



**\$8,921/mo** For Lease

**331 Waldron Rd**  
**La Vergne, TN 37086**

1.35 Acres, 6600 SqFt

**Directions:** Take I-24 take exit 64 onto Waldron Road towards La Vergne, go 1.3 miles and the stripe mall is on the right

<b>MLS</b>	2820753
<b>Status</b>	Active
<b>Year Built</b>	2002
<b>County</b>	Rutherford County, TN
<b>Zoning</b>	C
<b>Class - Type</b>	Commercial - Office
<b>Annual Taxes</b>	017C E 023.00
<b>Days On Market</b>	182
<b>Source</b>	Realtracs

**Public Remarks:** This is for units 700 and 800 of this strip mall. Total square footage is 6600 plus upstairs storage. Units 700 and 800 can not be divided. The units together are a total of 6600 square feet with Lobby, 2 offices, possible 3rd office, 4 baths and open space. The rent amount \$8921 is NNN, which is \$13.00 per square foot of base rent plus \$3.22 a square foot CAM fee. For a total of \$16.22 square foot for triple net lease. Amazing opportunity for 6600 square foot with high ceilings, 7 roll u doors, fenced area in behind it, 4 half baths, store room upstairs or 3rd office. High Traffic, close to 2 highways, no showings without appointment. Great Strip Center just off exit 64, great location, plenty of parking, minimum lease 2 years or longer. Five lane road in front of this property with lots of visibility.

**Special Terms:** The lease amount is \$13.00 per square foot plus \$3.22 a square foot CAM fee. The \$8921 monthly is NNN

**FINANCIALS**

<b>Lease Per Month</b>	\$8,921	<b>Leased</b>	Yes
<b>Lease Per Square Foot</b>	\$16.00	<b>Lease End Date</b>	5/15/25

**LOT**

<b>Acres</b>	1.35 / Tax Record
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**STRUCTURE**

<b>Square Footage</b>	6600 / Tax Record
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**FEATURES**

No listing data available

**OFFICE AND SHOWING INFORMATION**

<b>List Agent</b>	Sheila Campbell / (931) 273-8504	<b>Showing Info</b>	Schedule Showing <i>powered by Realtracs</i>
<b>List Office</b>	eXp Realty / (888) 519-5113		

**CONTRACT INFO**

<b>Listing Detail</b>	Exclusive Right To Lease / Standard	<b>Expire Date</b>	11/21/25
<b>Possession</b>	Negotiable	<b>Original List Price</b>	\$0
<b>List Date</b>	4/21/25		

Requested by: Sheila Campbell

Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.  
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Report Type: Agent Report  
Report Date: 10/23/25