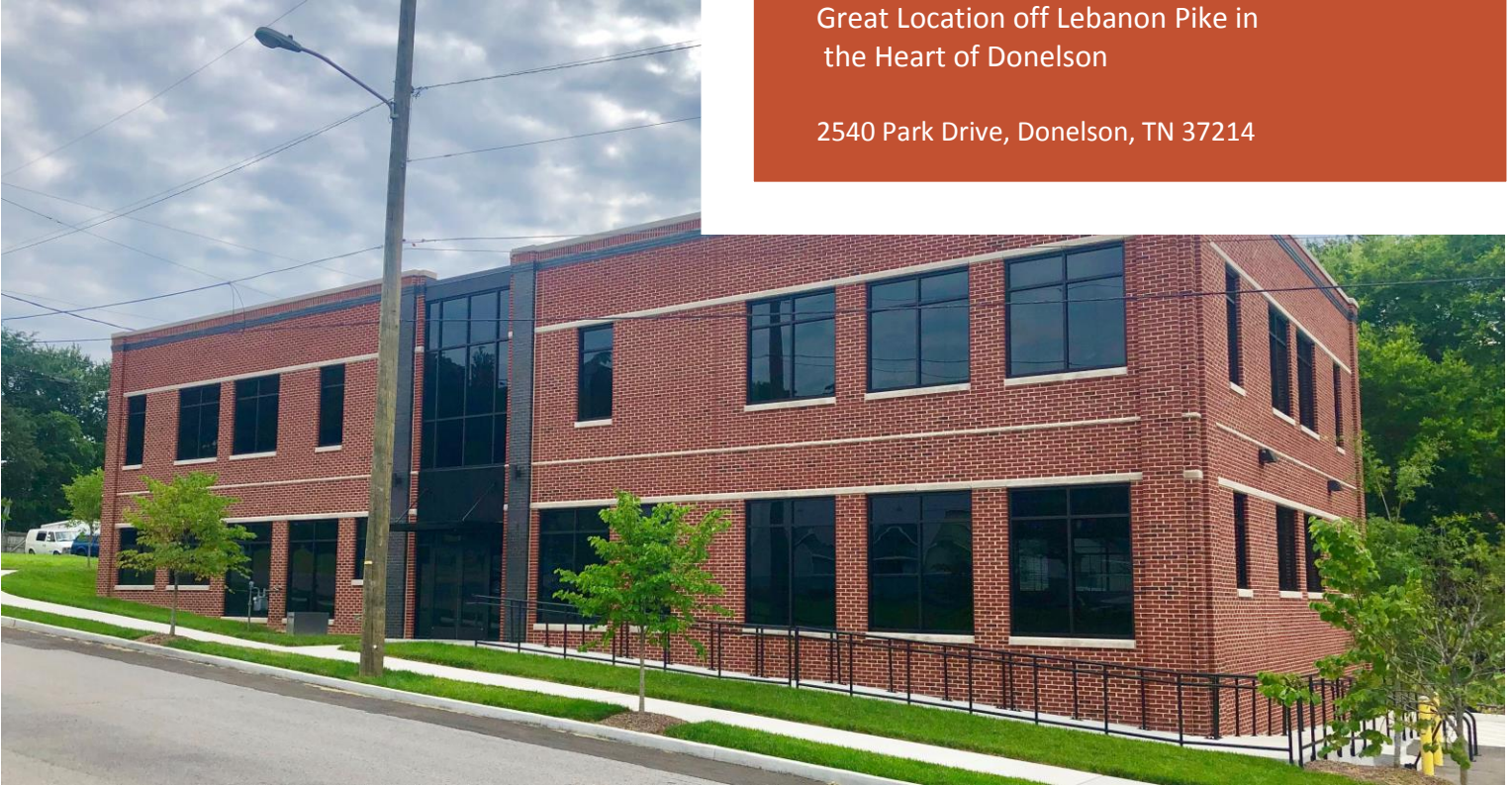


# SALE OR LEASE

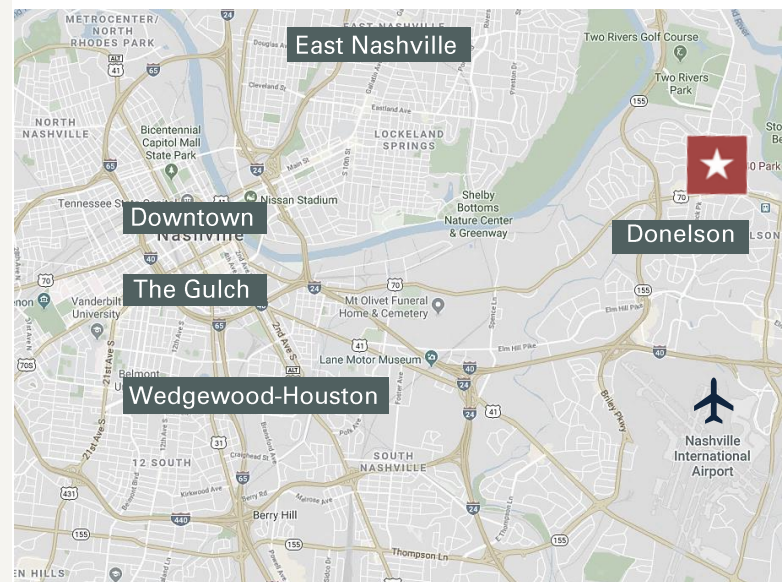
Commercial Building ±10,584 SF Available  
Great Location off Lebanon Pike in  
the Heart of Donelson

2540 Park Drive, Donelson, TN 37214



## HIGHLIGHTS

- ±10,584 SF 2-Story Free-Standing Building
  - Suite Sizes from 2,100 SF to 4,230 SF
- **Suite Breakdown or information**
  - Space A (1st Floor): ±2,090 SF
  - Space B (1st Floor): ±2,140 SF
  - Space C (2nd Floor): ±2,080 SF
  - Space D (2nd Floor): ±2,150 SF
- Asking Price: \$3,500,000 Lease Rate: \$26.00 PSF/MG
- Located just off Lebanon Pike in the heart of Donelson
- 2.8 Miles from BNA Airport; 6 Miles to Downtown Nashville;  
0.75 Miles to Briley Pkwy; 3 Miles to Interstate 40



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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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 Commercial Space

2540 Park Drive  
 Donelson, TN 37214  
 Davidson County

CHARLES  
 HAWKINS CO.

## DEMOGRAPHICS / AERIAL

DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
 Population	6,086	37,108	139,994
 HH Income	\$61,027	\$55,777	\$51,662
 Households	2,769	16,729	60,036
 Traffic Count 35,782 on Lebanon Pike			



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## PHOTOS



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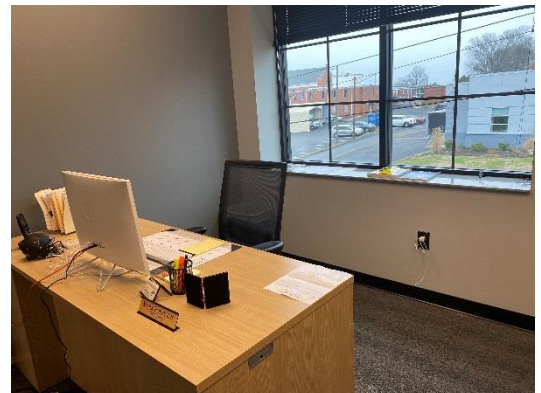


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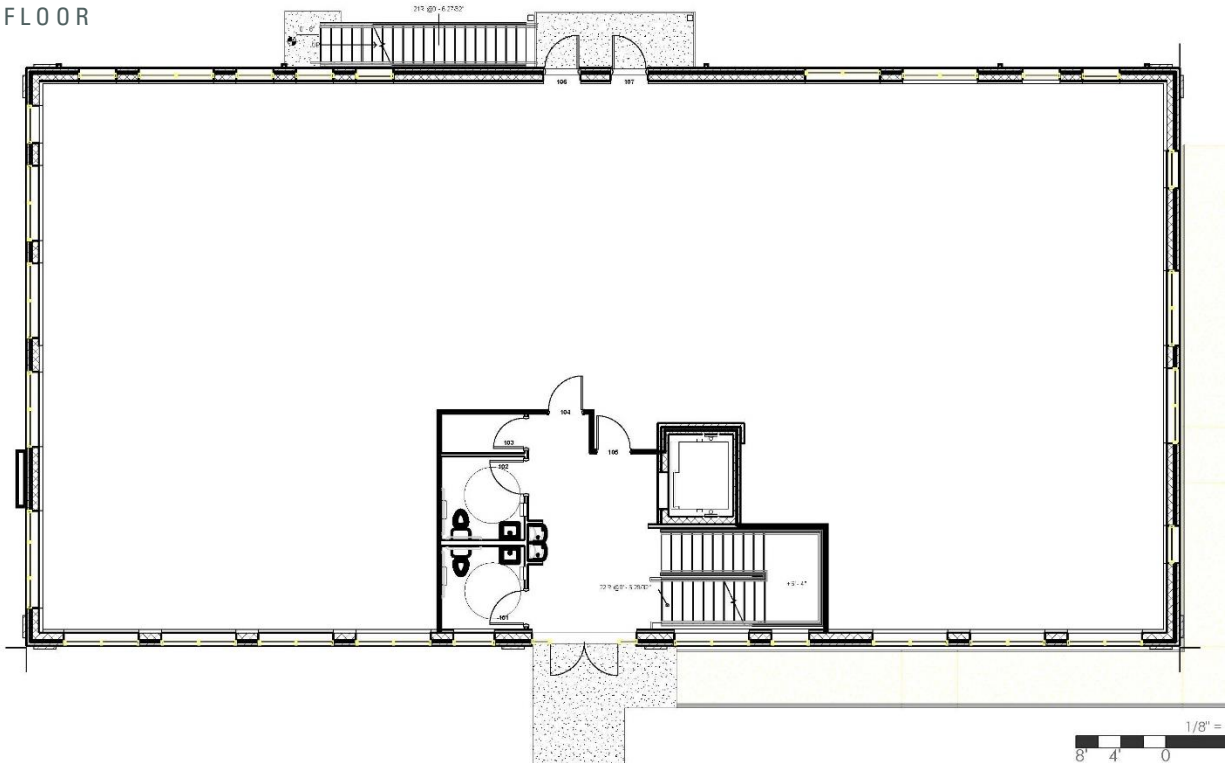
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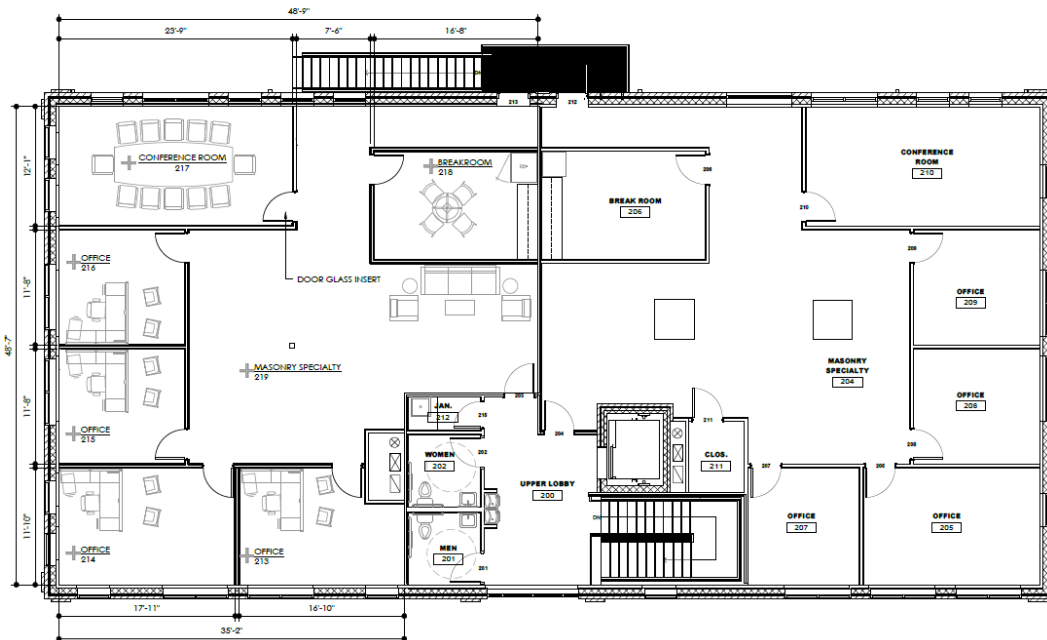
CHARLES  
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## FLOOR PLANS

### FIRST FLOOR



### SECOND FLOOR



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