

# 339 WHITE BRIDGE PK

NASHVILLE, TENNESSEE 37209

Available For Lease  
Commercial - Office / Medical Office  
±4,227sf Available



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# OFFICE LEASE OPPORTUNITY

Ideal Medical Office Space located in a high-demand area with excellent visibility and access.

The layout is conducive to a medical office with ample natural light, new flooring and cabinetry, and an open floor plan that can be customized for examination rooms, waiting areas, and administrative offices.

Benefit from high traffic exposure and convenient access with proximity to White Bridge Pike, Charlotte Pike, and I-40.

## PROPERTY HIGHLIGHTS

- Located in Nashville off White Bridge Pike
- Zoned CS
- 27 Total Parking Spaces
- Property Type: Commercial Office
- Minutes from I-40 / Charlotte Pike
- High Visibility / Traffic Counts







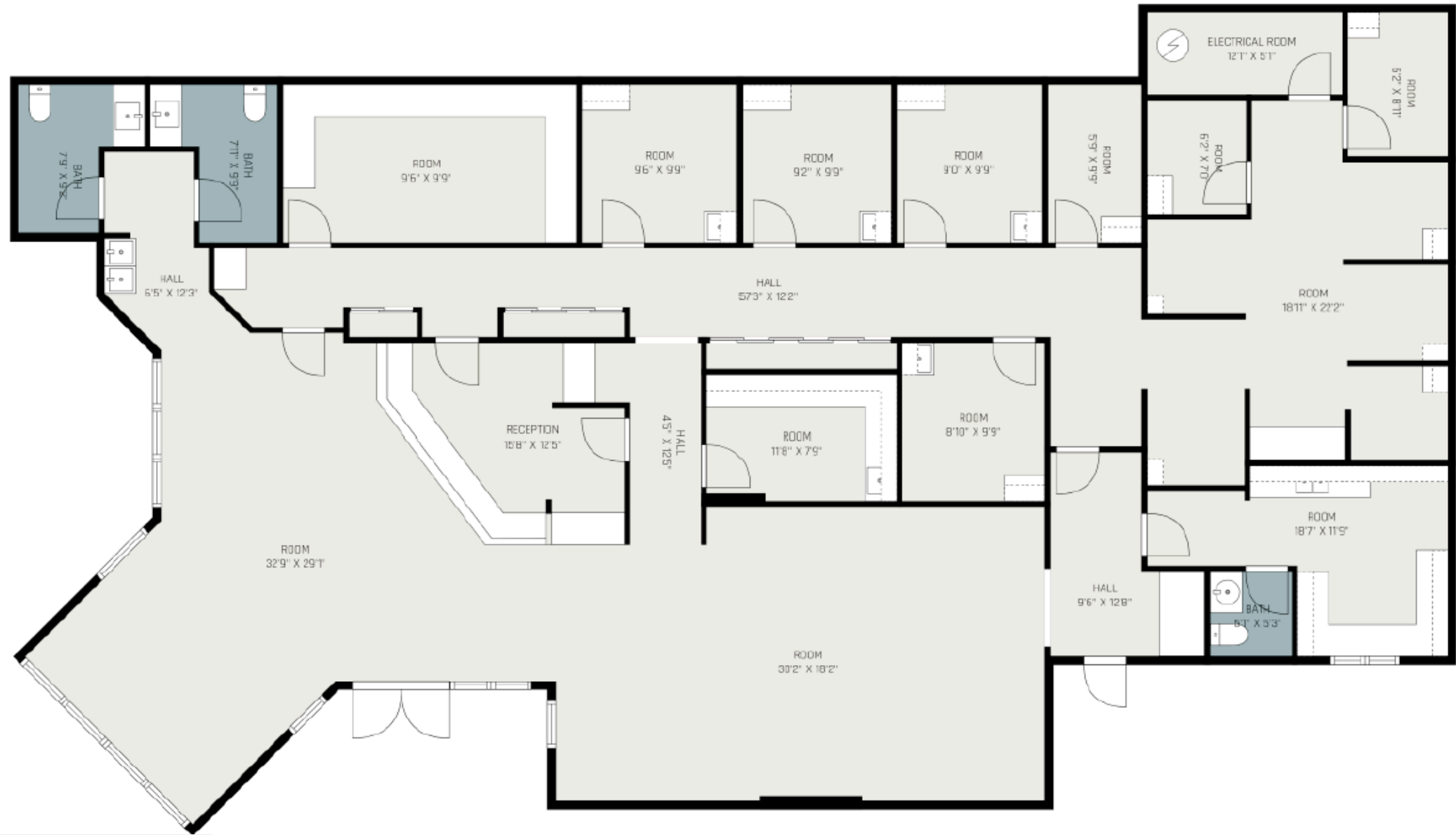






# FLOOR PLAN

+/- 4,227 SF





# MARKET OVERVIEW

CORE  
REAL ESTATE

**1.1 Million**

Regional  
Workforce

**66**

New People  
Per day

**2.1 Million**

MSA  
Population

Nashville's big business drivers are **technology**, continued **in-migration** of companies and people, a **well-educated population** and a **favorable business climate**.

**2.5% unemployment** rate for Nashville MSA, 100 basis points **lower** than the national rate (March 2023).

A **major growth** market in the Southeast, Nashville has received **over 140,000 new jobs** since 2010\* by national companies such as Amazon, AllianceBernstein, EY, ICEE and Philips.

**Over 50** companies have announced or moved their **headquarters** to Nashville in the last five years.

One of the nation's **lowest tax burdens**, Tennessee was named the **top state for low business taxes and regulations** by the U.S. Chamber of Commerce's Enterprising States Report



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