



FOR SALE

Waters Edge Business Park

1655 Nashville Pike | Gallatin, Tennessee

22 ACRES & 13 ACRES
watersedgebusinesspark.com





13 Acres

22 Acres

Cushman & Wakefield is pleased to offer for sale, Waters Edge Business Park, a beautiful corporate campus located in Gallatin, Tennessee. The property sits 22 miles from Nashville's central business district near Hwy 386/Vietnam Veterans Blvd. A highly visible gateway property consisting of two parcels (13 acres and 22 acres) totaling 35 acres that can be combined for a large user. Uniquely positioned with water frontage and view corridors along Old Hickory Lake, the property is well positioned for a corporate office user.

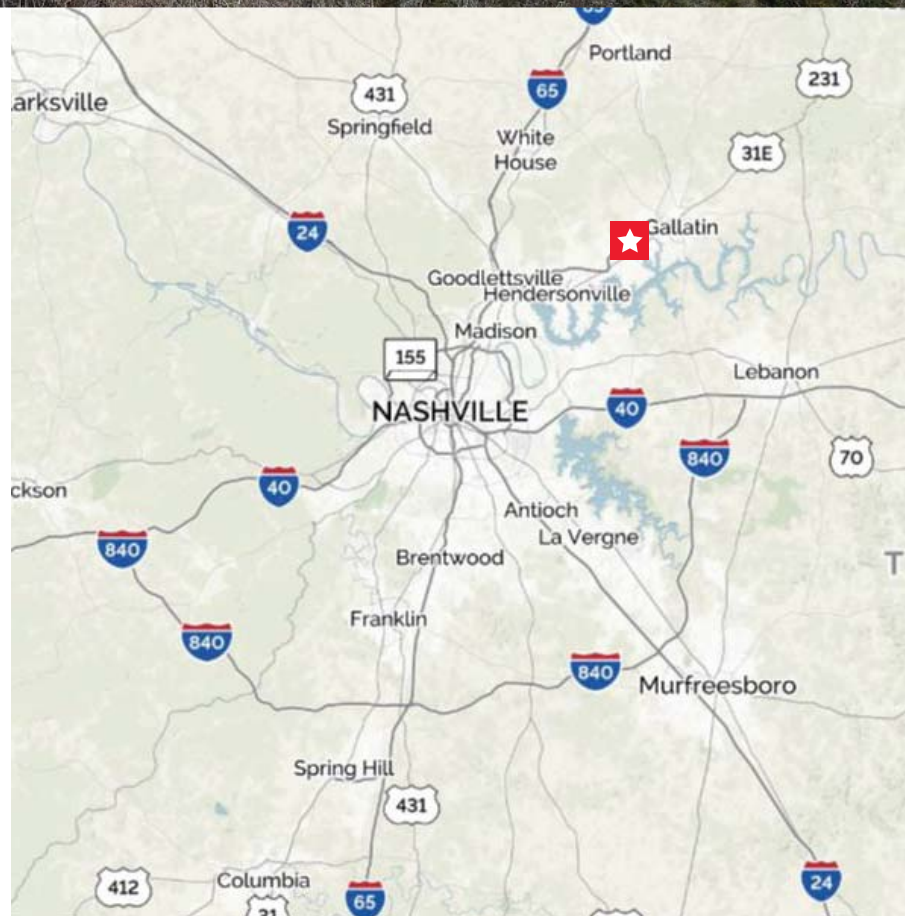
Property Features

- Great visibility with +/-1,000 feet of frontage on State Hwy 31W/Nashville Pike
- +/-900 feet of lake frontage
- Close proximity to marina and two country clubs
- Starter to executive housing nearby
- 22 Miles to Nashville CBD
- ½ Mile from Volunteer State Community College serving 8,600 students from various counties in Middle Tennessee with accredited degree programs
- ½ Mile from Publix anchored grocery center and other retail amenities
- Ready for specific use (SP) rezoning by the business-friendly City of Gallatin



Location

- Near Greensboro Village retail trade area: Publix, NCG Cinema, USBank, NTB, Lowes, Dunkin Donuts, Great Clips, Subway, Nissan, Toyota and Walgreens
- Across the lake from Foxland Harbor Golf & Country Club
- On Old Hickory Lake, a navigable water way with 22,000 acres of water and 440 miles of shoreline, marinas, boat charters, fishing, water skiing, camping and hiking



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