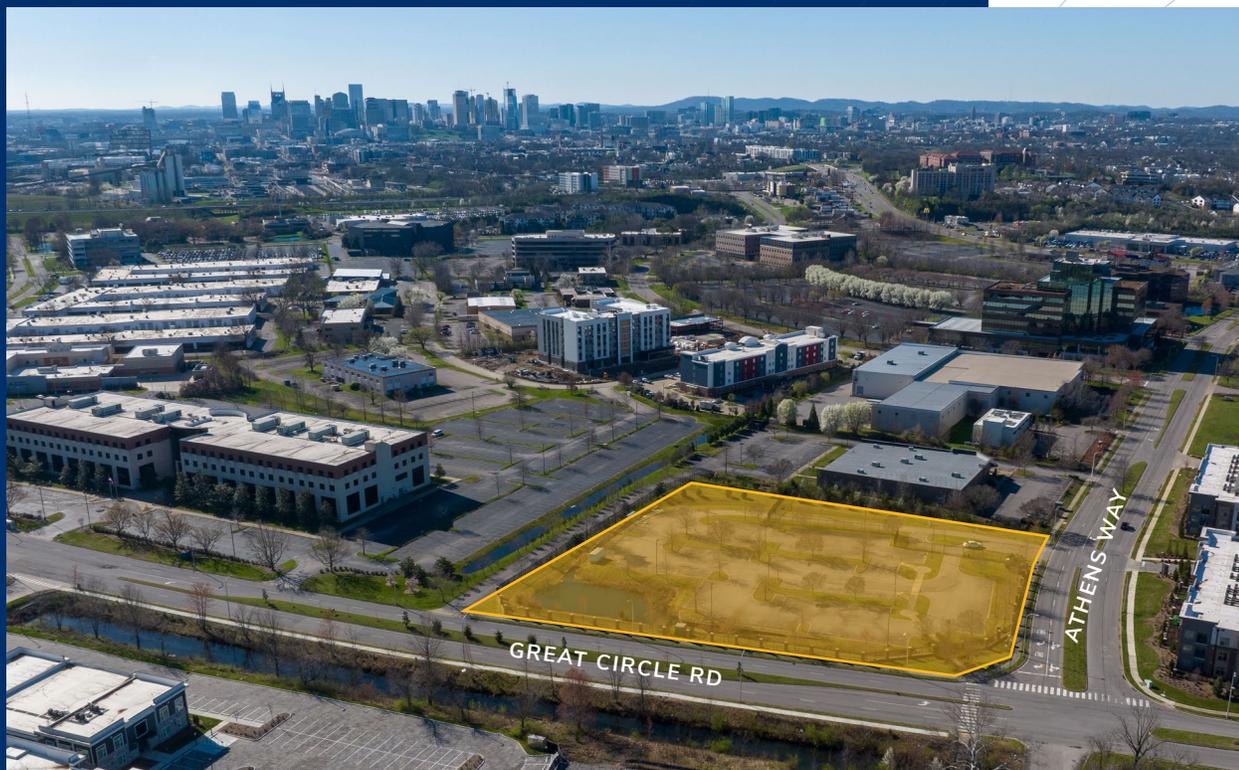


For Sale

3.18 Acres in MetroCenter

100 ATHENS WAY | NASHVILLE, TN 37228



SHORT TERM PARKING FOR LEASE

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Property Details



100 Athens Way NASHVILLE, TN 37228

100 Athens Way is a 3.18 acre property located in the popular MetroCenter submarket of Nashville, a 3.5 mile drive from Downtown Nashville. It enjoys great accessibility sitting one mile from Interstate 65 with various restaurant amenities nearby. The property is zoned Mixed-Use General (MUG-NS), which is intended to encourage a mix of compatible land uses that provide opportunities to live, work and shop, particularly at a moderately high intensity. The surrounding neighborhood has seen a surge in multi-family development in the past several years with 770-units delivered in 2023 along with another 1,600-units under construction or proposed. The property also sits in an Opportunity Zone, which provides a federal tax incentive for investors to re-invest their capital gains into Opportunity Funds, which are specialized vehicles dedicated to investing in designated areas.

PROPERTY HIGHLIGHTS



3.18 Acres in MetroCenter



Short Term Parking Available for Lease within Existing Gated Parking Lot



Zoned Mixed-Use General (MUG-NS)



Located in an Opportunity Zone



Area Development and Amenities



Dining

- Starbucks
- Dunkin Donuts
- Chick-fil-A
- Chipotle
- Smoothie King
- Arby's
- Jersey Mike's Subs
- McDonald's
- Wendy's
- Taco Bell
- Subway

Residential (over 2,500 units)

- One Metrocenter Apartments
- The Presley Apartments
- Knox at Metrocenter
- Arya North Nashville
- Abberly Riverwalk

Lodging

- SpringHill Suites by Marriott
- Home2 Suites by Hilton
- Holiday Inn Express
- Fairfield Inn & Suites
- Millennium Maxwell House Hotel
- Candlewood Suites

For more information, contact:

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