

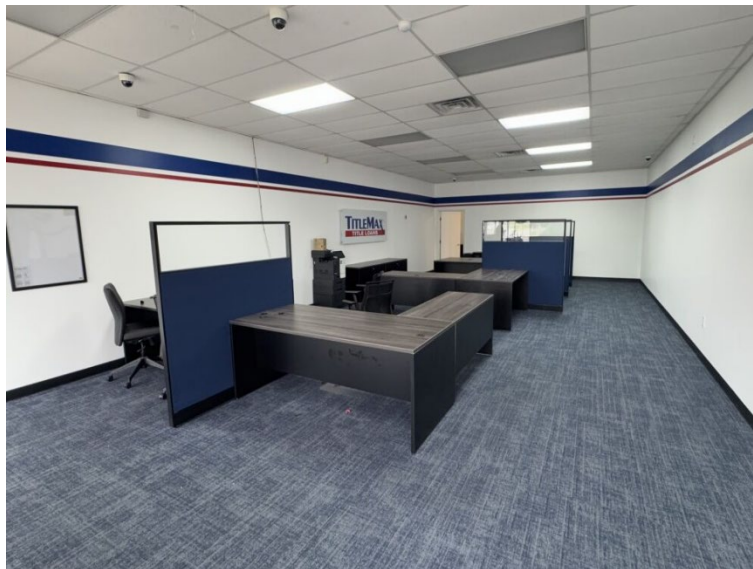
CHARLES HAWKINS CO.

FOR LEASE

±1,285 Square Feet

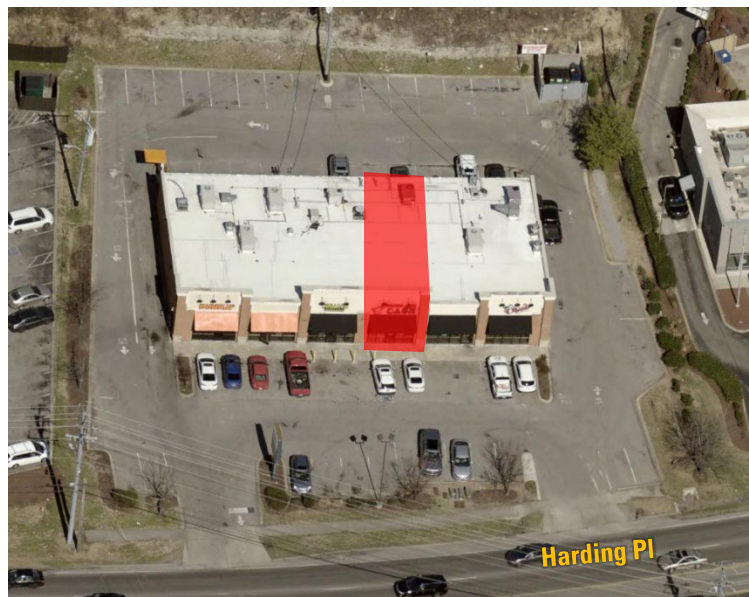
Opportunity to Lease Retail Space in an Active Commercial Corridor

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
 - 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

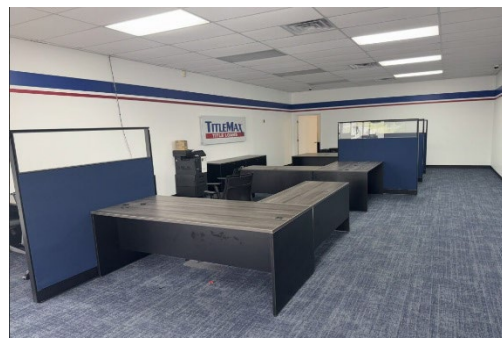
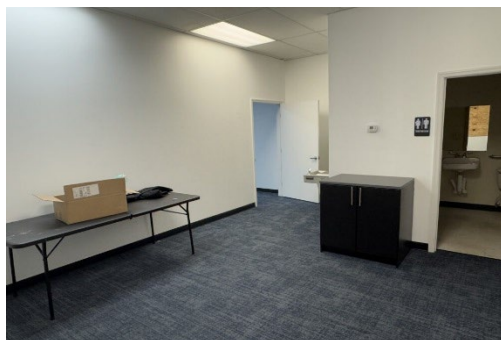
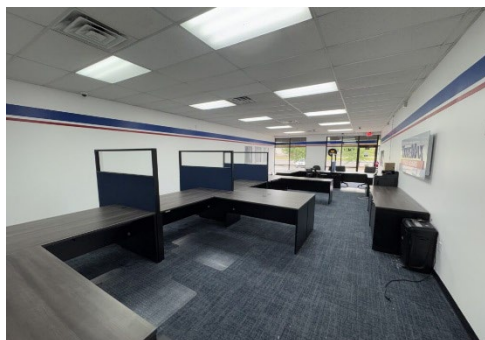
Paul M. Myers, SIOR, CCIM
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Exclusively listed by: Charles Hawkins Co.
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T: 615.256.3189 / charleshawkinsco.com

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SITE DEMOGRAPHICS

Key Facts

