CHARLES HAWKINS CO.

FOR SALE

±5.5 Acres Available

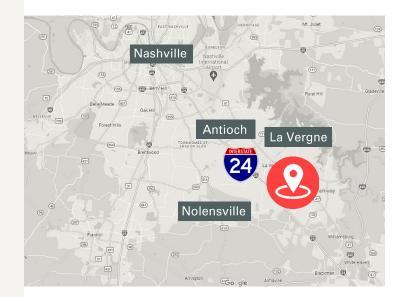
Prime Opportunity to Purchase Commercial Land for Development in a Major Commercial Corridor



HIGHLIGHTS

- Prime opportunity to purchase commercial land for development in an active retail corridor
- ±5.5 Acres
- Sale Price: \$5,500,000
- Zoned: C-2
- Ideal location off Sam Ridley Pkwy (60,593 AADT)
- Immediate access to I-24 (128,347 AADT)
- Positioned adjacent to TriStar Stonecrest Medical
 Center and a BP gas station (2124 Rock Springs Rd)
- Near the corner of Rock Springs Rd & Stonecrest Pkwy
- Approximately 102,048 people live within 5 miles with an average annual income of \$83,483

*OWNER FINANCING AVAILABLE



Exclusively listed by: Charles Hawkins Co. 760 Melrose Avenue Nashville, TN37221 T: 615.256.3189 / F: 615.254.4026

Michael W. Groos First Vice President O: 615.345.7218 mgroos@charleshawkinsco.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

Stonecrest Pkwy Smyrna, TN 37167 Rutherford County



DRONE PHOTOS





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