

# FOR LEASE

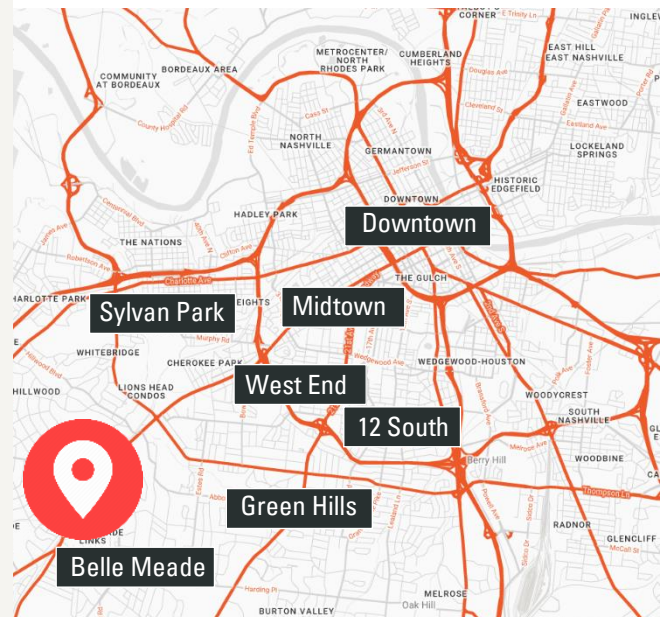
Rare Opportunity to Lease a Stand-Alone,  
Two-Story Commercial Building in Belle  
Meade

5701 Old Harding Pike, Nashville, TN 37205



## HIGHLIGHTS

- Two-Story, Stand-Alone Commercial Building in Belle Meade
- Lease Options:
  - Full Building:  $\pm 2,894$  SF Total
  - 1st Floor:  $\pm 1,447$  SF Available
  - 2nd Floor:  $\pm 1,447$  SF Available
- Lease Rate: \$29.50/ SF NNN
- 50-Year metal roof
- Elevator access to 2nd floor
- (6) Striped parking spaces
- Zoned CS
- CSX Rail Line runs directly behind the building
- Building is equipped with recording studio sound insulation to reduce train/traffic noise
- Located near the Hwy70/Hwy 100 split
- Strategically positioned near Green Hills, Downtown, West End, White Bridge Road, and Sylvan Park
- Near the recently approved major mixed-use development at the Belle Meade Plaza shopping center by AJ Capital Partners



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For Lease  
±1,447 - 2,894 SF  
Commercial Building

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Davidson County

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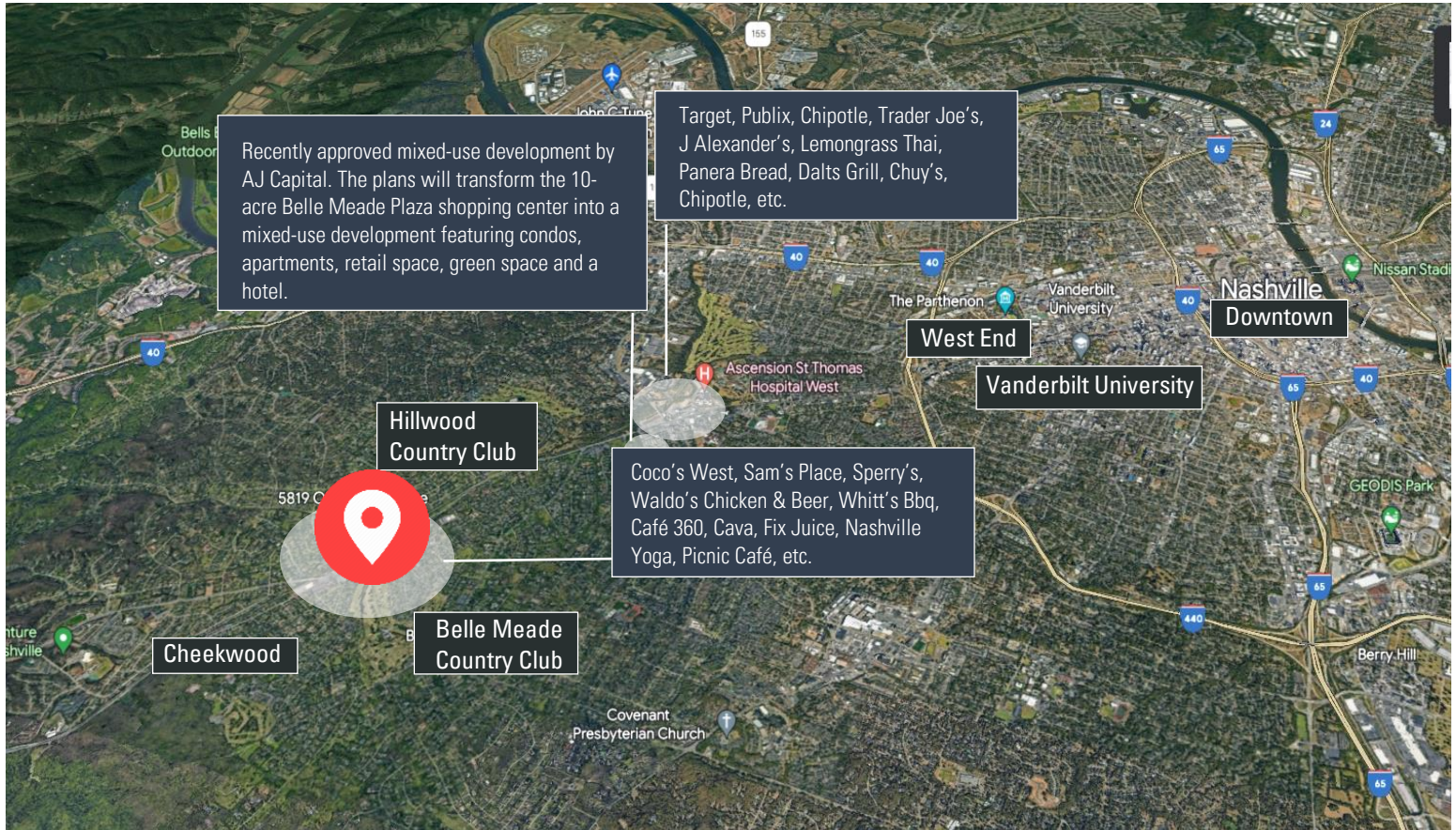


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## AERIAL



## Belle Meade Suburb

Situated west of downtown Nashville, this community has a per capita and annual household income significantly higher than the national average.

The area is home to the upscale seafood and steakhouse restaurant-Sperry's, the award-winning Phillip's Toy Mart, which has the largest model selection in the South, as well as the historic Belle Meade Plantation and winery and the Cheekwood Botanical Garden and Museum of Art situated on hundreds of acres of gardens and features numerous outdoor sculptures.



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