

# 931B

# ROBINSON ROAD

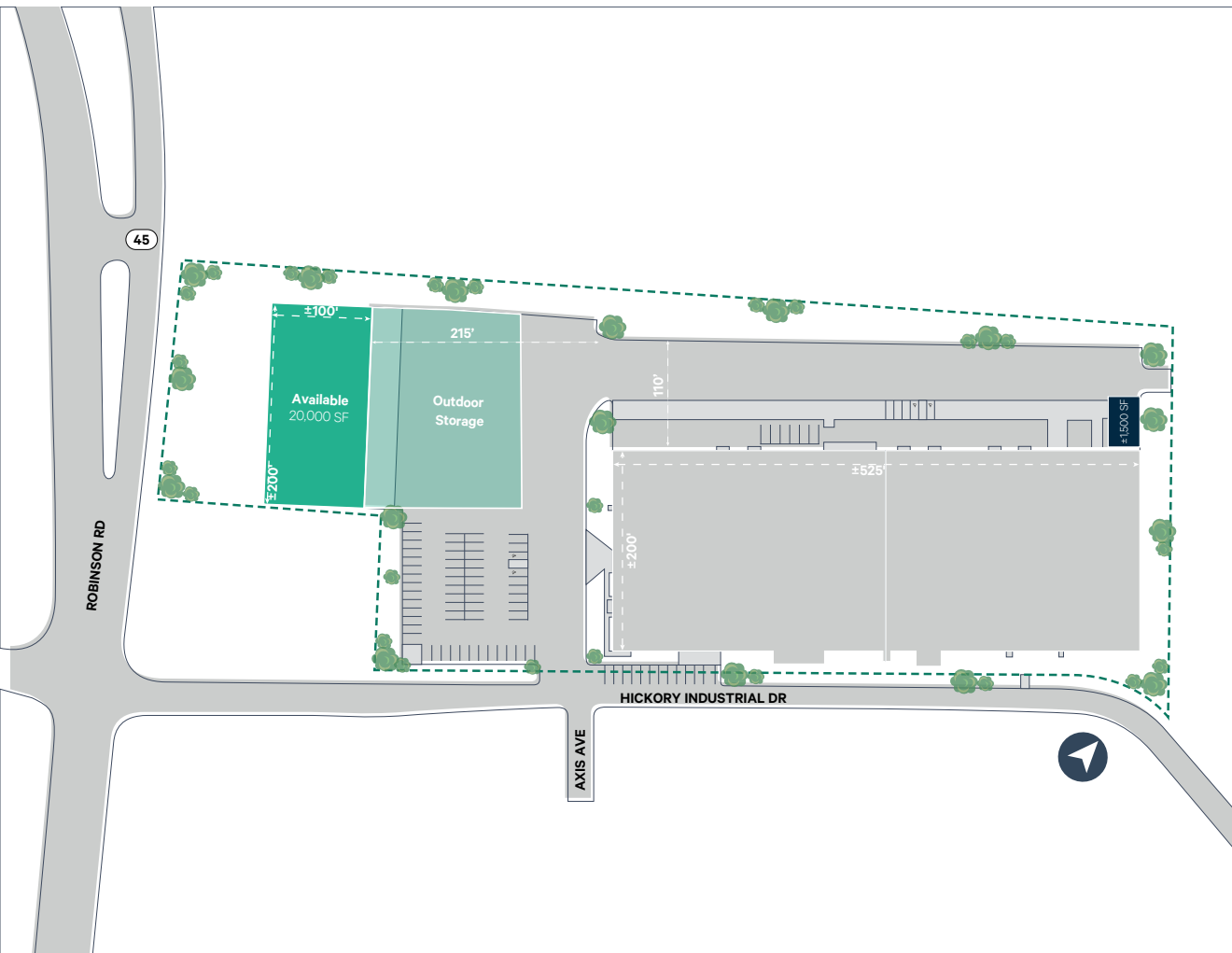


**20,000 SF  
OF INDUSTRIAL  
SPACE**

**OLD HICKORY, TN 37138**

**STOLTZ | CBRE**





## SITE PLAN

20,000 SF

# PROPERTY SPECIFICATIONS

## LOCATION

Address	931B Robinson Road
City, State	Old Hickory, TN, 37138

## SQUARE FOOTAGE

Size (SF)	20,000
Office (SF)	400
Land Area (Acres)	7.9 (shared)
Zoning	IWD, Industrial Warehousing/Distribution

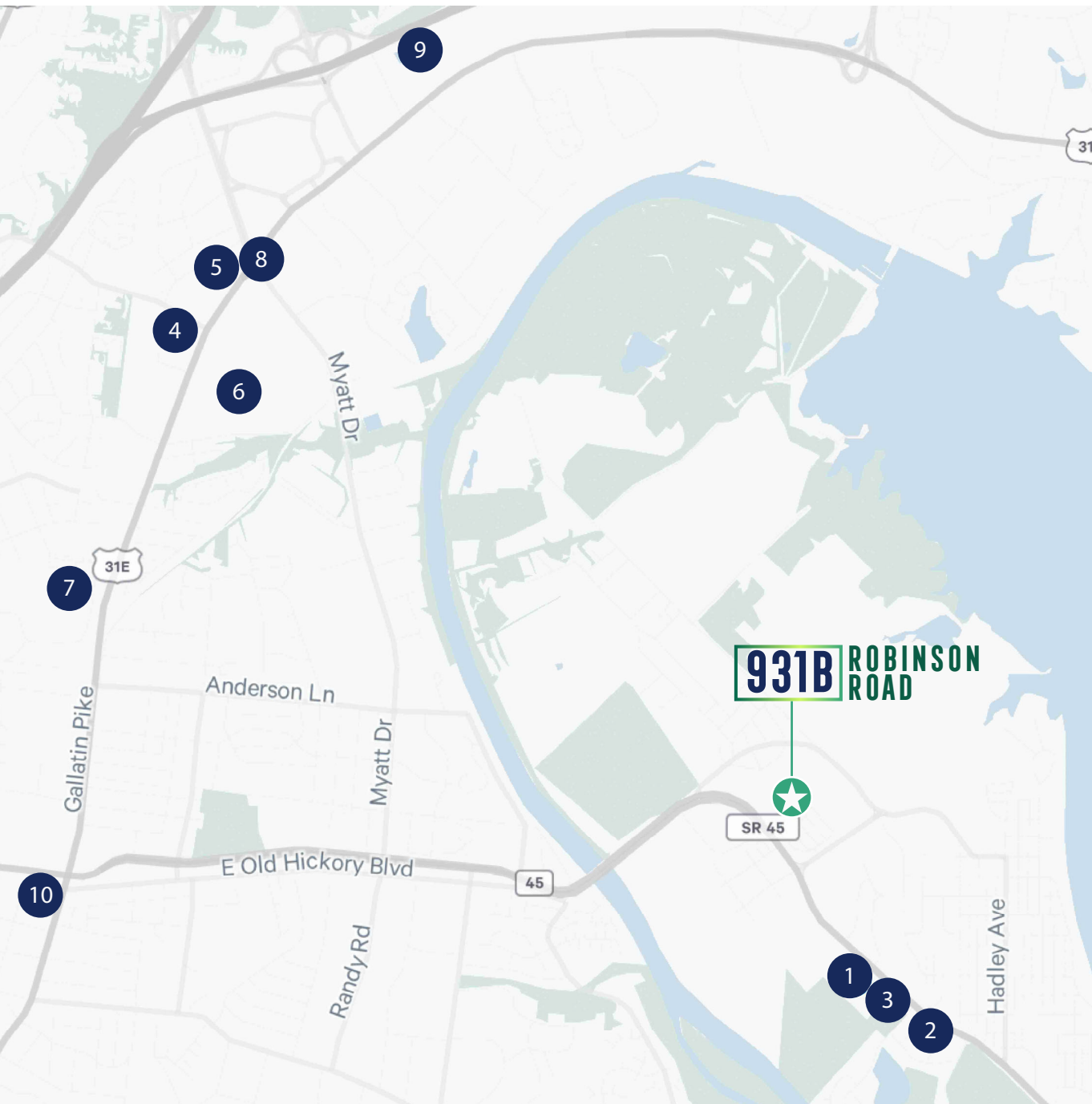
## PROPERTY FEATURES

Clear Height	14'
Building Depth	100'
Loading	Front-load
Outdoor Storage	± .72 Acres
Drive-In Doors	4
Truck Court Depth	215'
Auto Parking	55 (shared)

## CONSTRUCTION OVERVIEW

Year Built	1986
Construction	Metal
Roof Type	Metal
Lighting	LED/T5/T12

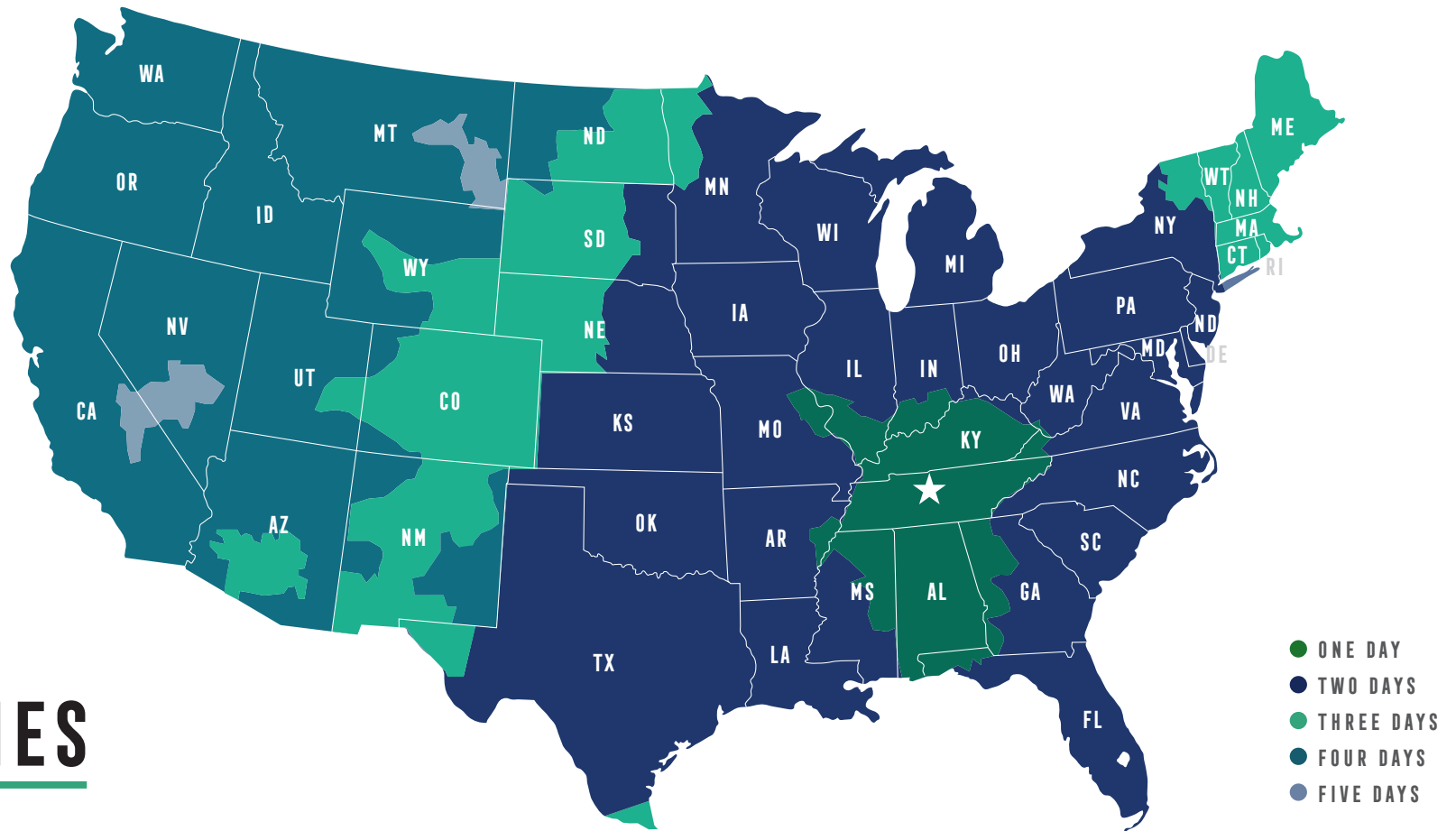
# NEARBY AMENITIES



- Dollar General**  
311 Martingale, Old Hickory, TN 37138
- Taco Bell**  
1510 Robinson Rd, Old Hickory, TN 37138
- McDonald's**  
1252 Robinson Rd, Old Hickory, TN 37138
- The Home Depot**  
1584 Gallatin Pike N, Madison, TN 37115
- Hobby Lobby**  
1789 Gallatin Pike N, Madison, TN 37115
- Amazon Delivery**  
710 Myatt Dr, Madison, TN 37115
- Lowe's Home Improvement**  
10 E Campbell Rd, Madison, TN 37115
- Walgreens**  
1801 Gallatin Pike N, Madison, TN 37115
- Walmart**  
2232 Gallatin Pike N, Madison, TN 37115
- Kroger**  
200 Gallatin Pike S, Madison, TN 37115



# FEDEX DRIVE TIMES



Davidson County is located within **650 miles** of **50% of the US population**



**41M People** within a **300-mile radius**



**75%** of the US market is within a **2-hour flight**



**12 million** people live within a **2.5 hour drive**



From Nashville, **72%** of the US population is reached with **Two-Day Ground Delivery**



**Three major interstates** converge in Nashville



# DEMOGRAPHICS

Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010.

Population continues to grow at a meaningful rate with the next five years expecting to bring another +30k people per year on average.

Nashville has ranked within the top 10 large metros for job growth and population growth for over the previous 10 years. The region experiences low unemployment, consistent in-migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

## 2024 NASHVILLE REGIONAL ECONOMIC DEVELOPMENT GUIDE

**37**

MEDIAN AGE

**+126K**

2028 PROJECT  
HOUSEHOLDS

**6.6%**

POP. GROWTH OVER  
NEXT 5 YEARS

**+2.1M**

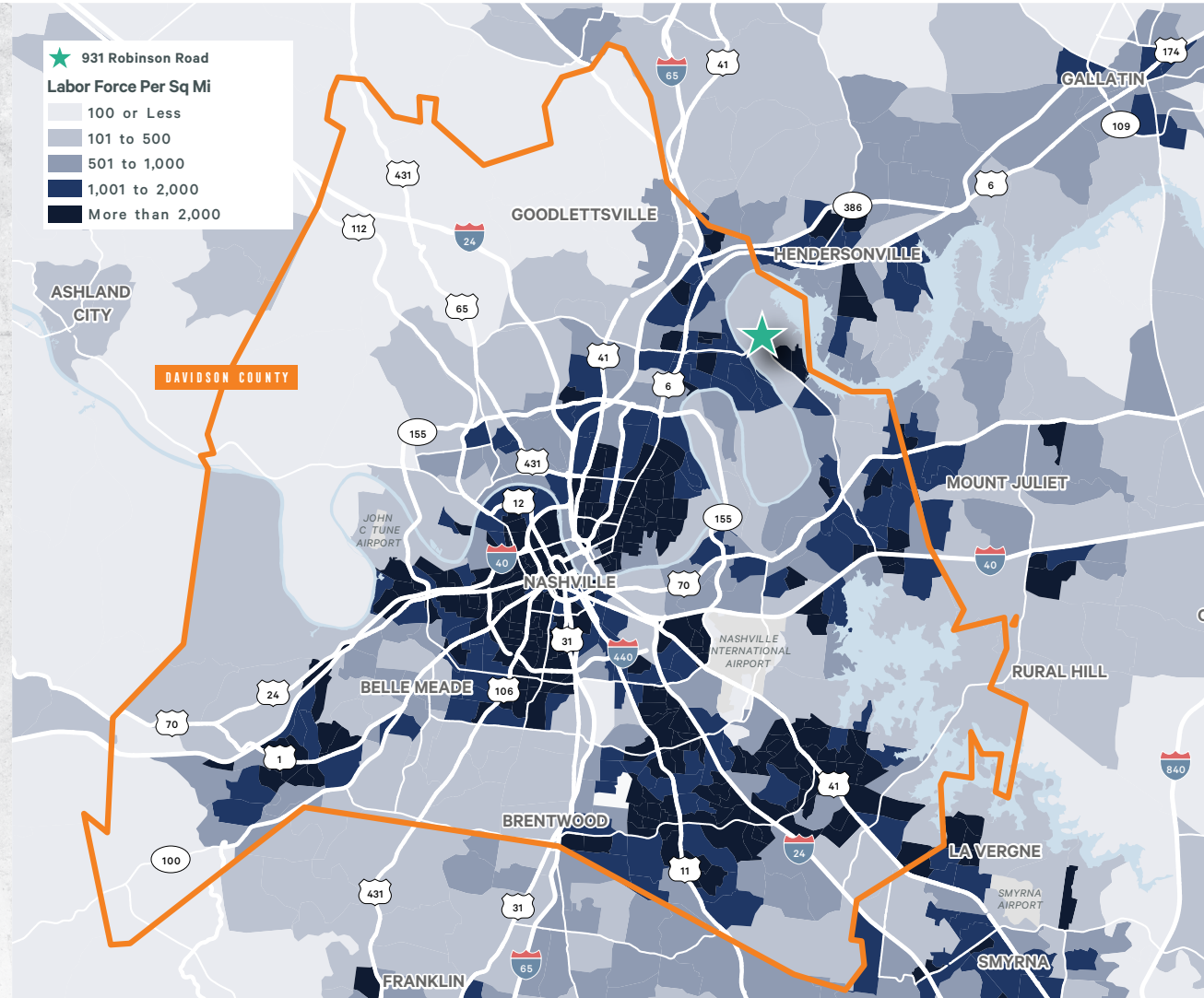
TOTAL POP.

**+\$110K**

2024 AVERAGE  
HOUSEHOLD INCOME

**6.4%**

POP. GROWTH OVER  
LAST 4 YEARS



HEAT  
MAP

100 OR LESS  
101 TO 500

501 TO 1,000  
1,001 TO 2,000

MORE THAN 2,000



# 931B ROBINSON ROAD

## CONTACT US



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