

INVESTMENT SALE - MEDICAL OFFICE BUILDING

491 SAGE ROAD, WHITE HOUSE, TN 37188

BUILDING PHOTO



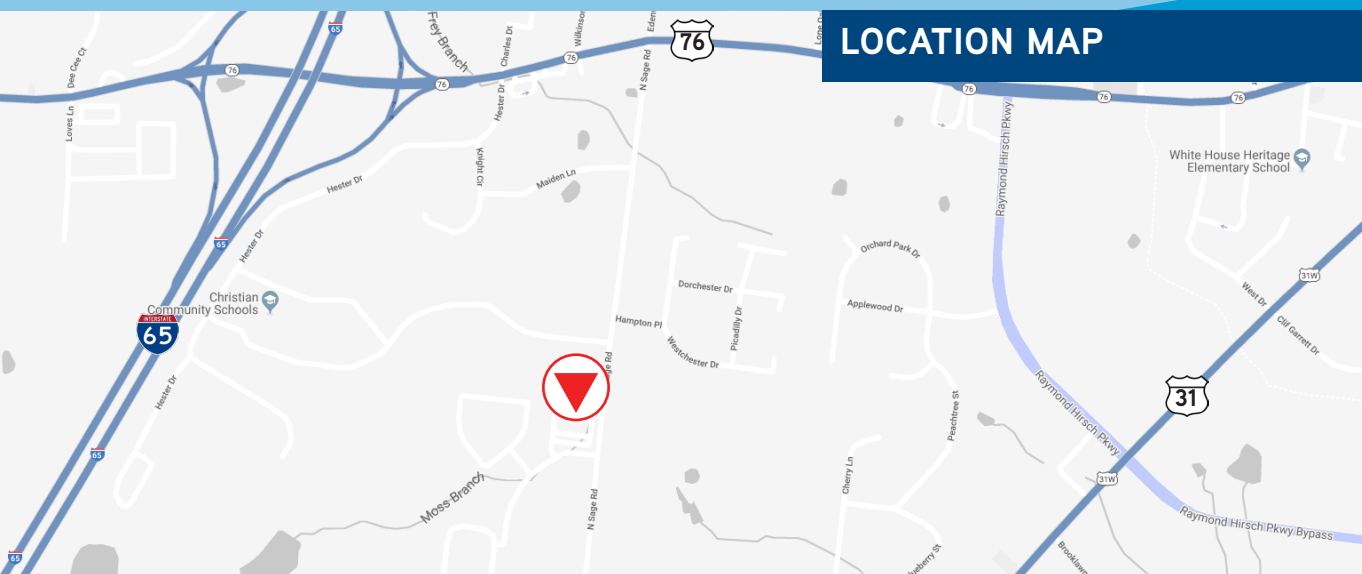
SITE FEATURES

- 34,680 SF
- Approximately 1 Mile from I-65 and less than 29 Miles to downtown Nashville
- Occupancy: 81% occupied
- 2007 Construction
- Class A Medical Office Space
- Multi-Tenant building
- Ample parking
- Excellent access to I-65, White House major thoroughfares, and local amenities
- Year 2 Proforma NOI: \$448,140

SALE PRICE: \$7,000,000

PRICE PSF: \$201.85

LOCATION MAP



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AERIAL



2018 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	2,120	15,378	24,277
2023 Population	2,234	16,401	25,806
Average HH Income	\$63,897	\$67,930	\$70,287
HH Growth 2018-2023	5.38%	6.65%	6.52%
Traffic Count	18,274 ADT on Highway 76 3,098 ADT on Sage Road		

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