

FOR SALE

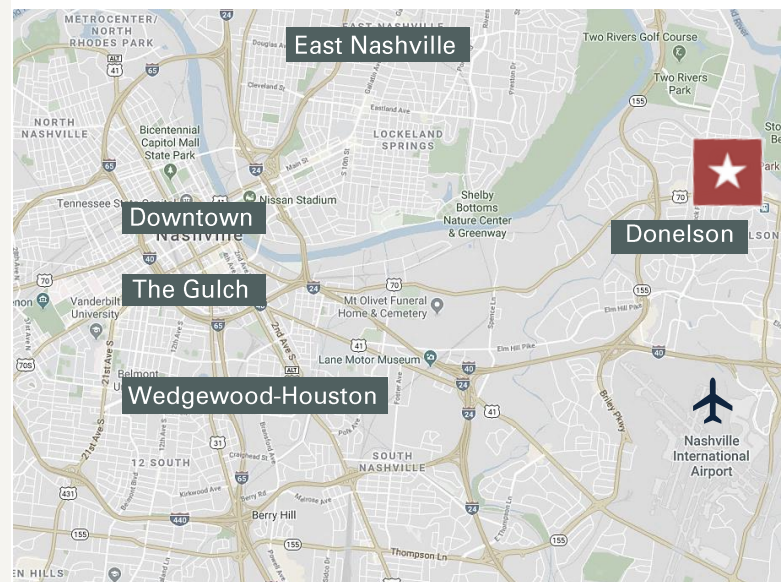
Fully-Leased Donelson Executive Building
±9,000 SF Office Building Available
Offers Direct Frontage on Lebanon Pike in the
Heart of Donelson

2821 Lebanon Pike, Donelson, TN 37214



HIGHLIGHTS

- ±9,000 SF
- Fully-leased with shorter term, below-market lease rates
- ±0.79 Acre Lot
- Price: \$1,725,000
- 11 Office Suites
- 36 Parking Spots
- Direct frontage on Lebanon Pike, in the heart of Donelson
- Zoning: CS
- 33,482 AADT Traffic County on Lebanon Pike
- 7.5 Miles to Downtown Nashville
- 3 Miles to Nashville International Airport
- 1.5 Miles to Briley Parkway



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Exclusively listed by:

Charles Hawkins Co.

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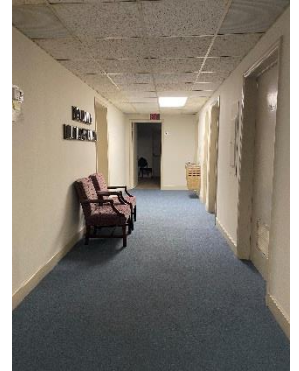
For Sale
 ±9,000 SF Available
 Commercial Space

2821 Lebanon Pike
 Donelson, TN 37214
 Davidson County

**CHARLES
 HAWKINS CO.**

DEMOGRAPHICS / AERIAL

DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
 Population	16,248	119,340	608,254
 HH Income	\$62,050	\$60,699	\$58,917
 Households	7,438	50,587	248,378
Traffic Count 33,482 on Lebanon Pike			



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