

CHARLES HAWKINS CO.



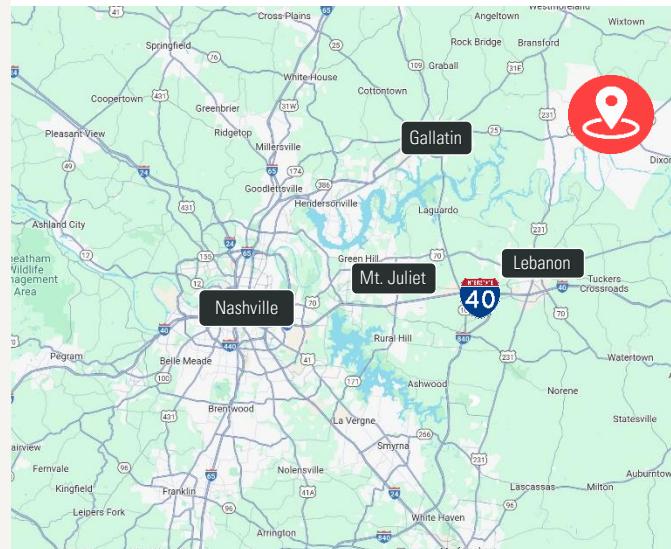
FOR LEASE

Retail/Drop Storage/Flex Space Available
Multiple Spaces with Demising Options

226-228 Broadway, Hartsville, TN 37074

HIGHLIGHTS

- Commercial Leasing Opportunity (Retail, Drop Storage, Flex Space)
- Multiple Spaces Available with Demising Options
- ±19,050 SF Retail/Drop Storage/Flex Space (*Divisible*)
 - *See following page for space specifications*
- ±12,500 SF Industrial Warehouse Space (*Divisible*)
 - *See following page for space specifications*
- ±216 SF Exterior storage building attached
- Lease Rate: Contact Broker
- Current Co-Tenants: Farmer's Market/Farmer's Harvest and Bows and Spurs Boutique
- Property offers significant frontage and exposure on Broadway Street (4,769 AADT)
- 26,218 People with an Average Annual Income of \$78,306 live within 10 miles of the property
- Adjacent to Jim Satterfield Middle School and Trousdale County High School Sports Complex
- Site offers easy ingress/egress via Broadway Street and McMurry Blvd
- Site is positioned ±17 miles from Gallatin, ±20 miles from Lebanon and ±48 miles from Nashville



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For Lease
Commercial Suites

226 - 228 Broadway
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Trousdale County

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HAWKINS CO.**

±19,050 SF (Retail/Drop Storage/Flex Space)

- Divisible
- ±720 SF built-out office suite and a ±1,800 SF back room for inventory/storage that has a roll-up door for loading/unloading
- There is a covered drive-through with a window on the exterior of the space
- There are two storefront entryways from the front of the building into the space



±12,500 SF Industrial Warehouse Space

- Located at the rear of the building
- Includes dock access loading and unloading, and a man door for entry



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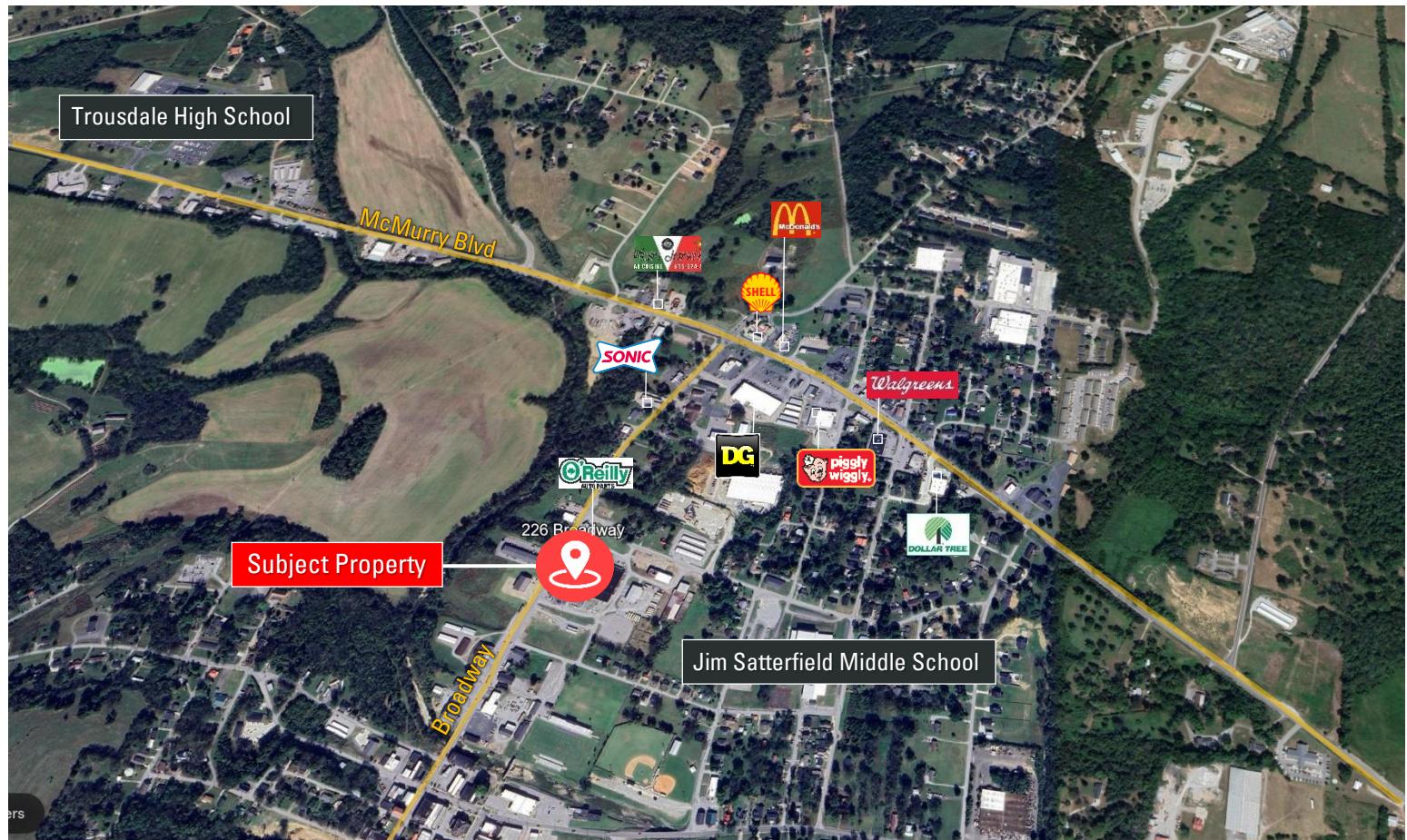
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