

**FOR LEASE 13,280 SF Brick Building on 0.83 Acres  
Two-Story Freestanding Office Building in Old Hickory**



925 Industrial Drive | Old Hickory, TN 37138



**ANDERSON COMMERCIAL BROKERAGE**

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PARCEL #: 044 00 0 051.00 | DAVIDSON COUNTY

CROSS STREET: ROBINSON ROAD

ROAD FRONTAGE: 143' +/- ON ROBINSON ROAD

ROAD FRONTAGE: 203' +/- ON HICKORY INDUSTRIAL DRIVE

ACRES / SF: 0.83 ACRES | 13,280 SF TWO-STORY BRICK OFFICE BUILDING

ZONING : IWD - INDUSTRIAL WAREHOUSING / DISTRIBUTION

**PROPERTY HIGHLIGHTS:**

Corner lot with frontage on Robinson Rd / Old Hickory Blvd

Paved parking, 12 striped spaces

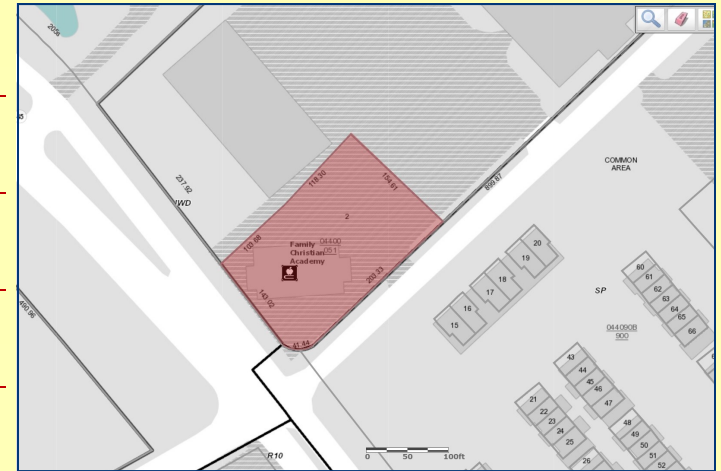
Street-side and building-face signage available

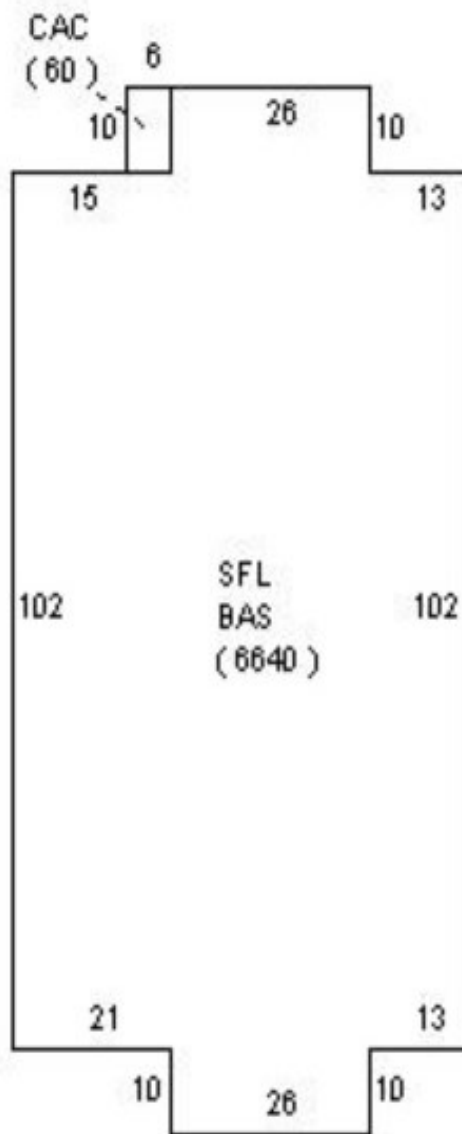
Convenient to the Donelson/Hermitage and Madison areas

Proximity to:

- I-65 ————— 4 miles
- I-40 ————— 7 ½ miles
- Nashville Int'l Airport (BNA) — 9 miles
- Downtown Nashville ————— 9 miles

Across from the new “Robinson Rowhouses” community with approximately 300 townhomes and villas. Near multiple housing developments, including the new Robinson Flats senior living, with over 200 units

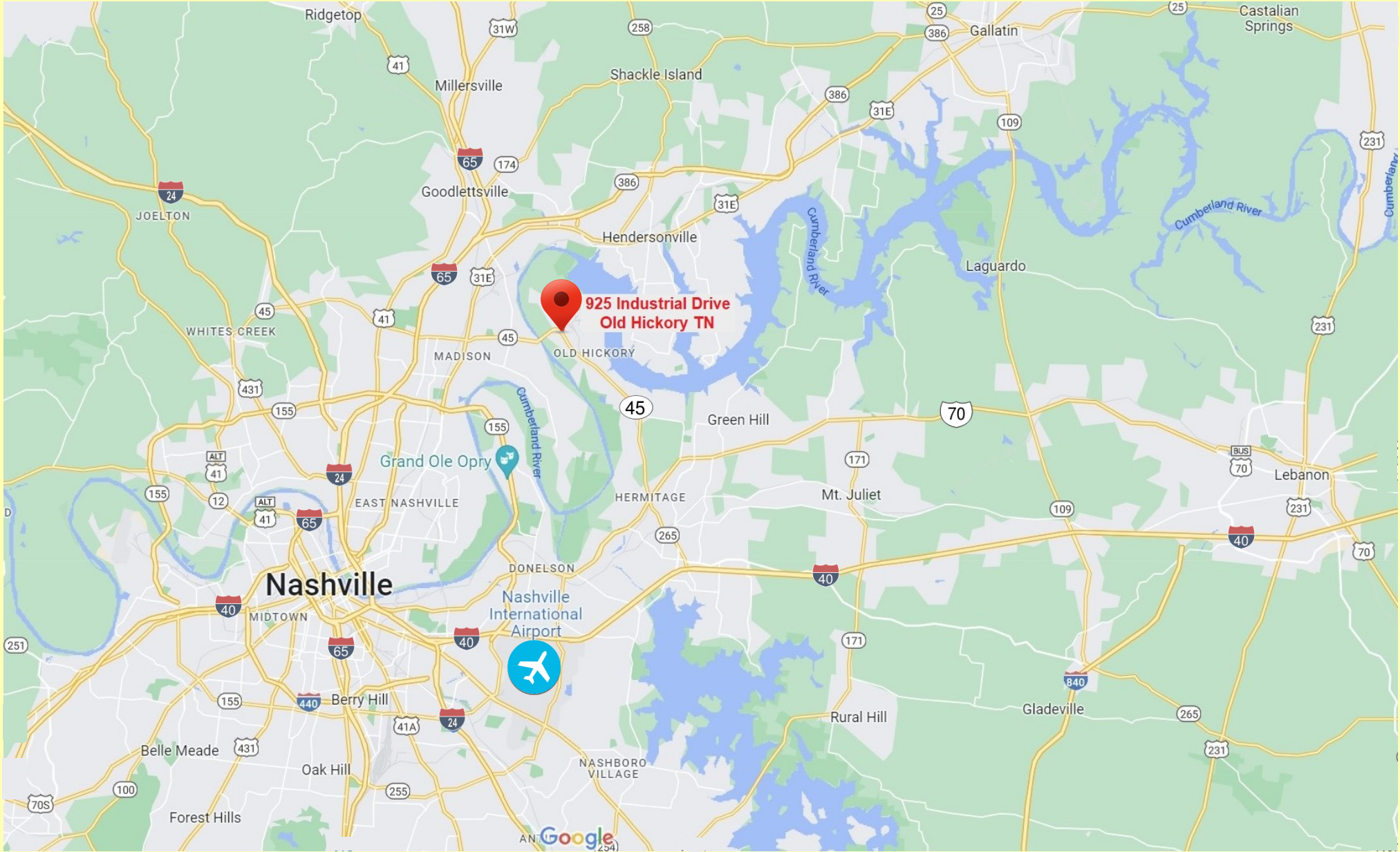






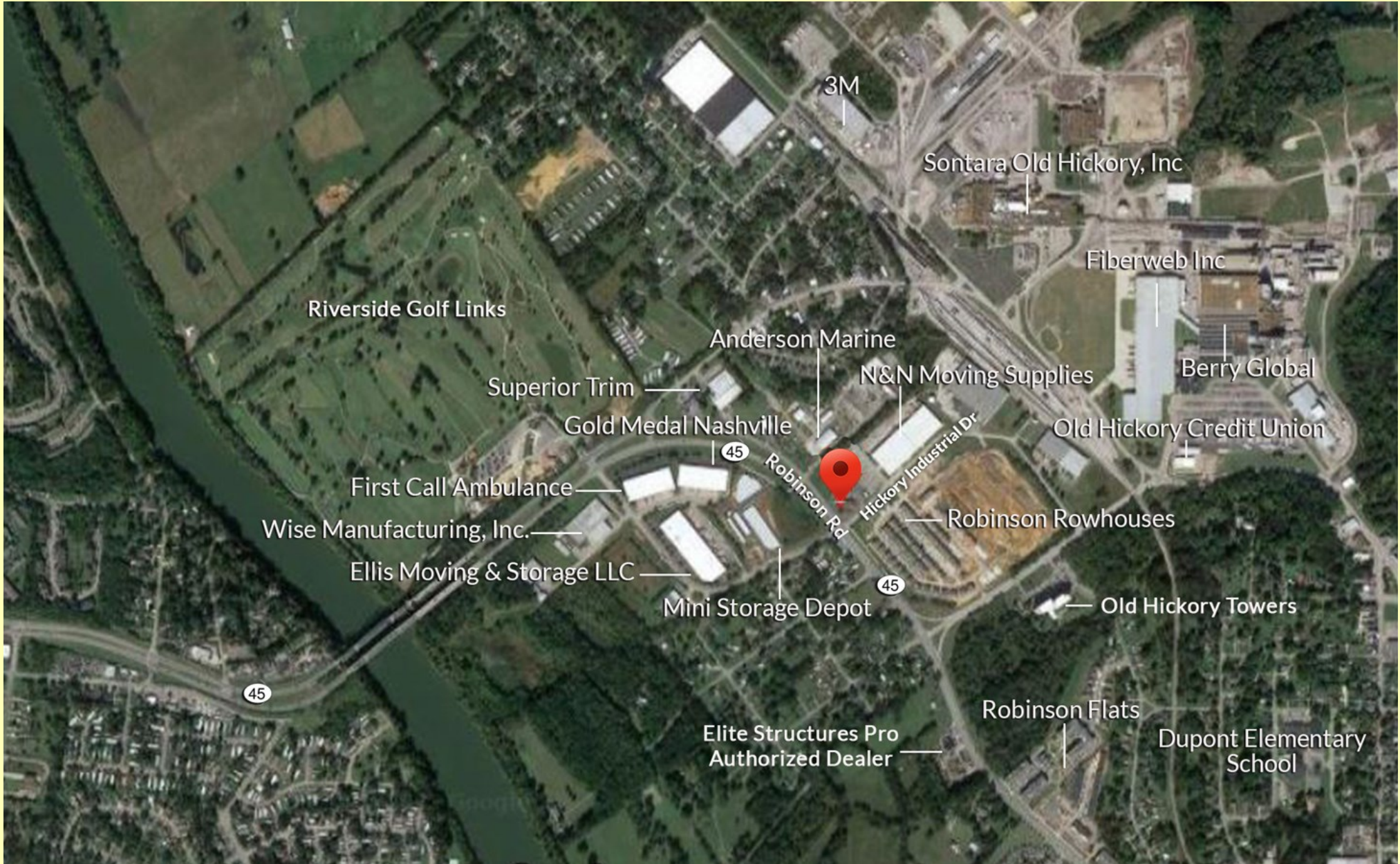


925 Industrial Drive | Old Hickory, TN 37138 | Regional Map



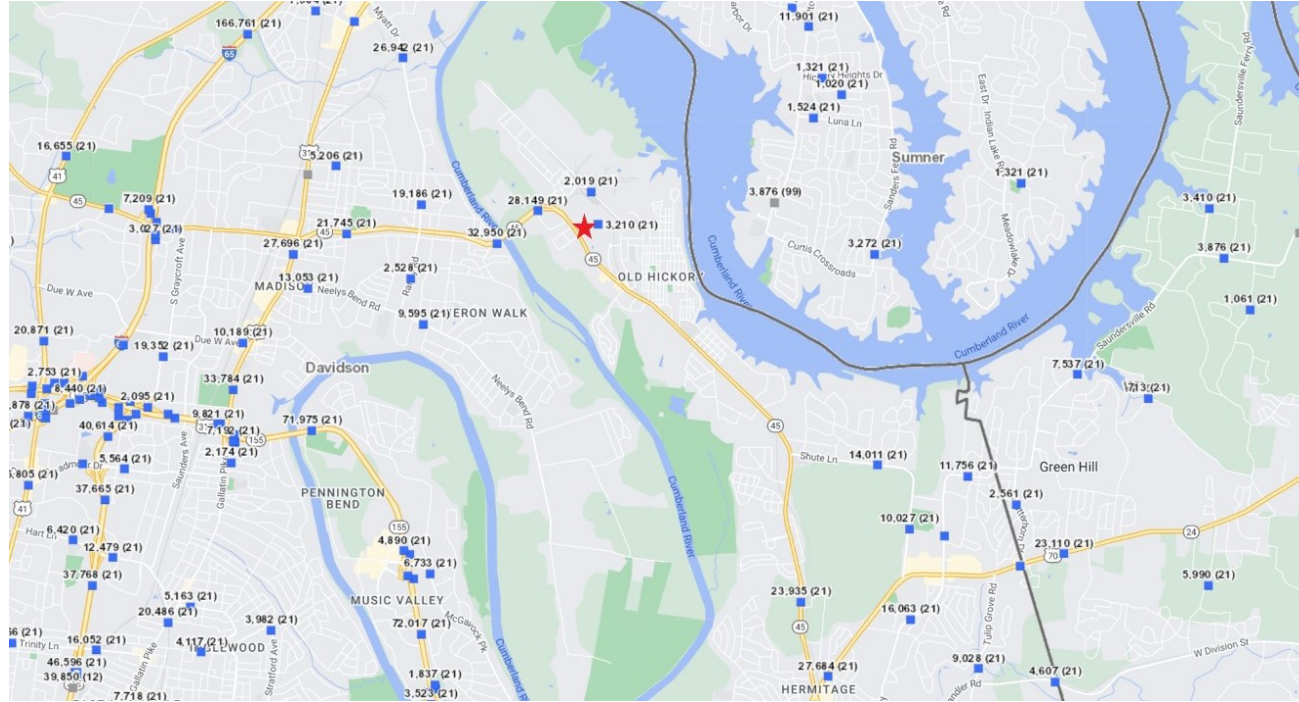
925 Industrial Drive | Old Hickory, TN 37138 | Street Map








# 925 Industrial Drive | Old Hickory, TN 37138 | Traffic Counts




Counting Sta #	#AVD	Main Road	Cross Street	Date of Sample
026	28,149	Old Hickory Blvd	Hickory Industrial Drive	2021
047	14,011	Shute Lane	Willow Bough Lane	2021
049	23,935	Old Hickory Blvd	Rachels Lane	2021
171	32,950	Old Hickory Blvd	Old Hickory Bridge	2021
230	21,745	Old Hickory Blvd	Delaware Avenue	2021
532	3,210	Industrial Drive	Hickory Industrial Drive	2021




2020 POPULATION

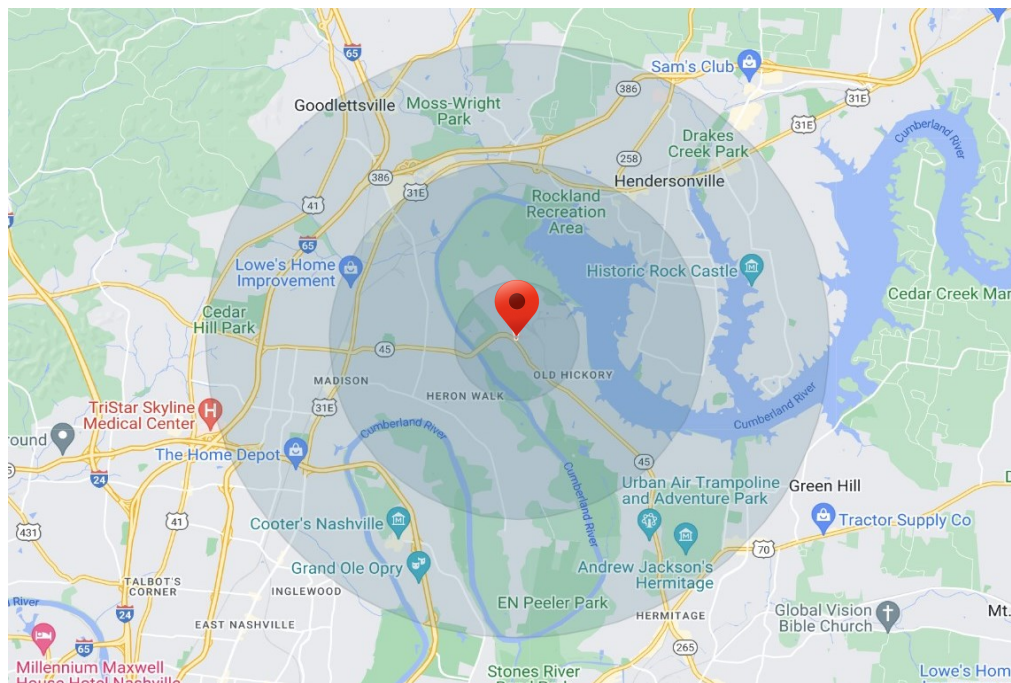
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
	3,699	47,381	118,219

MEDIAN HH INCOME

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
	\$46,113	\$55,295	\$60,686

NUMBER OF HOUSEHOLDS

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
	1,503	19,057	49,147



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Our company success was earned from relationships and trust we achieved from our clients. ACB was established 25 years ago and I have been leading with 35 years of experience in the Real Estate Industry. We are proud of our small innovative firm and the advantages we have in staying committed to our core principles of providing successful transactions and exceptional experiences.

What sets us apart from other commercial brokerage companies is our guarantee to always maintain our Clients interest a top priority. We have a reputation of success in providing brokerage services for acquisition, entitlement process, investment properties, retail development, industrial, retail, and mixed-use properties in Tennessee. We identify unique real estate investment opportunities, to produce optima investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mt Juliet, TN we service clients throughout the Greater Nashville Region and throughout the state of Tennessee. We have earned our stature for being one of the most reliable and trusted agencies in the industry.



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*"We are and can be only as successful as our clients"*

*- Rita Anderson, Broker*

