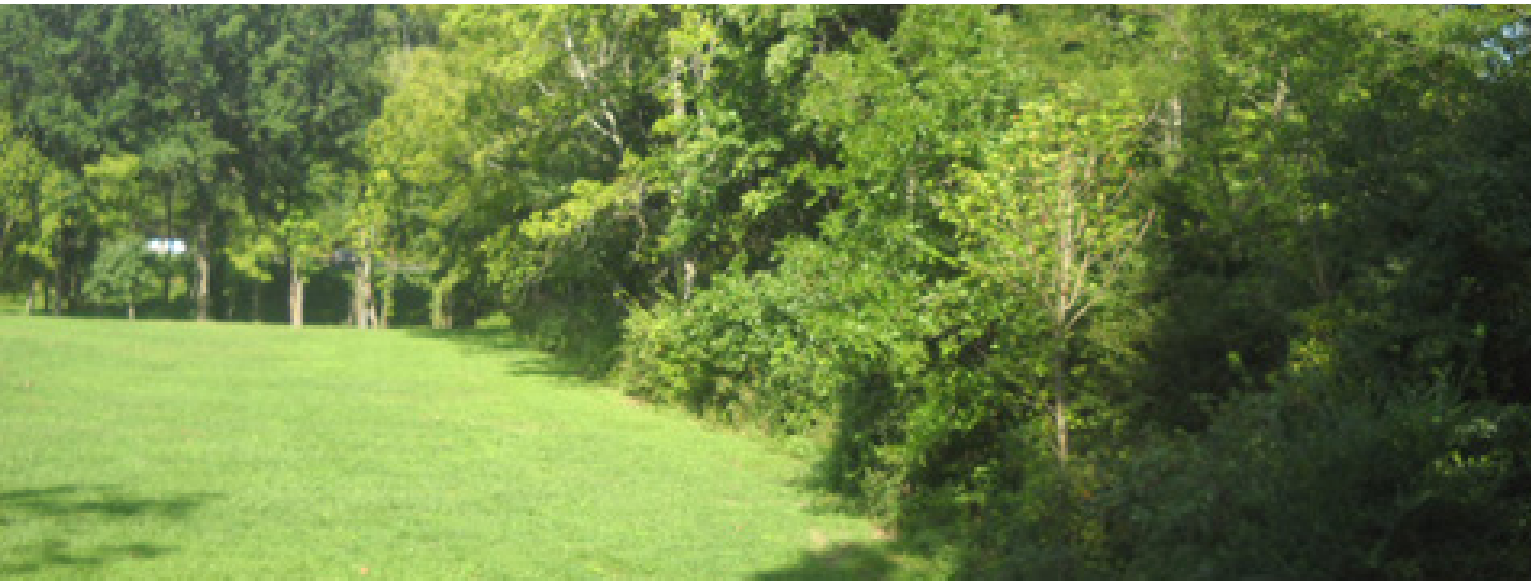


# FOR SALE

Old Hickory Boulevard @ I-40 & Tolbert Road  
Nashville, TN 37221

COMMERCIAL | RETAIL SITE  
3.66 ACRES AVAILABLE

SALE PRICE  
**\$1,750,000**



## HIGHLIGHTS:

- » 3.66 ACRES
- » FRONTAGE ON OLD HICKORY BOULEVARD
- » ALL UTILITIES AT SITE
- » ZONED NEIGHBORHOOD COMMERCIAL
- » CLOSE TO INTERSTATE I-40 EXIT

## 2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,539	35,383	83,842
Households	2,294	16,939	37,283
Average HH Income	\$64,458	\$70,409	\$78,079
Population Growth 2019-2024	3.46%	3.91%	4.24%



615 Third Avenue S | Suite 500  
Nashville, TN 37210  
615.850.2729

For More  
Information

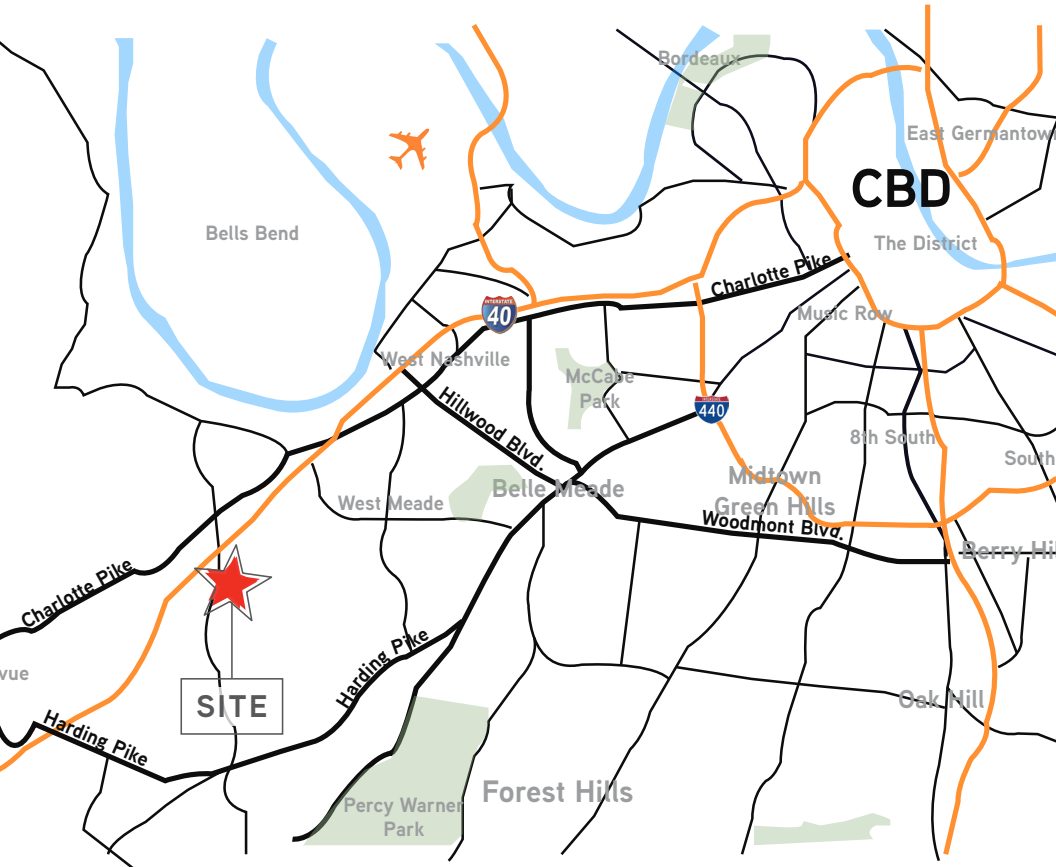
LARRY BEADLE  
615 850 2733  
Larry.Beadle@colliers.com

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