# CHARLES HAWKINS CO.

## FOR LEASE

±1,285 Square Feet

Opportunity to Lease Retail Space in an Active Commercial Corridor

326 Harding Pl #102, Nashville, TN 37211





#### HIGHLIGHTS

- Prime Retail or Office Space
- Lease Rate: \$27.00 /SF NNN
- Est. Operating Expenses \$4.50 /SF
  - o Est. Total Monthly Rent: \$3,373.13 per mo.
- ±1,285 SF Available
- Previous tenant: Title Loan Office
- Illuminated Building Pylon and Signage
- Traffic Count: More than 36,000 cars daily
- Easy access off I-24
- Parking: 55 spaces (7.45 space per 1000 SF)



#### DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles	
	36,292	185,157	610,341	
	12,107	71,750	248,167	
•••	\$63,942	\$76,973	\$102,854	

Paul M. Myers, SIOR, CCIM Senior Vice President C: 615.598.4848 pmyers@charleshawkinsco.com

Exclusively listed by: Charles Hawkins Co. 2920 Berry Hill Dr, Suite 100, Nashville, TN 37204 T: 615.256.3189 / charleshawkinsco.com











Paul M. Myers, SIOR, CCIM Senior Vice President C: 615.598.4848 pmyers@charleshawkinsco.com



### **SITE DEMOGRAPHICS**





\$301,825	\$6,301		\$1,178
Median Home Value	Average Spent on Mortgage & Basics		Median Contract Rent
he largest group: \$100,000 - \$149,999 he smallest group: \$150,000 - \$199,99 ndicator <b>A</b>		Diff	
<\$15,000	8.7%	+1.2%	
\$15,000 - \$24,999	5.2%	+0.7%	T T
\$25,000 - \$34,999	16.2%	+11.1%	S
\$35,000 - \$49,999	15.7%	+5.1%	
\$50,000 - \$74,999	18.5%	+2.1%	_
	9.9%	-3.4%	
	18.9%	-0.4%	
\$75,000 - \$99,999 \$100,000 - \$149,999	2.20/		
	2.2% 4.8%	-9.6%	

Variables	1 mile	3 miles	5 miles	ZIP Codes 37211 (Nashville)	Counties Davidson County		United State of Americ United State
2022 Total Population	8,401	88,900	209,987	87,347	757,773	7,245,88	339,887, 819
2022 Household Population	7,397	87,492	207,863	87,027	734,041	7,097,86	331,671, 159
2022 Family Population	5,528	64,671	150,533	62,607	510,419	5,652,31 3	264,093, 561
2027 Total Population	8,573	90,336	216,594	89,937	814,275	7,538,00	347,149, 422
2027 Household Population	7,568	88,929	214,470	89,617	790,543	7,389,98	338,932, 762
2027 Family Population	5,679	66,012	155,875	64,856	545,982	5,857,93 1	269,093, 856

 $This infographic contains \ data \ provided \ by \ Esri, Esri-U.S. \ BLS, ACS, Esri-Data \ Axle. \ The \ vintage \ of \ the \ data \ is \ 2025, \ 2030, \ 2019-2023.$ 

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$24,950	\$31,775	\$38,630
2022 Median Household Income	\$53,922	\$68,490	\$74,975
2022 Average Household Income	\$73,505	\$86,117	\$98,253
2027 Per Capita Income	\$27,706	\$35,350	\$43,000
2027 Median Household Income	\$60,401	\$77,914	\$83,771
2027 Average Household Income	\$81,975	\$96,744	\$110,472

© 2025 Esri