

**AVISON  
YOUNG**

- Ideal for medical, business, or professional office space
- ±9,440 sf
- 0.68-acre parcel
- \$2,250,000 sale price
- Built in 2007
- Convenient access to I-40, in the Airport area
- Parking close to building entrances
- Attractive glass and brick exterior
- Card key access system
- Building signage opportunity

**Get more information****Brent Basham**

Vice President

+1 615 727 7406

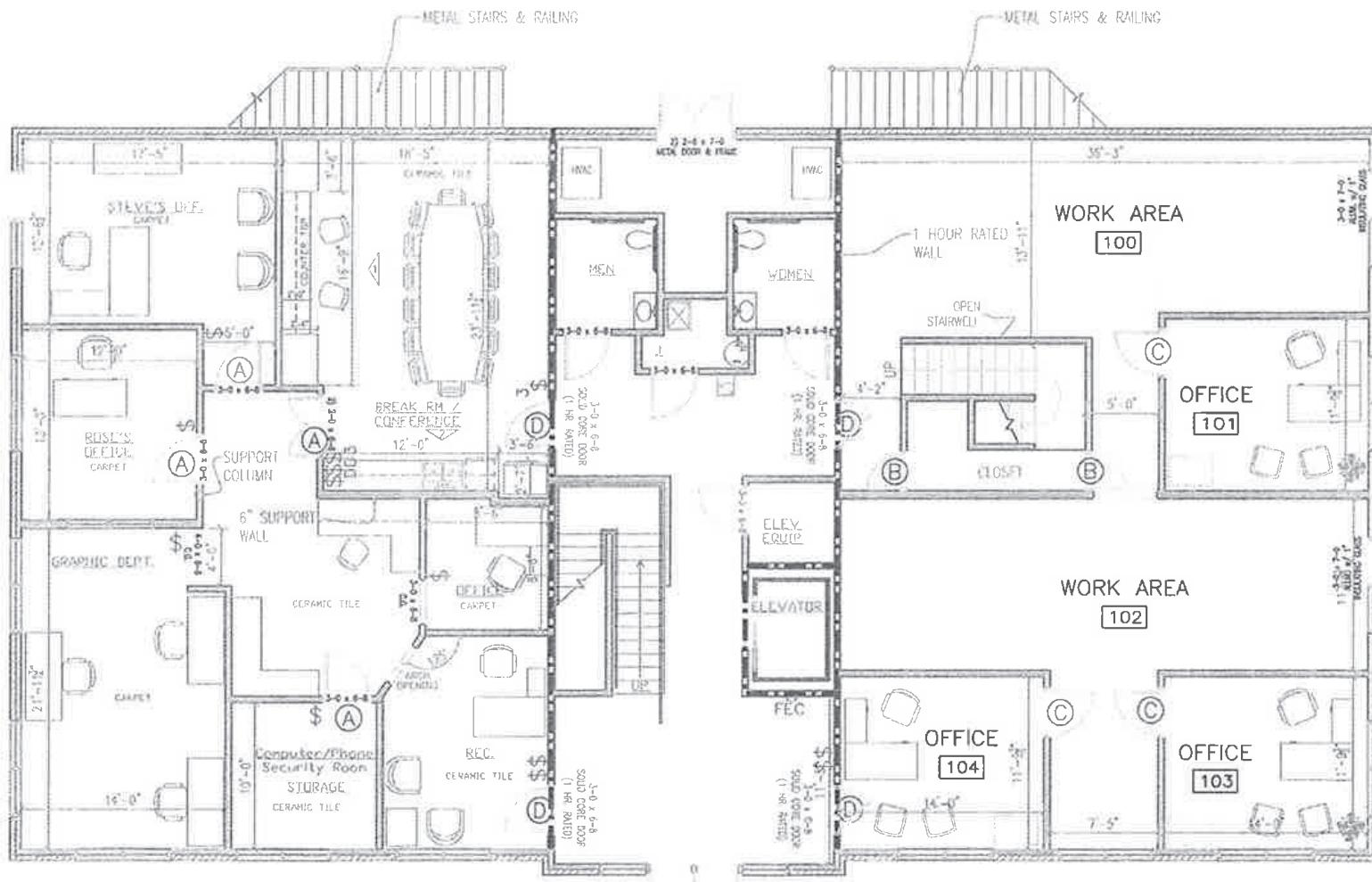
brent.basham@avisonyoung.com

700 12th Avenue South  
Suite 200  
Nashville, TN 37203  
+1 615 727 7400

# Office building for sale or lease

256 Jackson Meadows Drive

## FLOORPLAN



First floor

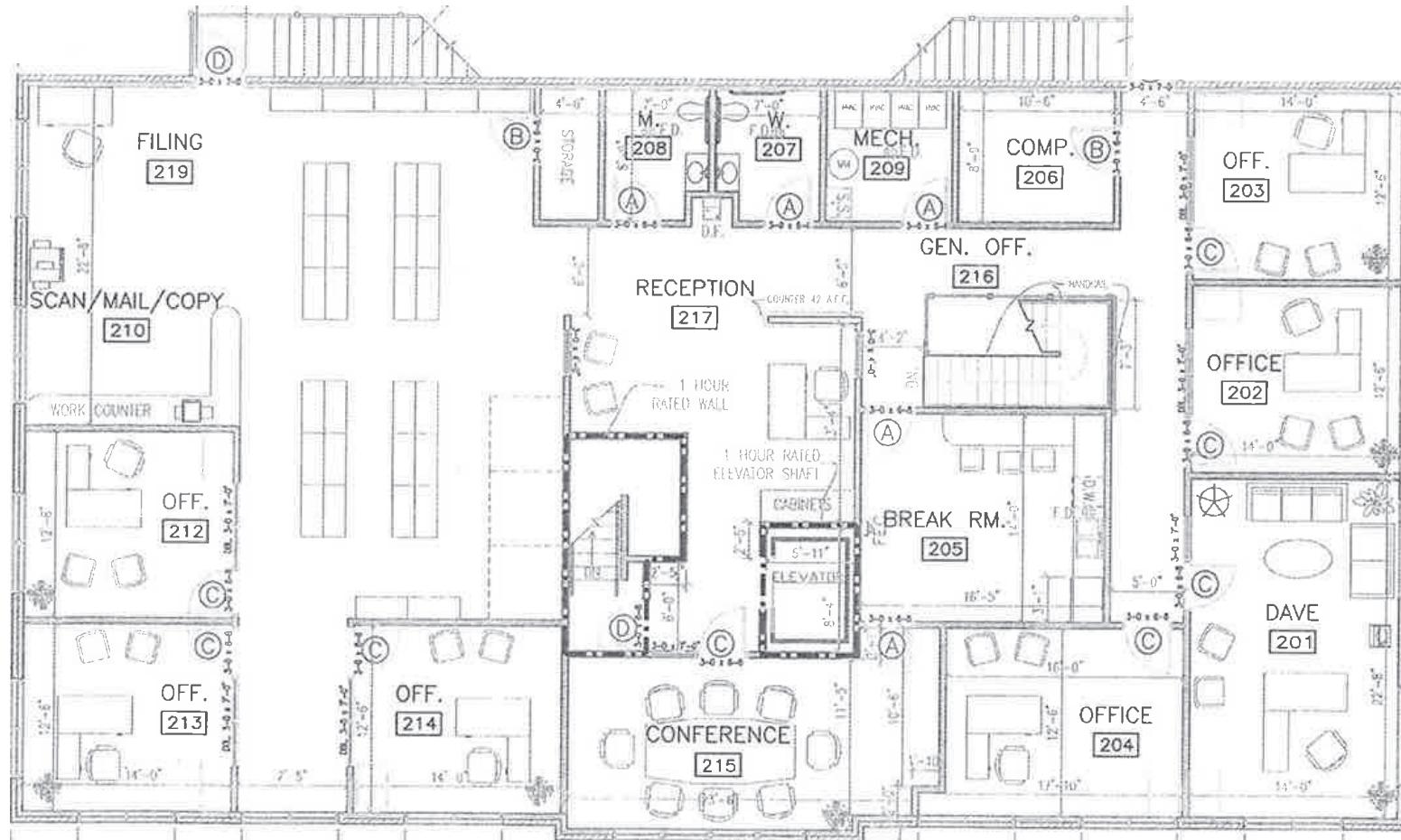
### Brent Basham

Vice President

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## FLOORPLAN



Second floor

**Brent Basham**

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## DEMOGRAPHICS - FIVE MILE RADIUS



Population

**114,465**



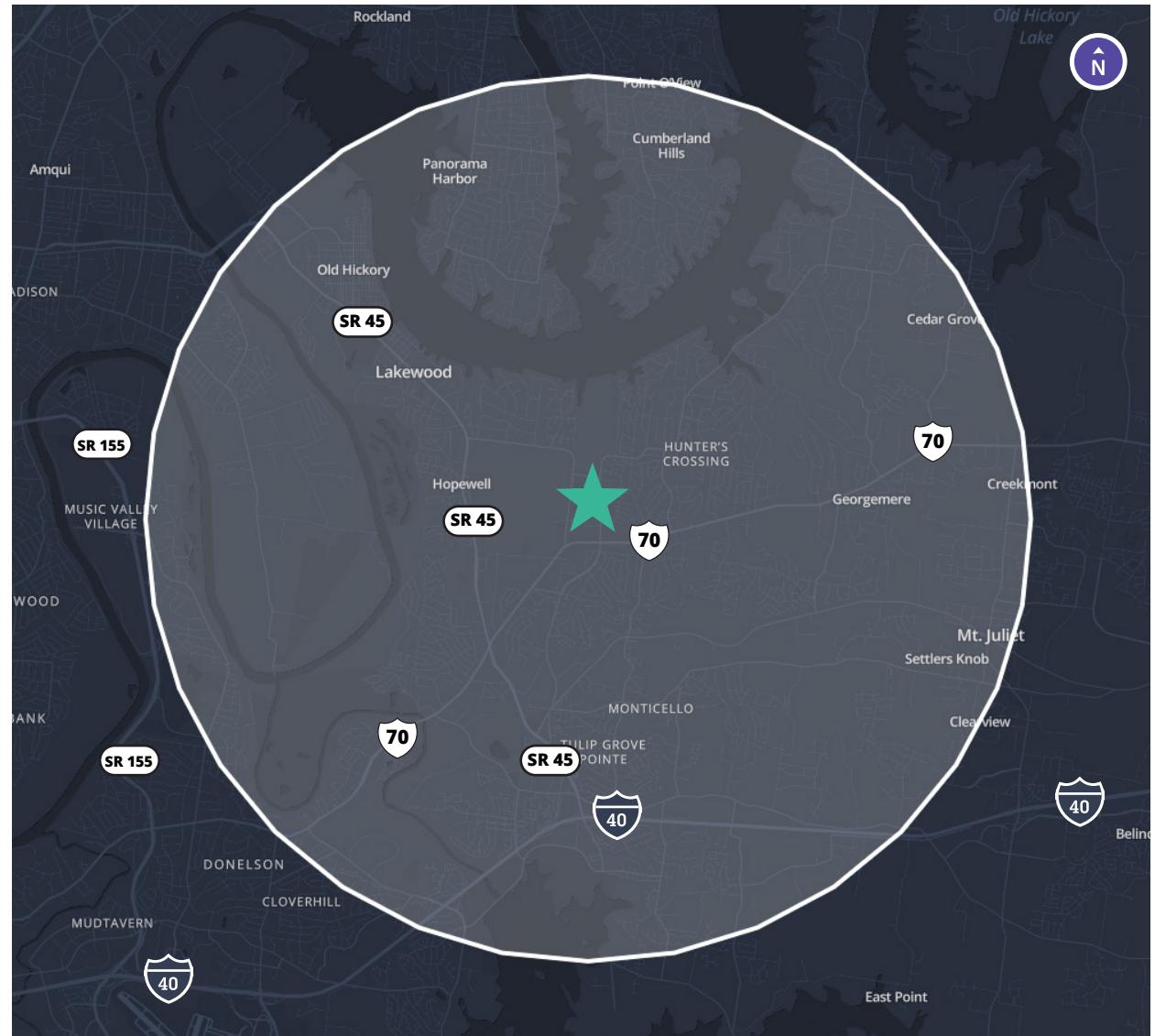
Average household income (2023)

**\$104,237**



Average household income (2028)

**\$121,023**



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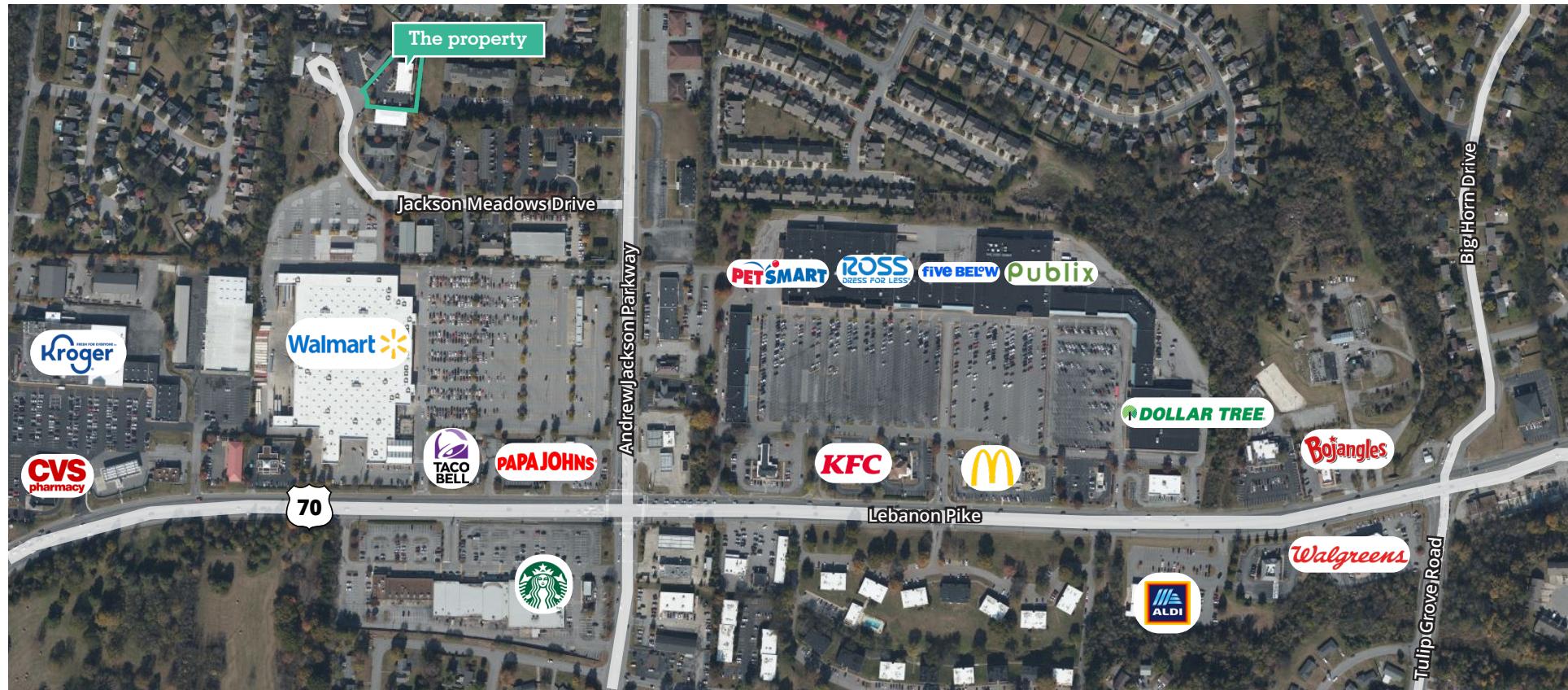
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### AREA MAP

This property is located in the Hermitage area of Nashville, which is east of the International Airport. This vibrant area is characterized by Class A office parks, hotel, and retail services. More than 100,000 people live within five miles of the property.

Summit Medical Center is a major regional hospital that serves most of eastern Davidson County, and rapidly growing Wilson County to the east. The traffic circulation in the immediate vicinity reflects the dynamic residential and business growth of the past 20 years in this community.



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