

**FOR SALE**  
**CLASS A COMMERCIAL CONDO**  
±5,468 SF Available

— 372 Herron Dr, Nashville, TN —

**CHARLES  
HAWKINS CO.**

2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
O: (615) 256 - 3189  
[www.charleshawkinsco.com](http://www.charleshawkinsco.com)

**Showing by appointment only. Please do not disturb business.**



*Show Up. Care. Deliver.*



# FLEX PURCHASE OPPORTUNITY

372 Herron Drive, Nashville, TN

The Charles Hawkins Co. is pleased to bring to market 372 Herron Drive, a 5,468 SF commercial condo located in the Alloy Mixed Use Development adjacent to the Fairgrounds/GEODIS Park Soccer Stadium.

This Class A building offers a rare combination of flexibility & functionality in a strategic location minutes from downtown Nashville.

## PROPERTY

### OVERVIEW

#### ADDRESS

372 Herron Drive, Nashville, TN

#### SIZE

±5,468 SF

#### TYPE

Commercial Condo

#### LOCATION

Prime central location minutes from Wedgewood-Houston, GEODIS Park/Fairgrounds, and downtown Nashville

The site is neighboring Oxenfree – a new luxury townhome development, and Wood Partners' proposed 350-unit apartment development, Alta Herron

#### FEATURES

- 14 - 24' Clear Height
- 5 Private Offices and Large Breakroom
- Clear Span / Open Building
- Fully Air Conditioned
- Food Grade Facility
- (1) 14'x16' Drive-in Door
- 3 Phase 120/208V 600 Amp Service
- Sprinklered
- LED Lights
- Floor Drains
- Fully Renovated in 2018



Sale Price

**\$2,950,000**

CHARLES  
HAWKINS co.





## SALE HIGHLIGHTS

ALLOY MIXED-USE DEVELOPMENT  
372 Herron Drive, Nashville, TN

### 1. Zoned MUL-A: Mixed-Use Limited Alternative

- Uses permitted by right include, but are not limited to, restaurant, retail, general office, medical office, medical or scientific lab, personal care services, multimedia production, printing and publishing, bar or nightclub (Disclaimer: It is the responsibility of the buyer to confirm its use is permitted under the zoning code)

2. Original building taken down to the slab and steel beams and completely reconstructed in 2018.

3. Seller may need a short-term lease back upon sale (e.g., 6 – 9 months) or an extended closing to accommodate its move to a larger facility.

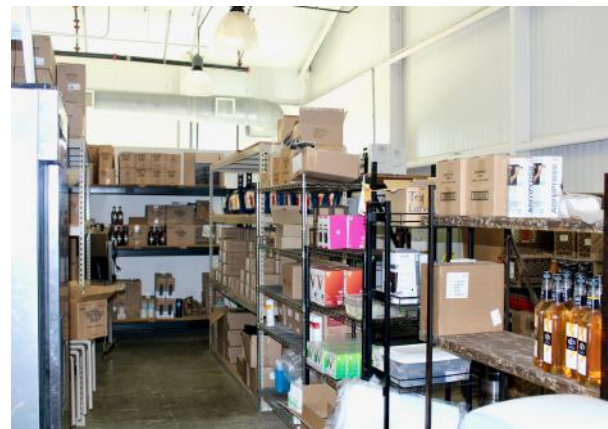
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# PHOTOS

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COMMERCIAL CONDO FOR SALE  
372 Herron Drive, Nashville, TN







## Alta Herron Apartment Development

Developer Wood Partners successfully rezoned its 350-unit max development situated off Nolensville Pike. The project will replace what's currently a car parts yard into a new multifamily development.

- *Citynownext / Nashville Post*

## Wedgewood-Houston

## Downtown

## Subject Site



## Luxury Townhome Development

Herron Drive



## WeHo

### Featured Developments:

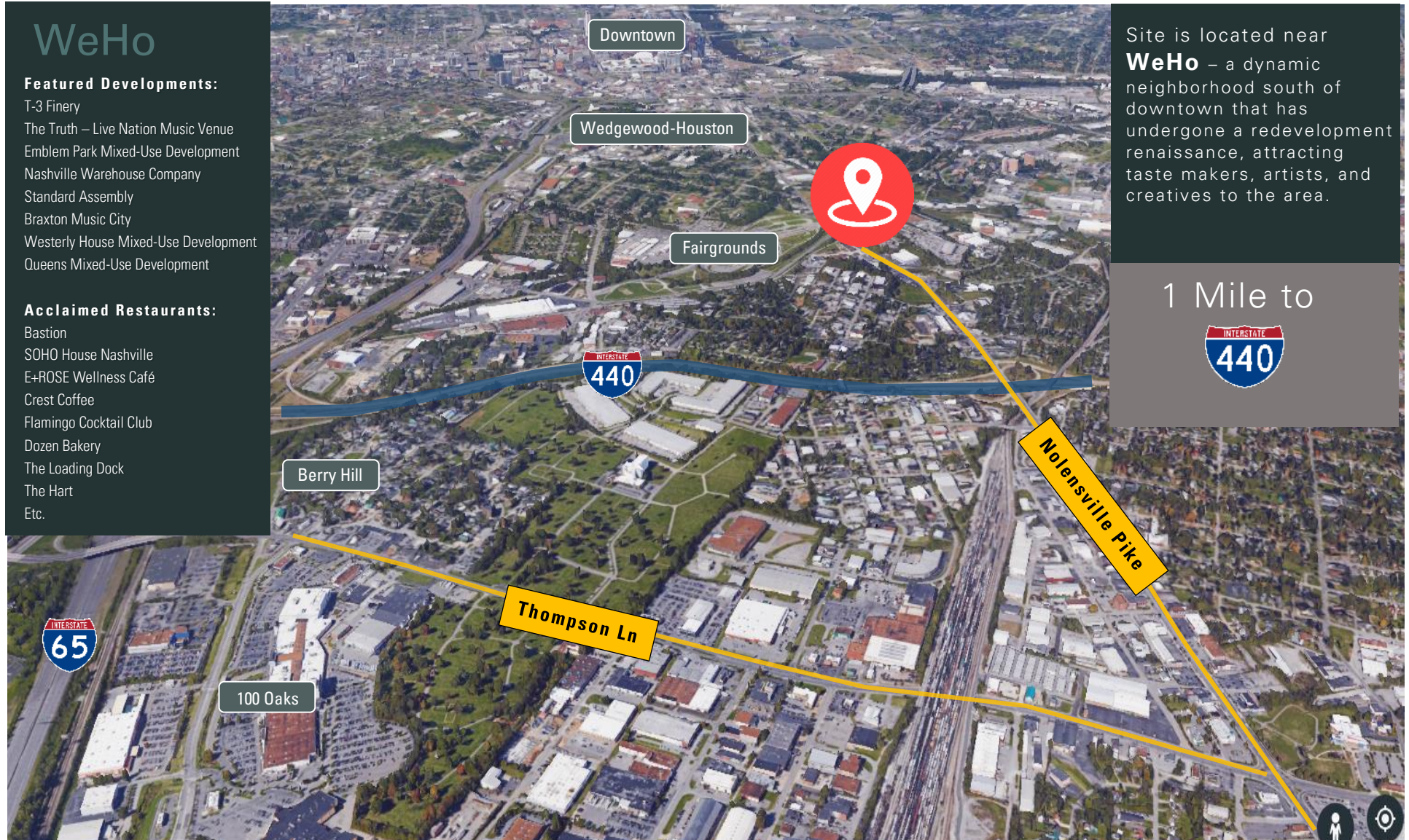
T-3 Finery  
The Truth – Live Nation Music Venue  
Emblem Park Mixed-Use Development  
Nashville Warehouse Company  
Standard Assembly  
Braxton Music City  
Westerly House Mixed-Use Development  
Queens Mixed-Use Development

### Acclaimed Restaurants:

Bastion  
SOHO House Nashville  
E+ROSE Wellness Café  
Crest Coffee  
Flamingo Cocktail Club  
Dozen Bakery  
The Loading Dock  
The Hart  
Etc.

Site is located near **WeHo** – a dynamic neighborhood south of downtown that has undergone a redevelopment renaissance, attracting taste makers, artists, and creatives to the area.

1 Mile to

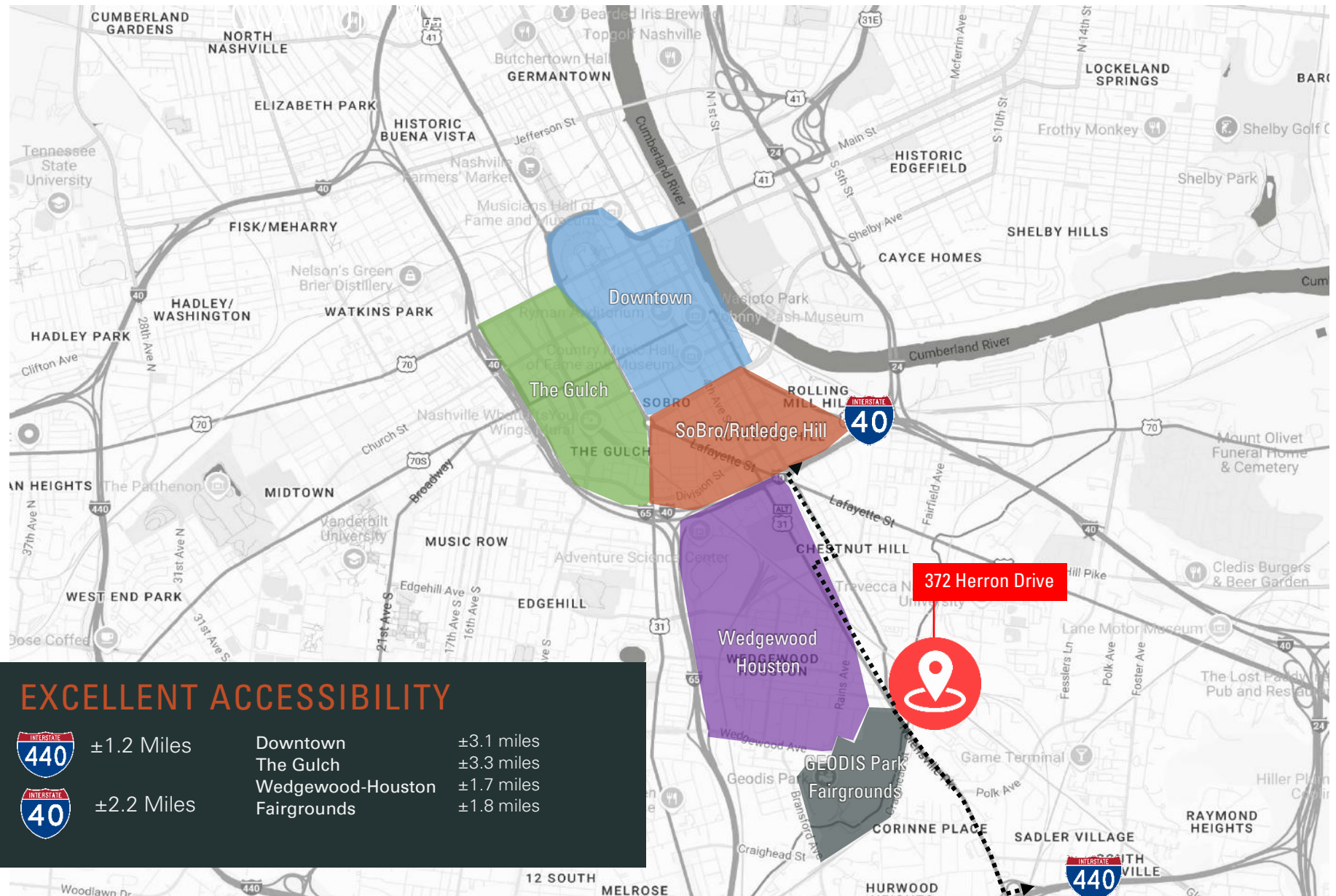




# LOCATION MAP

COMMERCIAL CONDO FOR SALE

372 Herron Drive, Nashville, TN



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FOR SALE

**372 HERRON DR**

Nashville, TN

CHARLES  
HAWKINS CO.

# CONTACT US

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