

RARE METROCENTER OFFICE PURCHASE OPPORTUNITY!

237 FRENCH LANDING DRIVE

FOR SALE



OVERVIEW

ADDRESS	237 FRENCH LANDING DR., NASHVILLE, TN 37228
SUB-MARKET	METROCENTER
CURRENT USE	OFFICE
ZONED	IWD
ACRES	.81
BLDG SIZE	9,434 SF
PARKING	45+ (4.8:1000)

ADDITIONAL NOTES

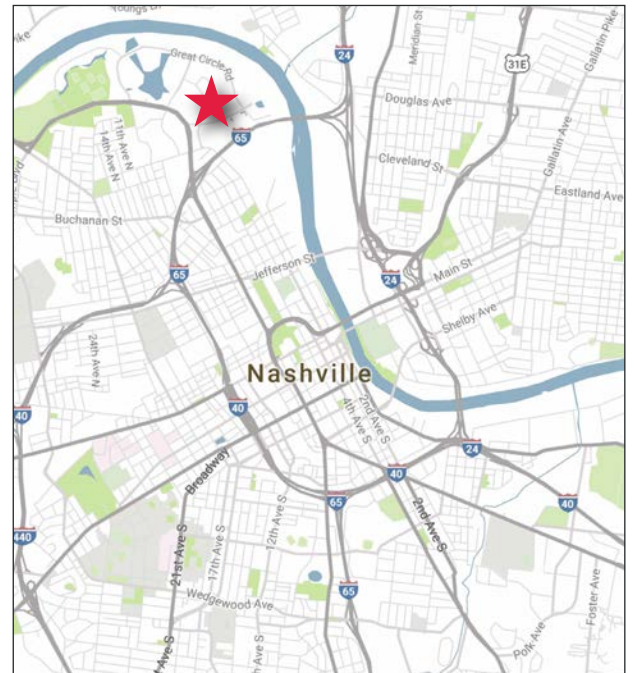
Corner Lot (190'x175')

Improved 2-Story Office Building – 1974 Build, 1985 Upgrade

Abundant Parking

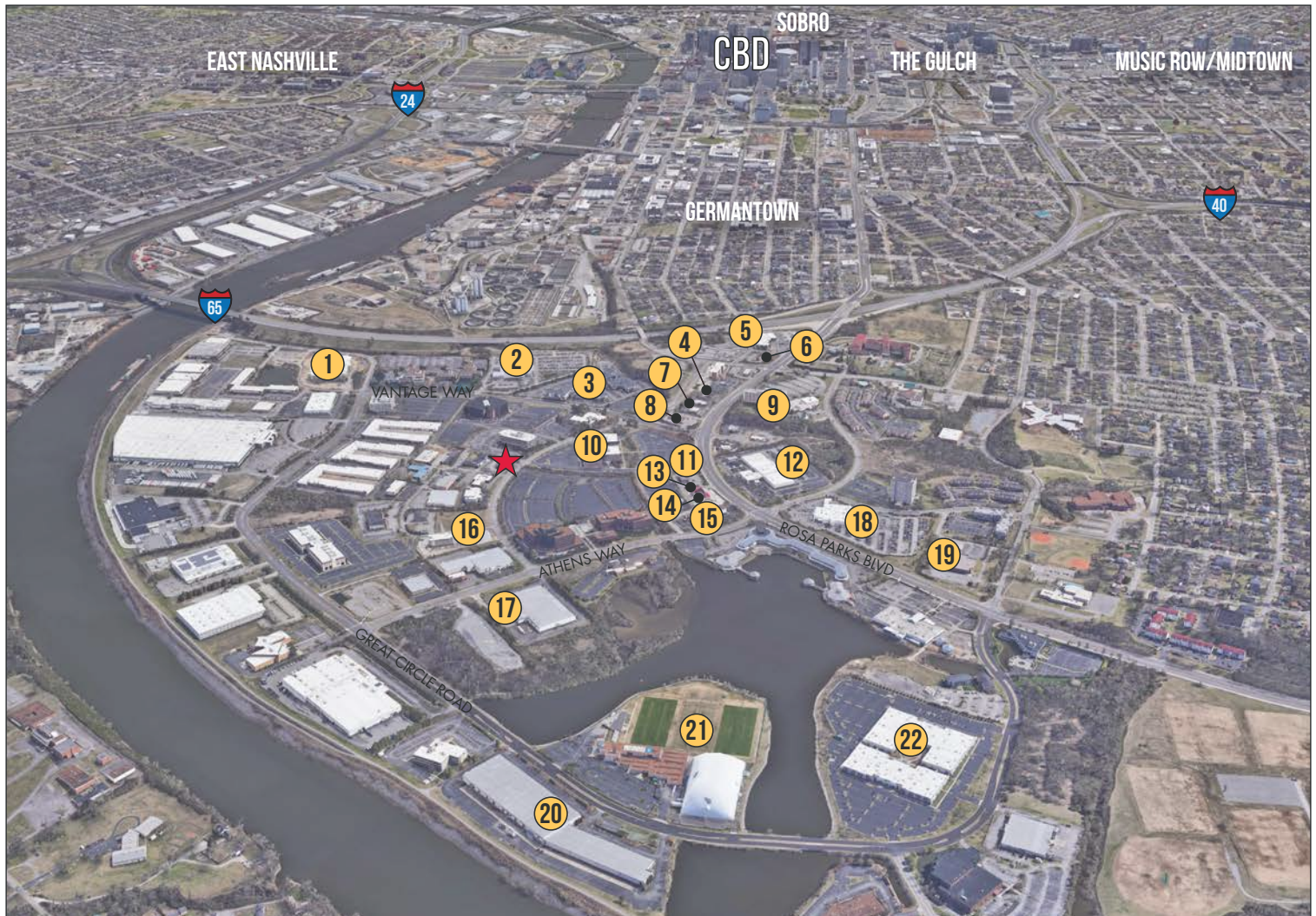
Located in MetroCenter, within one mile of the I-24, I-40, I-65, & I-440 Junction

MetroCenter is only 13 blocks from Nashville's Central Business District and 12 miles from the Nashville International Airport (BNA).



ASKING PRICE: \$1,950,000

POINTS OF INTEREST



1	THE DUKE NASHVILLE	9	MILLENIUM MAXWELL HOUSE HOTEL	17	FedEx
2	NISSAN	10	TENNESSEE DEPARTMENT OF LABOR	18	HONDA
3	one metrocenter	11	FIRST TENNESSEE	19	UNITED STATES POSTAL SERVICE
4	SMOOTHIE KING	12	Cadillac	20	CVS caremark
5	LEXUS	13	SUBWAY	21	TITANS PRACTICE FACILITY
6	STARBUCKS	14	Chick-fil-e	22	Cigna HealthSpring
7	Jersey Mike's Subs	15	SPRINGHILL SUITES[®] MARRIOTT		
8	FIFTH THIRD BANK	16	CANDLEWOOD SUITES		

FOR MORE INFORMATION, CONTACT