

MEDICAL OFFICE SPACE FOR LEASE

330 Wallace Road
Nashville, TN 37211





The Offering

CBRE is pleased to exclusively offer for lease, Harding Medical Plaza, located at 330 Wallace Rd. Harding Medical Plaza is a two-story, 29,738 RSF medical office building located adjacent to TriStar's Southern Hills Hospital campus in Nashville, Tennessee in a rapidly growing neighborhood southeast of downtown. Built in 2006, and locted just off a signalized intersection, the Property sits on a ±3.48-acre site offering 150 parking spaces, or 5.05 spaces per 1,000 rentable square feet.

Lease Details

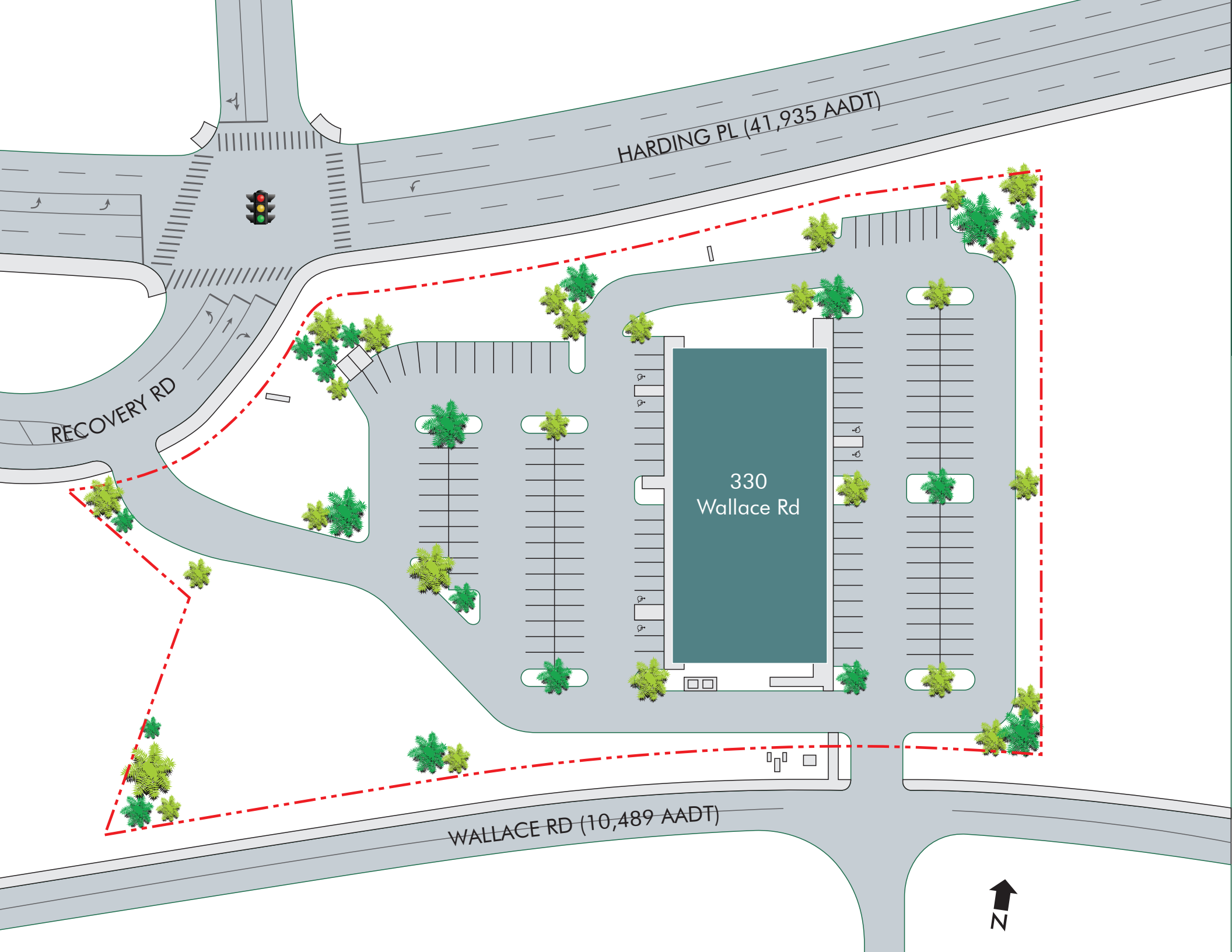
- + Suite 104 - 3,903 SF
- + Ideal for office or medical use
- + Excellent visibility from Harding Road
- + New monument signage available
- + Immediate proximity to Southern Hills Medical Center
- + Convenient front door parking lot, newly repaved
- + Ample parking (5/1,000)
- + Easy access from I-24 and I-65



5/1,000
Parking Ratio

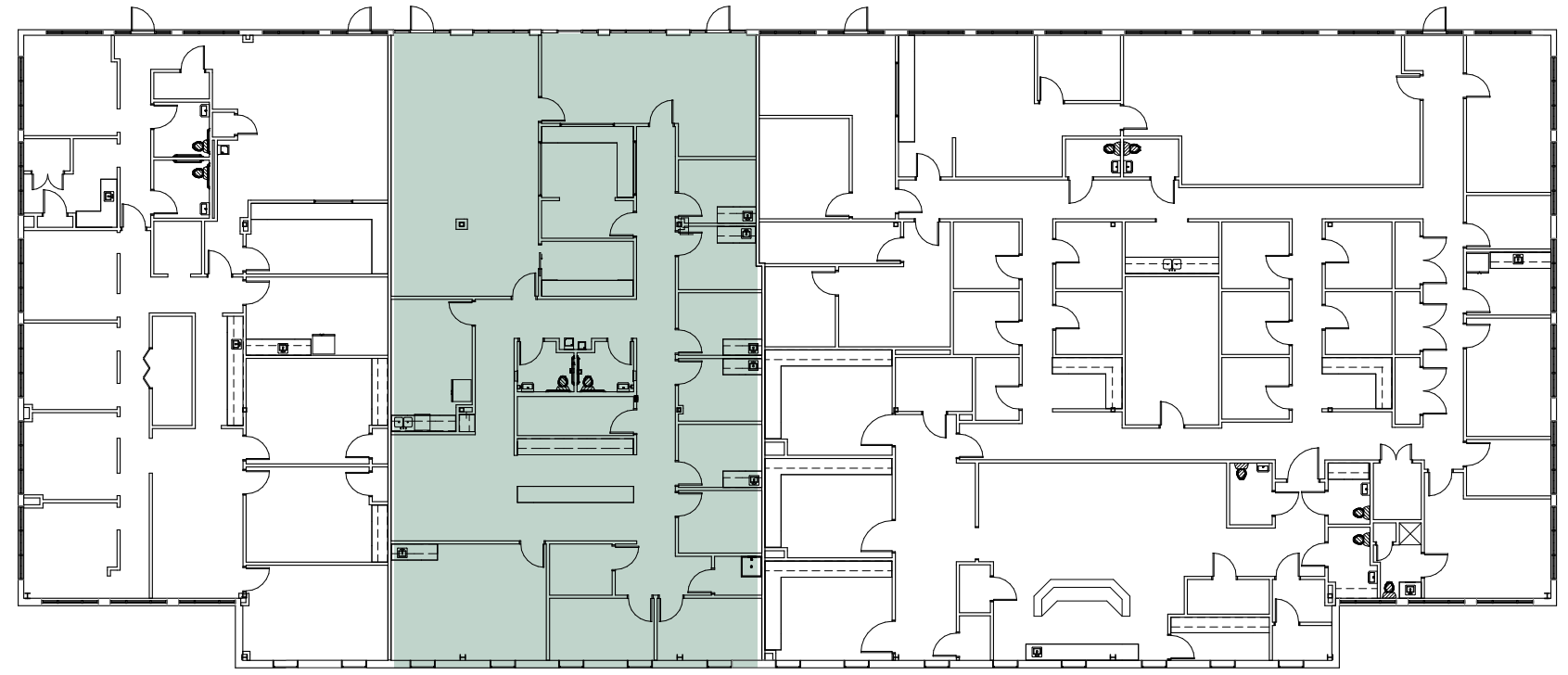
29,738
Total SF

2006
Year Built



Availability

Suite 104: 3,903 SF
*Available 12/1/2022



Location

The Property is strategically positioned directly off of Harding Rd just East of Nolensville Rd, an intersection that boasts an ADT volume of over 40,000 vehicles daily. The Property is located 0.75 miles from the intersection of Harding Rd and Interstate 24 (I-24), providing direct access to downtown Nashville. Harding Rd is a primary thoroughfare that traverses East to West and connects I-24 to I-65 and many Nashville arterial roadways, thus enhancing the location and accessibility.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	20,708	95,844	204,496
2027 Population	21,774	100,687	218,589
2022 Avg HH Income	\$57,199	\$68,431	\$82,469
2027 Avg HH Income	\$62,095	\$74,631	\$91,411
2022 Businesses	517	3,256	8,120

Drive Times

20	12	8
Min. To Downtown	Min. To Brentwood	Min To Antioch
12	3	5
Min. To BNA	Min. To I-24	Min. To I-65





Contact Us

Frank Thomasson, SIOR, CCIM

Senior Vice President

+1 615 493 9258

frank.thomasson@cbre.com

Byran Fort, SIOR

Senior Vice President

+1 615 493 9259

byran.fort@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE