

12729 OLD HICKORY BLVD

ANTIOCH, TN 37013

OFFERING MEMORANDUM



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

PRESENTED BY:

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DISCLAIMER: APPROXIMATE PARCEL LINES

EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is pleased to present this offering as an opportunity to purchase an exceptionally well-located and highly functional warehouse in Antioch, TN. Strategically positioned ± 1.5 miles from I-24, this offering is within a twenty minute drive of the Nashville International Airport and has direct proximity to the interstate system. Featuring ceiling heights that range from 18 to 22 feet, this building provides a unique flexibility that will align with the requirements of countless types of businesses.



PROPERTY HIGHLIGHTS

- **HIGH QUALITY INDUSTRIAL FACILITY** – This property was built in 2004 and has been professionally maintained ever since. It features $\pm 32,500$ SF of warehouse and office space meeting the needs of countless different businesses.
- **STRATEGIC LOCATION** – This building is less than 20 miles from downtown Nashville and ± 1.5 Miles from Direct Access to I-24.
- **LOW COVERAGE** – This property sits on ± 4.39 AC and features a low coverage ratio of 16.99%.
- **UNIQUE OFFERING** – There are very few comparable properties for sale in Antioch. We are offering an opportunity to own a unique warehouse in the growing Antioch market.
- **SUBMARKET FUNDAMENTALS** – The Antioch submarket has had limited industrial development and available supply over the past 18 months. Landlords have been able to push rental rates much higher than the regional average as the market becomes tighter. Industrial vacancies in the submarket are hovering near all-time lows, as tenants continue to have difficulty finding available facilities with proximity to Nashville.

PROPERTY OVERVIEW



\$5,375,000

LIST PRICE

PROPERTY OVERVIEW	
Address	12729 Old Hickory Blvd
City	Antioch
State	TN
Zip Code	37013
Total Building Area	±32,500 SF
Office	±2,500 SF
Warehouse	±30,000 SF
Price/SF	\$165.38
Zoning	IWD, OR20
Dock Doors	3
Drive In Doors	1
Clear Height	±18' - ±22'
Year Built	2004
Land Area	±4.39 AC







± 165,360 VPD



OLD HICKORY BLVD ± 19,300 VPD



MT. VIEW MARKETPLACE



MURFREEBORO PIKE ± 32,300 VPD

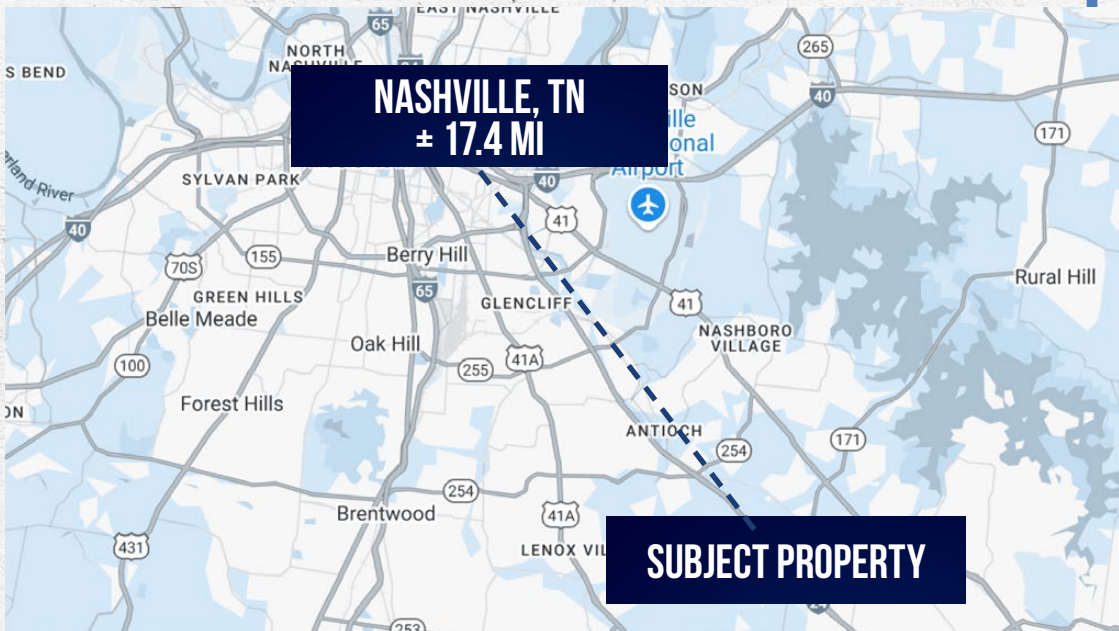


AREA OVERVIEW



NASHVILLE, TN

With a population of over 690,000 residents in the city, Nashville is the most populated city in Tennessee. A major center for the music industry, especially country music, Nashville is commonly known as “Music City.” Nashville is also a major center for healthcare, publishing, banking, automotive, and transportation industries. It is also home to numerous colleges and universities, including Vanderbilt University, Belmont University, Fisk University, and Middle Tennessee State University. Nashville is sometimes referred to as “Athens of the South” due to its large number of educational institutions. With a vibrant economy and a variety of exciting entertainment options, Nashville is a growing city that exudes southern charm.



POPULATION

	3-MILE	5-MILE	10-MILE
2029 Population Projection	53,048	154,916	435,864
2024 Population	52,279	150,271	416,959
2020 Population	52,864	155,457	426,891

HOUSEHOLDS

	3-MILE	5-MILE	10-MILE
2029 Population Projection	18,845	54,455	159,144
2024 Population	18,650	53,179	153,695
2020 Population	19,074	55,739	160,116
Annual Growth 2020-2024	2.5%	1.6%	1.5%

INCOME

	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$74,490	\$83,491	\$96,262

NASHVILLE ECONOMY

In recent times Nashville has been described as a “southern boomtown” by numerous publications, with it having the fourth strongest economy in the United States as of 2021. It has been stated by the US Census Bureau that Nashville “adds an average of 100 people a day to its net population increase”. Currently, over 40,000 businesses are prospering in Nashville. According to Forbes, Nashville has a gross metro product of \$126.5 billion with tourism, education, and health care as its major industries.

Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Over 16 publicly traded health care companies are headquartered in Nashville. The city is also home to more than 500 healthcare companies, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals and a Fortune 500 company with a total of 235,000 employees. The Nashville health care industry contributes an overall economic benefit of \$46.7 billion and more than 270,000 jobs to the local economy annually. Globally, Nashville’s health care industry generates more than \$92 billion in revenue and more than 570,000 jobs. In addition, Nashville is home to almost 400 professional service firms (e.g., accounting, architecture, finance, legal) that provide expertise in the health care industry. (healthcarecouncil.com)



MAJOR EMPLOYERS

EMPLOYERS	EMPLOYEES
Vanderbilt University Medical Center	20,428
Nissan North America	10,750
HCA Healthcare Inc.	10,613
Vanderbilt University	6,912
Saint Thomas Health	6,243
Community Health Systems	4,700
Randstad	4,557
Asurion	3,600
The Kroger Co.	3,523
National HealthCare Corp.	3,250





CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **12729 Old Hickory Blvd, Antioch, TN 37013** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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