

FOR SALE

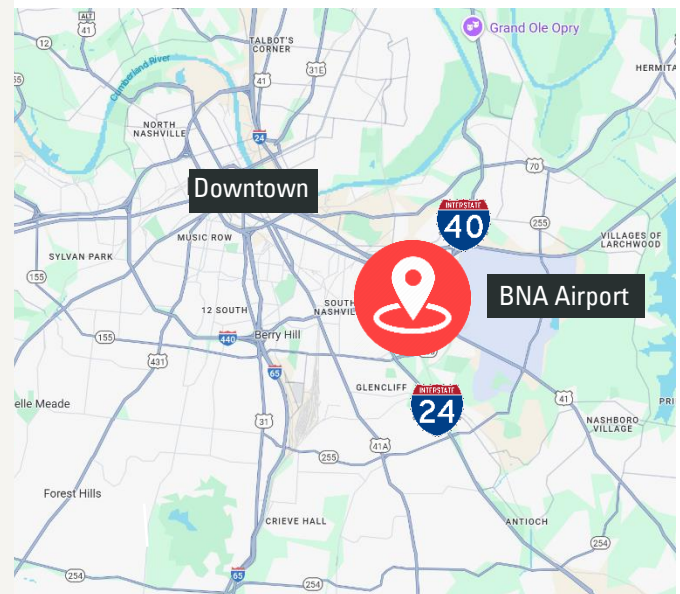
Prime Opportunity to Purchase a Stand-Alone
Commercial Building Along Murfreesboro Pike

1044 Murfreesboro Pike, Nashville, TN 37217



HIGHLIGHTS

- Stand-Alone Commercial Building for Sale
- ±2,150 SF
- ±0.22-Acre Lot
- Current Use: Auto Shop
- Zoned CS
- Site offers significant exposure on Murfreesboro Pike
- High Traffic Count: 38,776 AADT on Murfreesboro Pike
- Sale Price: \$1,100,000
- Excellent access to the I-40/I-24 split (less than 1 mile) and Briley Pkwy (less than 2 miles)
- Strategically positioned 4 miles from the Nashville International Airport and 5 miles from downtown Nashville



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Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100

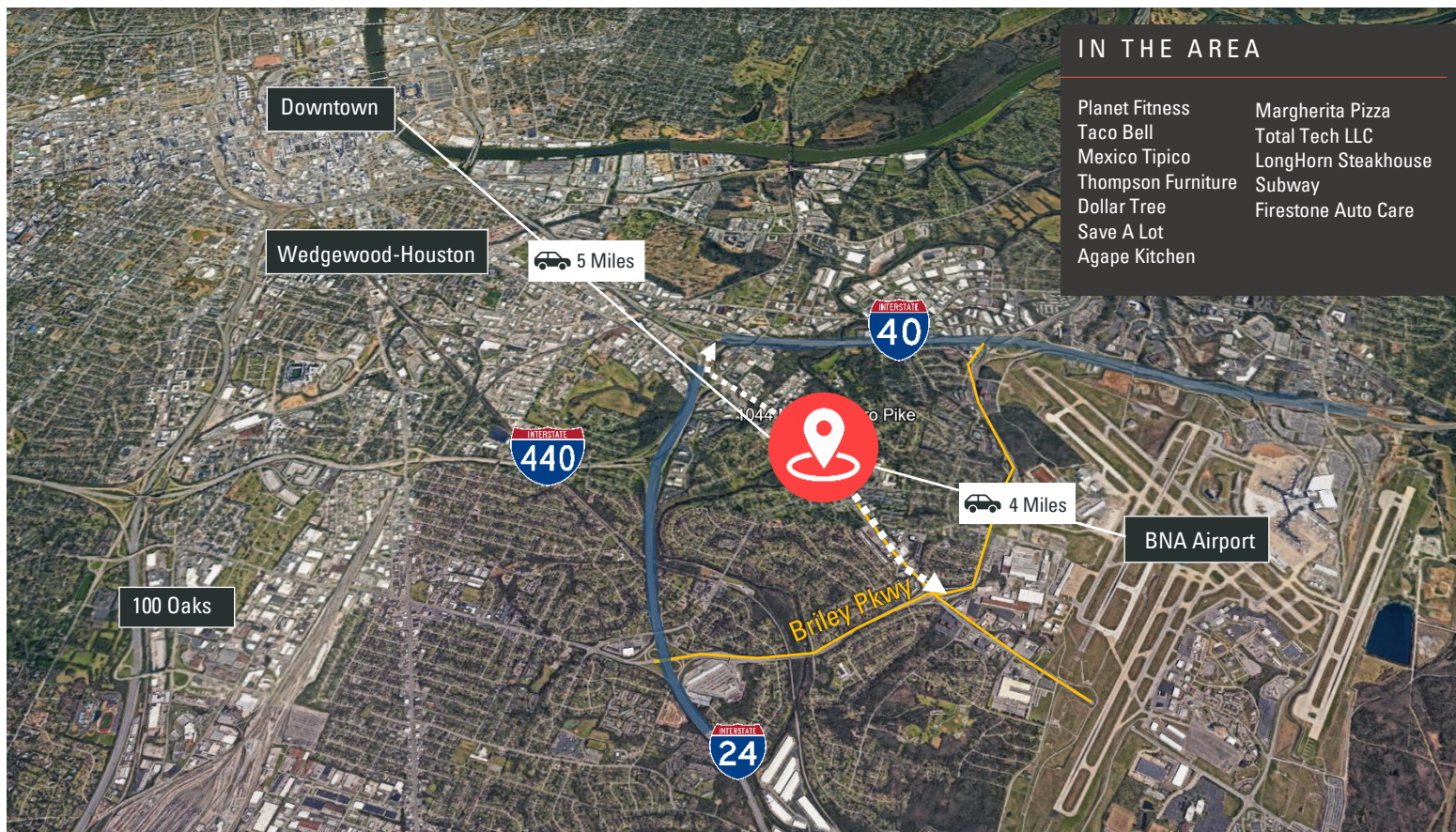
Nashville, TN 37204

T: 615.256.3189

For Sale
±2,150 SF
Commercial Building

1044 Murfreesboro Pike
Nashville, TN 37217
Davidson County

**CHARLES
HAWKINS CO.**



FLOOR PLAN



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