

# CHARLES HAWKINS CO.

# FOR SALE

±696 SF on ±0.49 Acres

3- Parcel Commercial Purchase Opportunity in an Active Commercial Corridor in Madison

306, 310 & 401 Madison Station Blvd, Madison, TN 37115

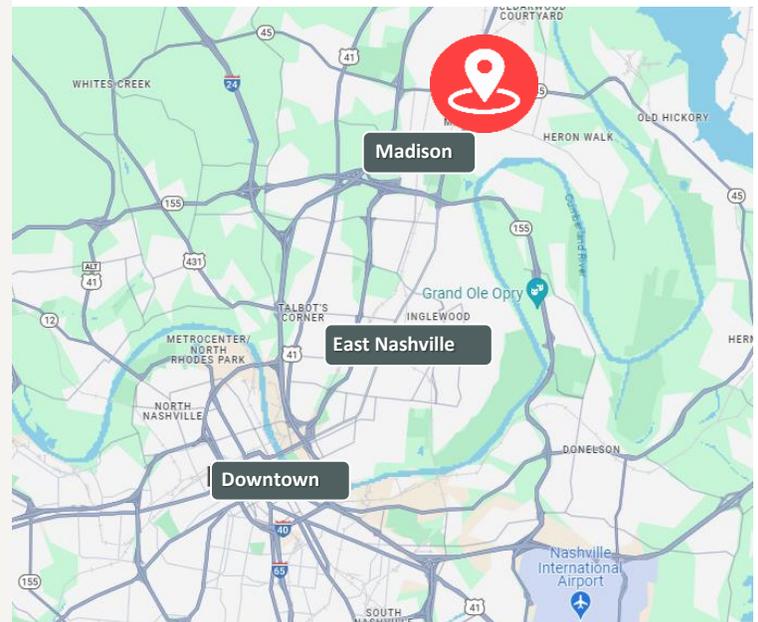


## HIGHLIGHTS

- ±696 SF Stand-Alone Commercial Building
- 3 Parcels totaling ±0.49 Acres
- Sale Price: Contact Broker
- Zoned Cs (Commercial Service)
- Less than 2 miles from the I-65 on/off ramp
- Located in a growing submarket - several major developments are planned for the area

### Links to community planning studies for Madison/Gallatin Pike-South

- [Community Corridor Study](#)
- [Gallatin Pike South Planning Study | Nashville.gov](#)



**Jamie Phillips**  
Vice President  
C: 615.517.4607  
jphillips@charleshawkinsco.com

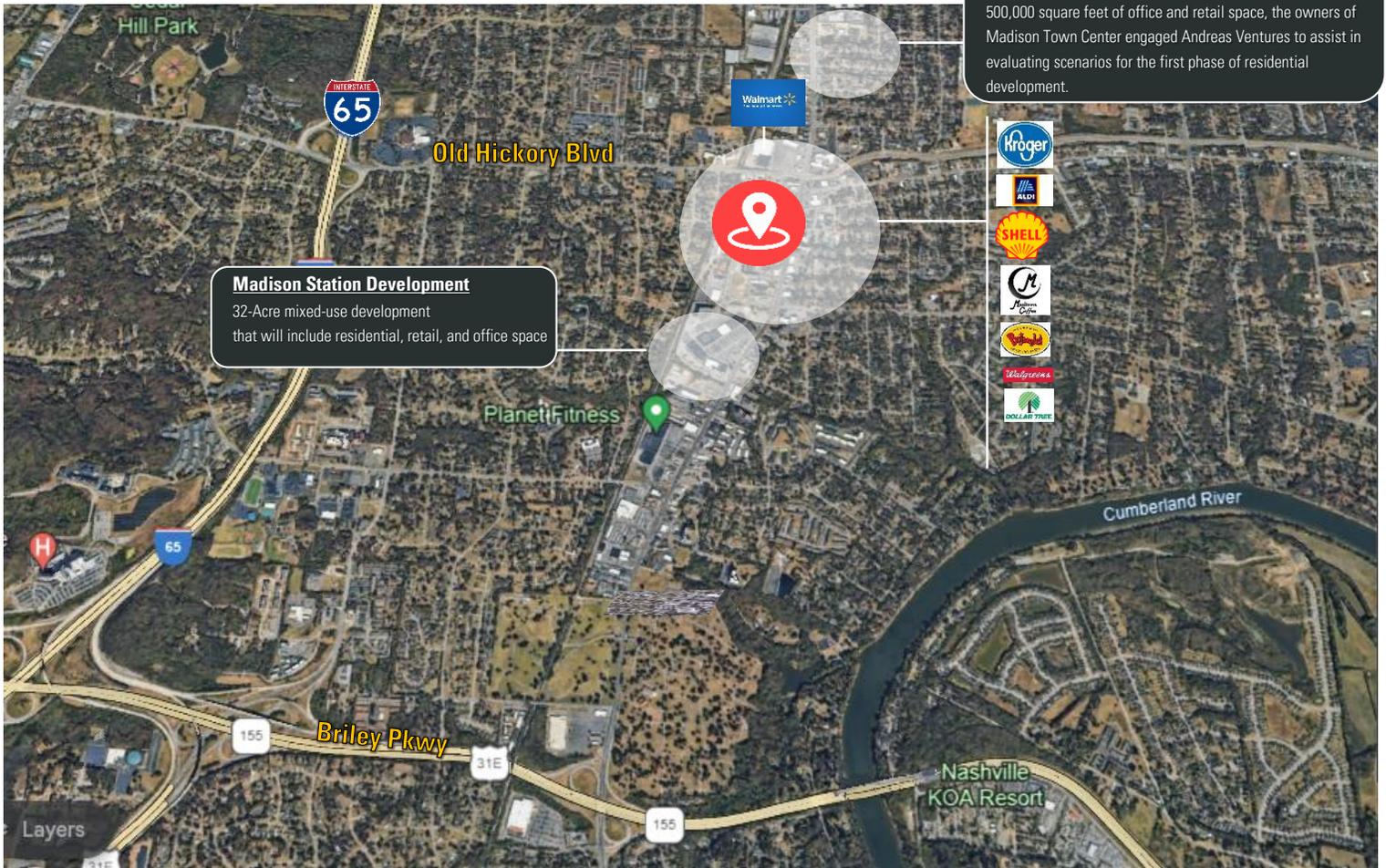
**Sam Still**  
Vice President  
C: 608.5561596  
sstill@charleshawkinsco.com

For Sale  
Stand-Alone Commercial  
Building / 3 Parcels

306, 310, & 401 Madison Station Blvd  
Madison, TN 37115  
Davidson County

CHARLES  
HAWKINS CO.

## AERIAL



**Madison Town Center Development**  
After obtaining entitlements for over 1000 residential units and 500,000 square feet of office and retail space, the owners of Madison Town Center engaged Andreas Ventures to assist in evaluating scenarios for the first phase of residential development.

**Madison Station Development**  
32-Acre mixed-use development that will include residential, retail, and office space

- Kroger
- ASD
- SHELL
- M
- M
- Walgreens
- DOLLAR TREE

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C: 615.517.4607  
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sstill@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Drive, Ste 100  
Nashville, TN 37204  
T: 615.256.3189