

370 HERRON DRIVE #5

For Sale | 955 SF | Retail/Office



OJAS

ABOUT THE PROPERTY

Located at 370 Herron Drive, this commercial condo offers a versatile 955 square feet of space, perfect for a variety of business needs. Whether you envision a retail boutique, a modern office setting, or a dynamic flex space, this property provides the flexibility to accommodate your vision. The interior boasts an open layout, a bathroom, a walk-in cooler, and the opportunity to add a mezzanine for additional functionality. Situated in a prime location with high visibility and convenient access, this condo is an ideal choice for entrepreneurs looking to establish or expand their presence in a bustling commercial hub.

PROPERTY SPECIFICATIONS

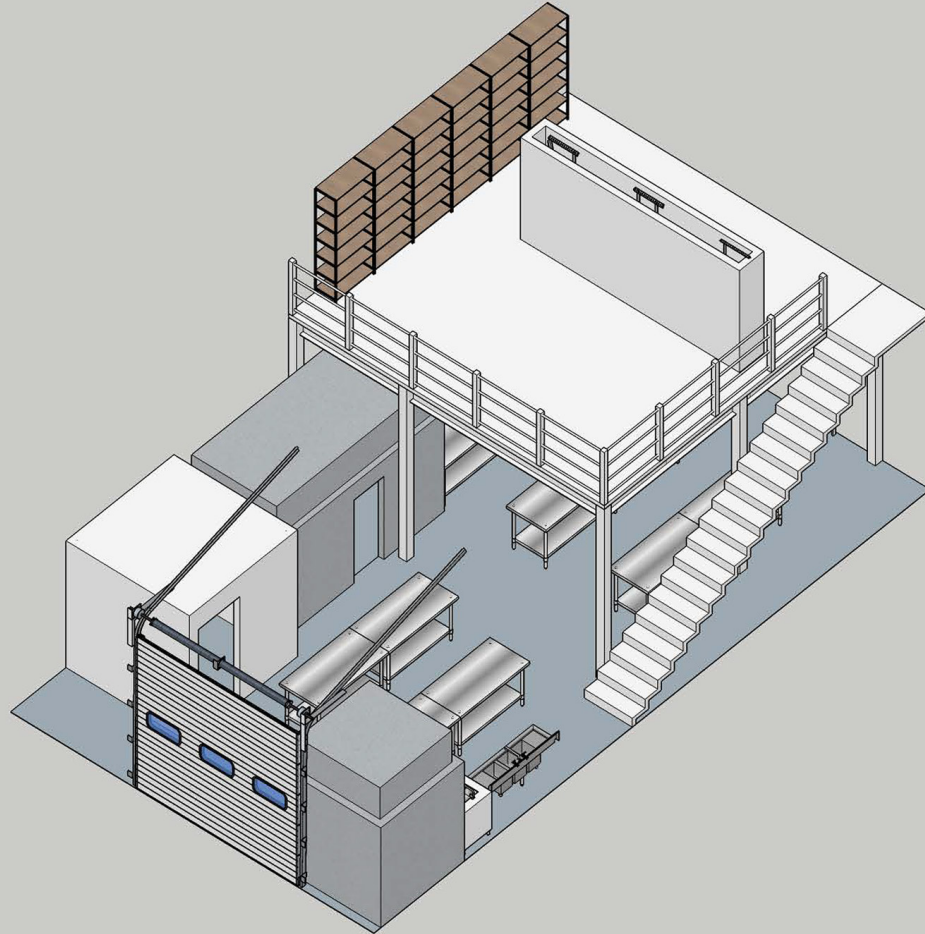
| | |
|--------------------|---------------|
| Space Available | 955 SF |
| Delivery Condition | 2nd Gen Space |
| Delivery Date | Available Now |

PROPERTY FEATURES

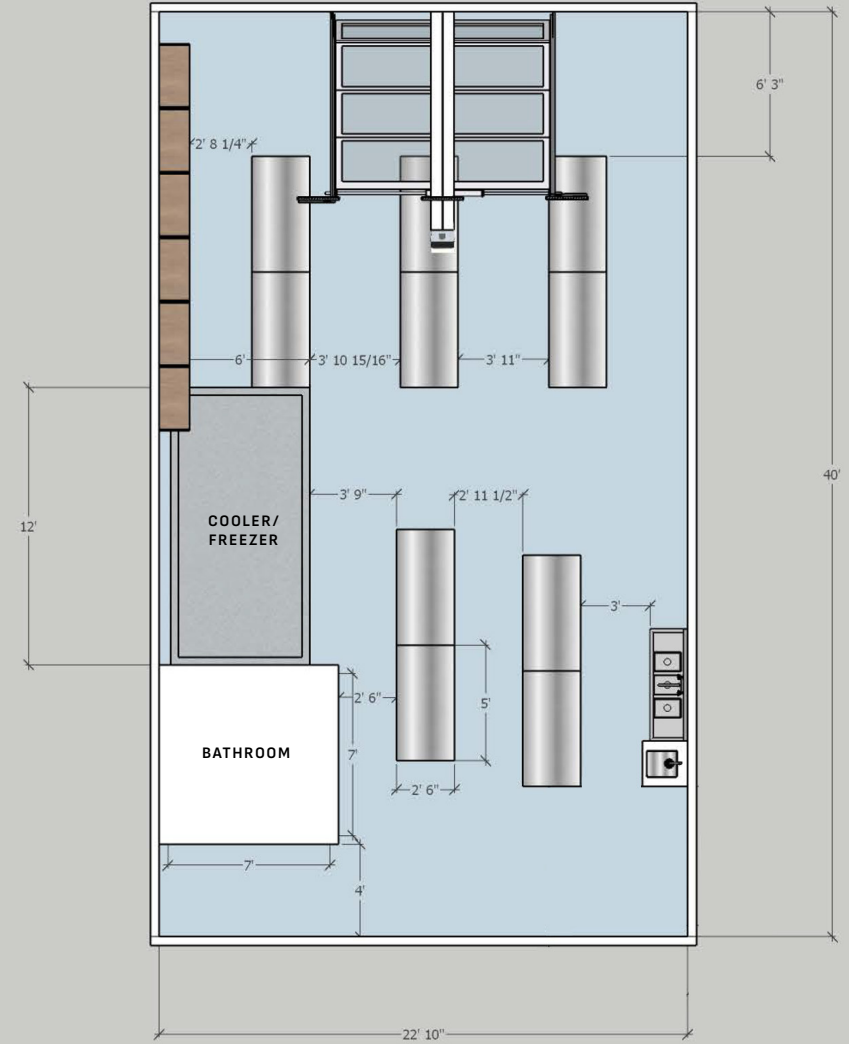
- Opportunity for mezzanine
- Loading dock
- Walk in cooler
- Bathroom



POTENTIAL MEZZANINE RENDERINGS



EXISTING FLOOR PLAN

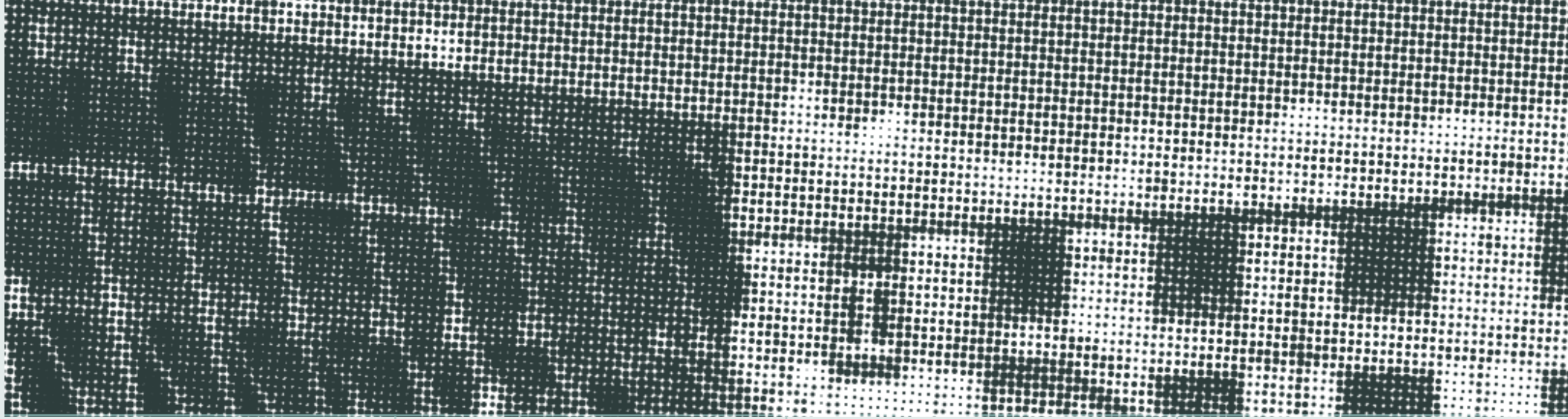




WEDGEWOOD HOUSTON

Over the past five years, the Wedgewood-Houston has undergone a remarkable transformation, experiencing a surge in growth and evolution. One prominent aspect of this change is the conversion of old warehouses, once symbols of industrial history, have found new life as creative spaces and living quarters, showcasing the area's adaptive reuse trend.

The neighborhood has experienced an influx in new housing developments, offering a range of contemporary living options. Contributing to the neighborhood's growing appeal is the emergence of exciting commercial developments. The neighborhood has become a hub for diverse retail and culinary experiences, with an array of new restaurants and shops enhancing its energy. Notable tenants such as the new soccer stadium, the exclusive Soho House, and Apple Music's presence. These destinations have further elevated Wedgewood-Houston's profile, attracting residents and visitors alike. This dynamic blend of residential and commercial growth underscores Wedgewood-Houston's journey into a modern, multifaceted community that blends contemporary living with a nod to its industrial past.



3,236

TOTAL
POPULATION

35.6

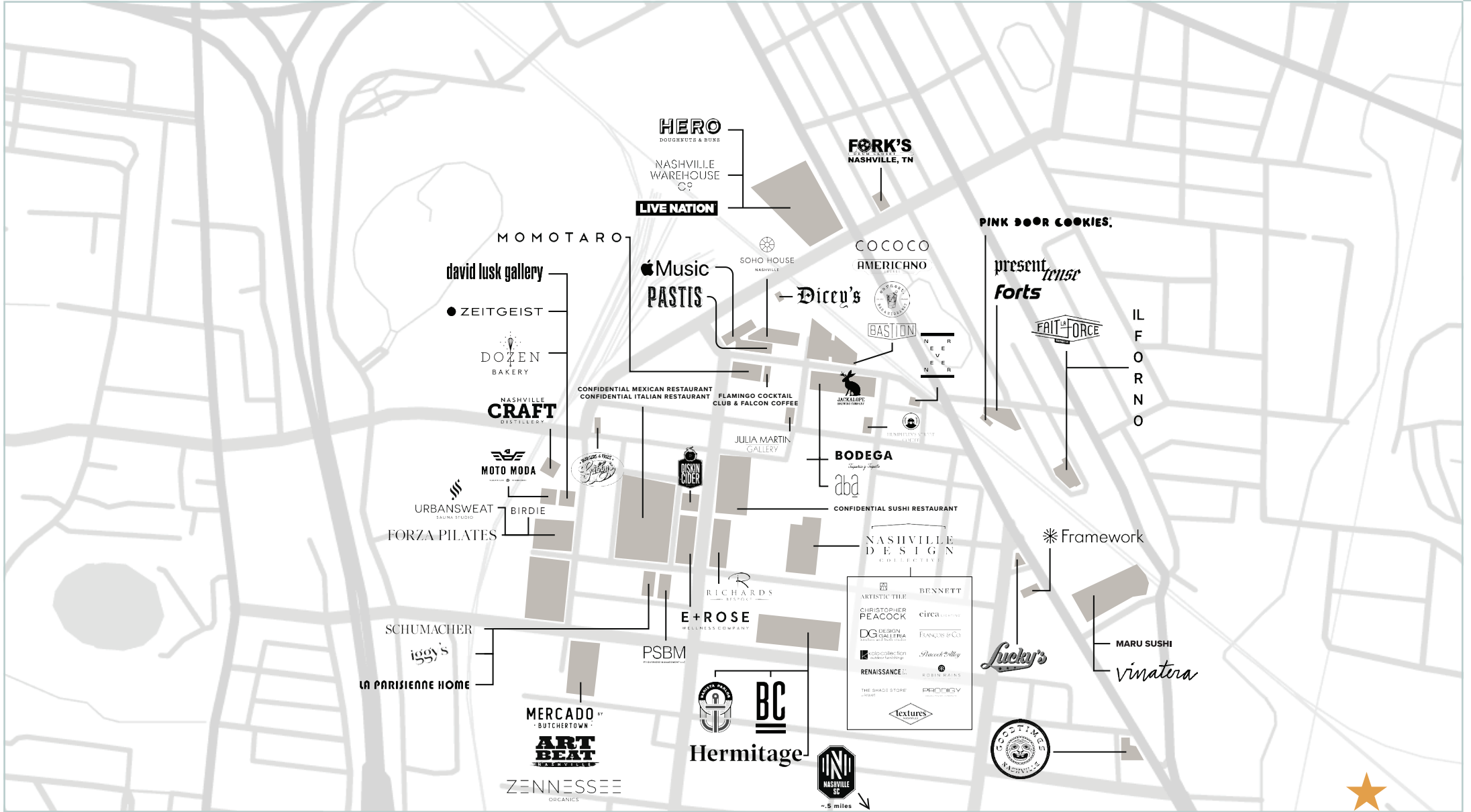
MEDIAN AGE

\$94K

AVERAGE
HOUSEHOLD
INCOME

1,654

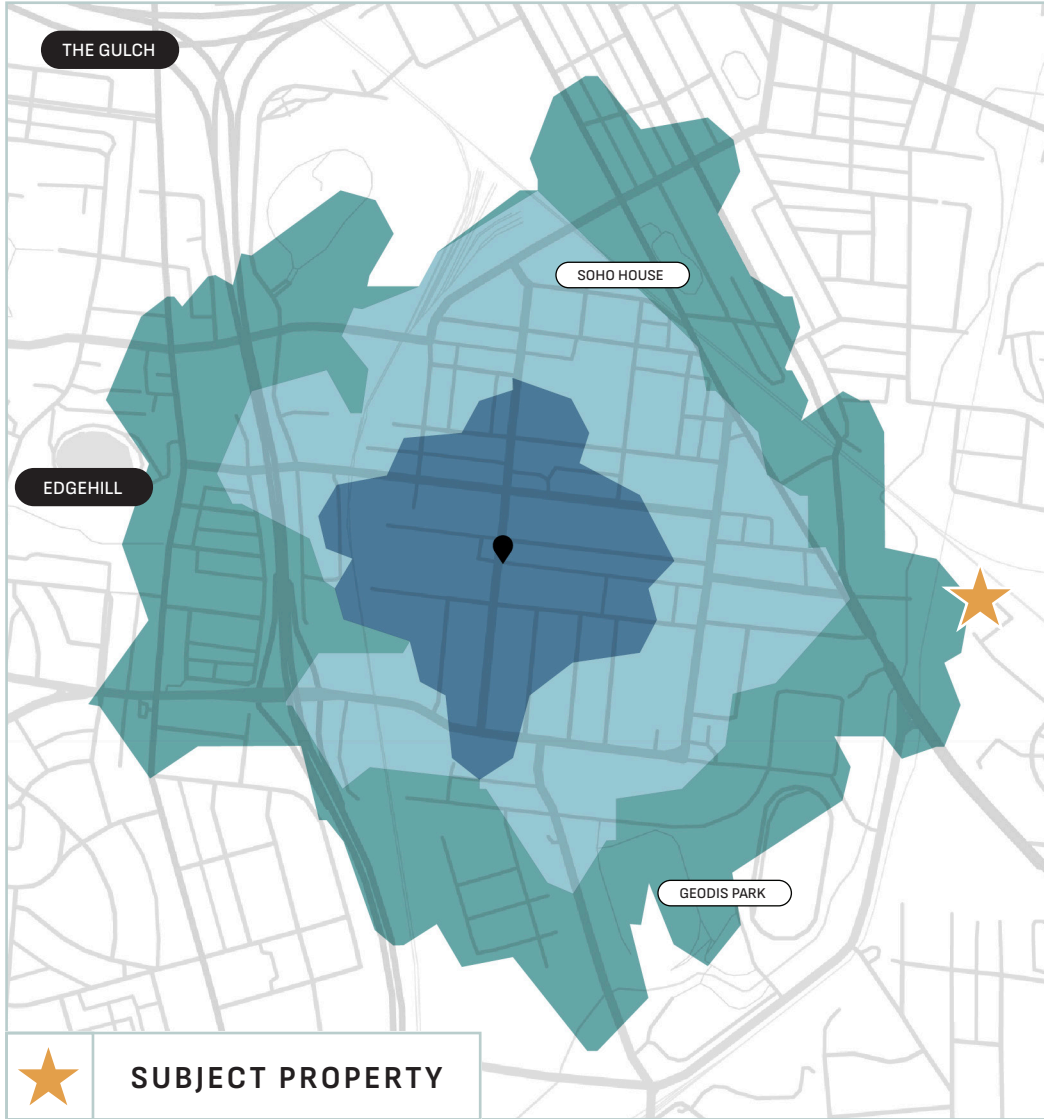
TOTAL
HOUSEHOLDS



★ SUBJECT PROPERTY



~.5 miles

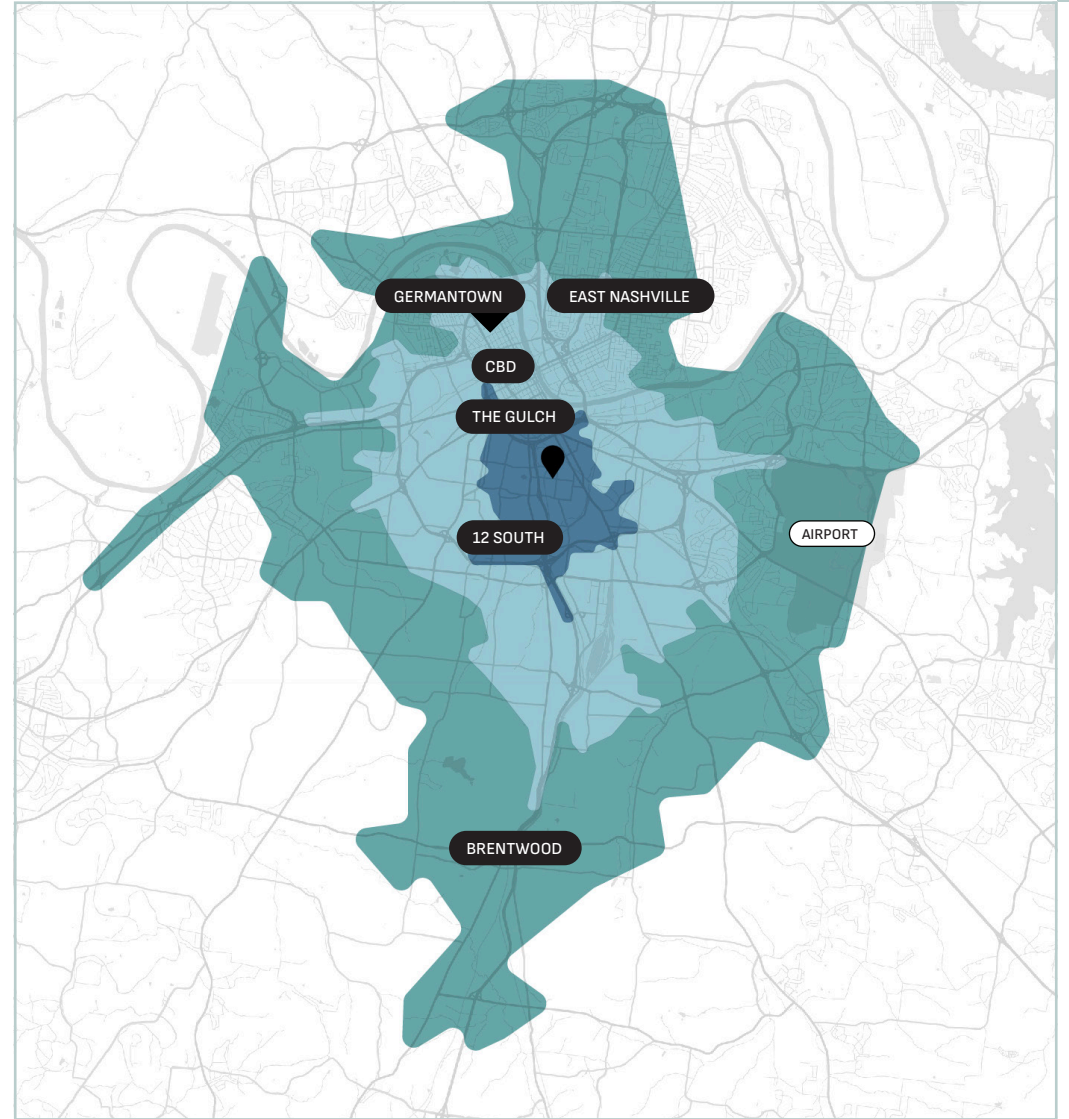


WALK TIME MAP
FROM CENTRAL NEIGHBORHOOD POINT

5 MINUTE

10 MINUTE

15 MINUTE



DRIVE TIME MAP
FROM CENTRAL NEIGHBORHOOD POINT

5 MINUTE

10 MINUTE

15 MINUTE

NASHVILLE

Nashville's commercial real estate market has witnessed a notable upswing in recent years, with several large companies choosing Middle Tennessee as the location for their headquarters or the construction of expansive new office buildings. The city has become an attractive destination for businesses, drawn by its vibrant economy, strategic location, and thriving community. This influx of major corporations has not only contributed to the city's economic growth but has also elevated Nashville's status as a prominent business hub in the region.

Tourism plays a pivotal role in Nashville's economic landscape, further boosting its commercial real estate market. Renowned as the "Music City," Nashville attracts millions of visitors annually, drawn by its rich musical heritage, cultural attractions, and lively entertainment scene. The hospitality industry, including hotels, restaurants, and entertainment venues, benefits significantly from this tourism influx, creating a robust environment for commercial real estate development. As the city continues to draw in both tourists and businesses, Nashville's commercial real estate market remains dynamic, with new residences cropping up to accommodate the growing demand for housing in this flourishing urban landscape.

TOP 10

Large Metros
for job growth
and population
growth for the
past 9 years¹

3.2%

Retail Vacancy
Rate²

15M

Visitors to
Nashville in
2023¹

\$5B

Generated
every year from
Nashville's F&B
industry³

4TH

Best Real
Estate Market
in the US⁴

75%

of the US
is within a
2-hour flight of
Nashville¹

\$102K

Average
Household
Income⁵

2.01M

People living in
Nashville's
Metro Area⁶

1. Nashville Business Journal | 2. Matthews Real Estate Investment Service | 3. Tennessee Hospitality and Tourism Association | 4. Rocket Mortgage | 5. Point2homes.com | 6. Nashville Chamber of Commerce

NATHAN FROST

615.208.6533

nathan.frost@ojaspartners.com

OJAS

