

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

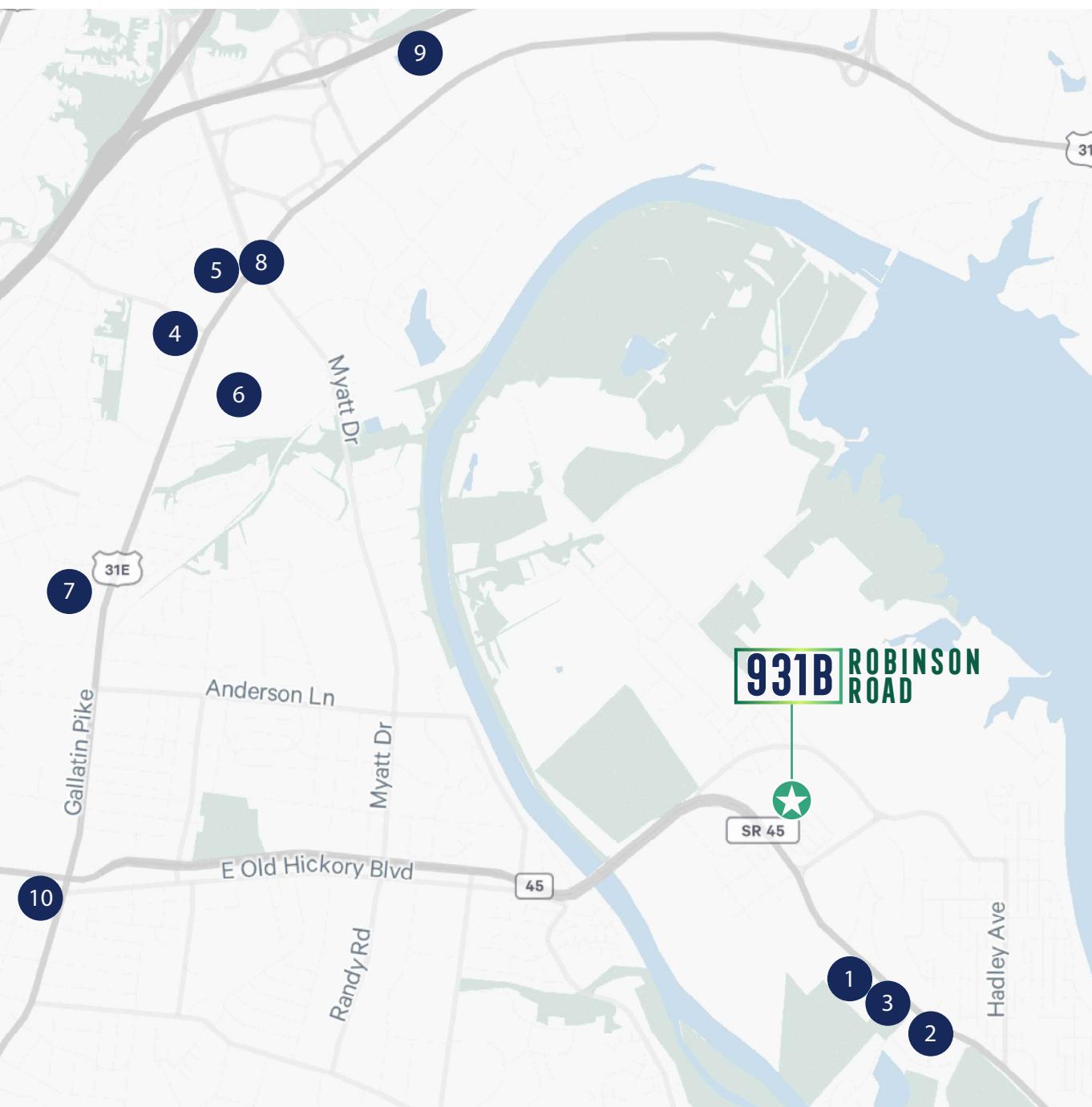
PROPERTY FEATURES

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

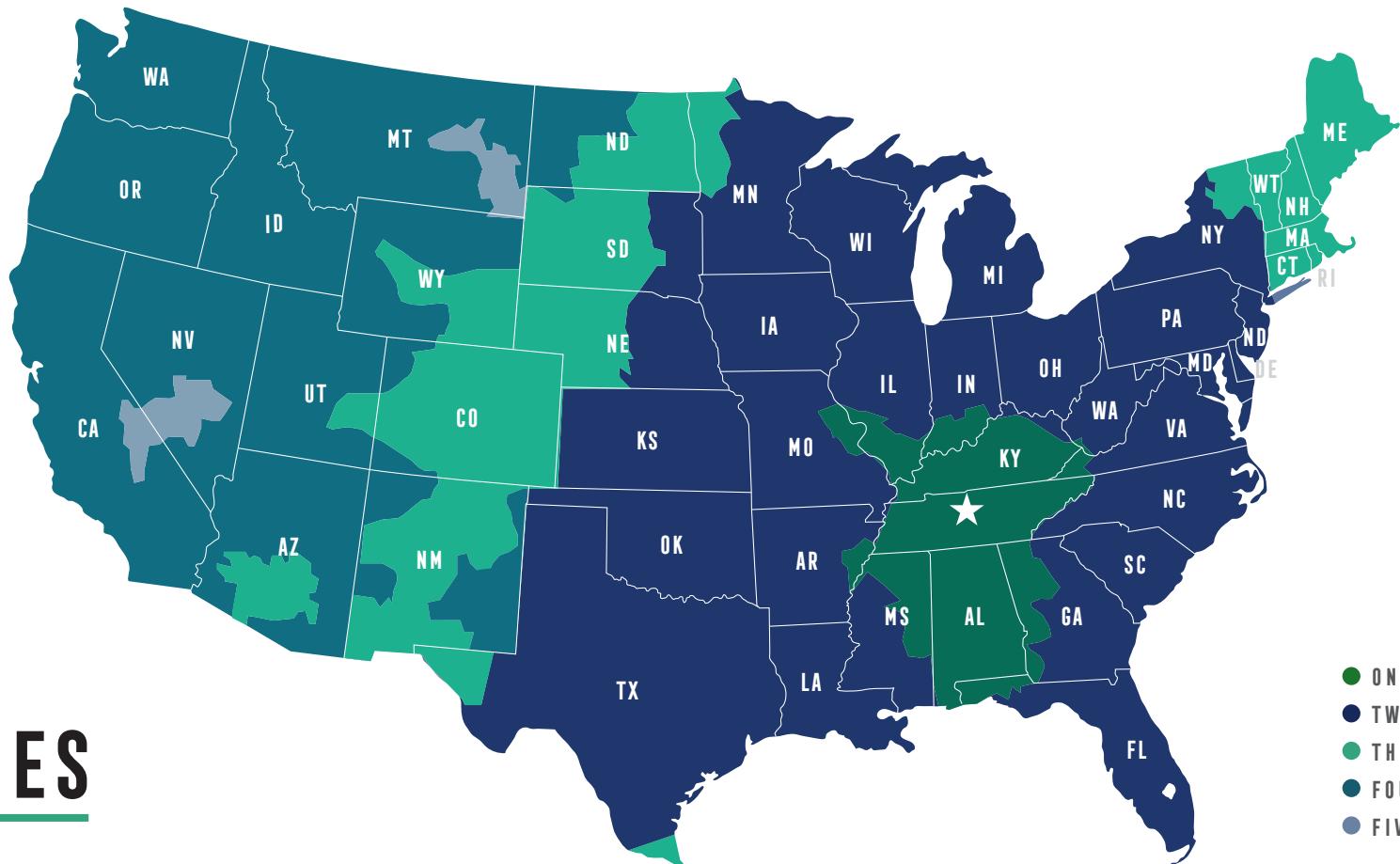
Year Built	1986
Construction	Metal
Roof Type	Metal
Lighting	LED/T5/T12

NEARBY AMENITIES



1. **Dollar General**
311 Martingale, Old Hickory, TN 37138
2. **Taco Bell**
1510 Robinson Rd, Old Hickory, TN 37138
3. **McDonald's**
1252 Robinson Rd, Old Hickory, TN 37138
4. **The Home Depot**
1584 Gallatin Pike N, Madison, TN 37115
5. **Hobby Lobby**
1789 Gallatin Pike N, Madison, TN 37115
6. **Amazon Delivery**
710 Myatt Dr, Madison, TN 37115
7. **Lowe's Home Improvement**
10 E Campbell Rd, Madison, TN 37115
8. **Walgreens**
1801 Gallatin Pike N, Madison, TN 37115
9. **Walmart**
2232 Gallatin Pike N, Madison, TN 37115
10. **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

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MEDIAN AGE

+126K

2028 PROJECT HOUSEHOLDS

+21M

TOTAL ROP

6.6%

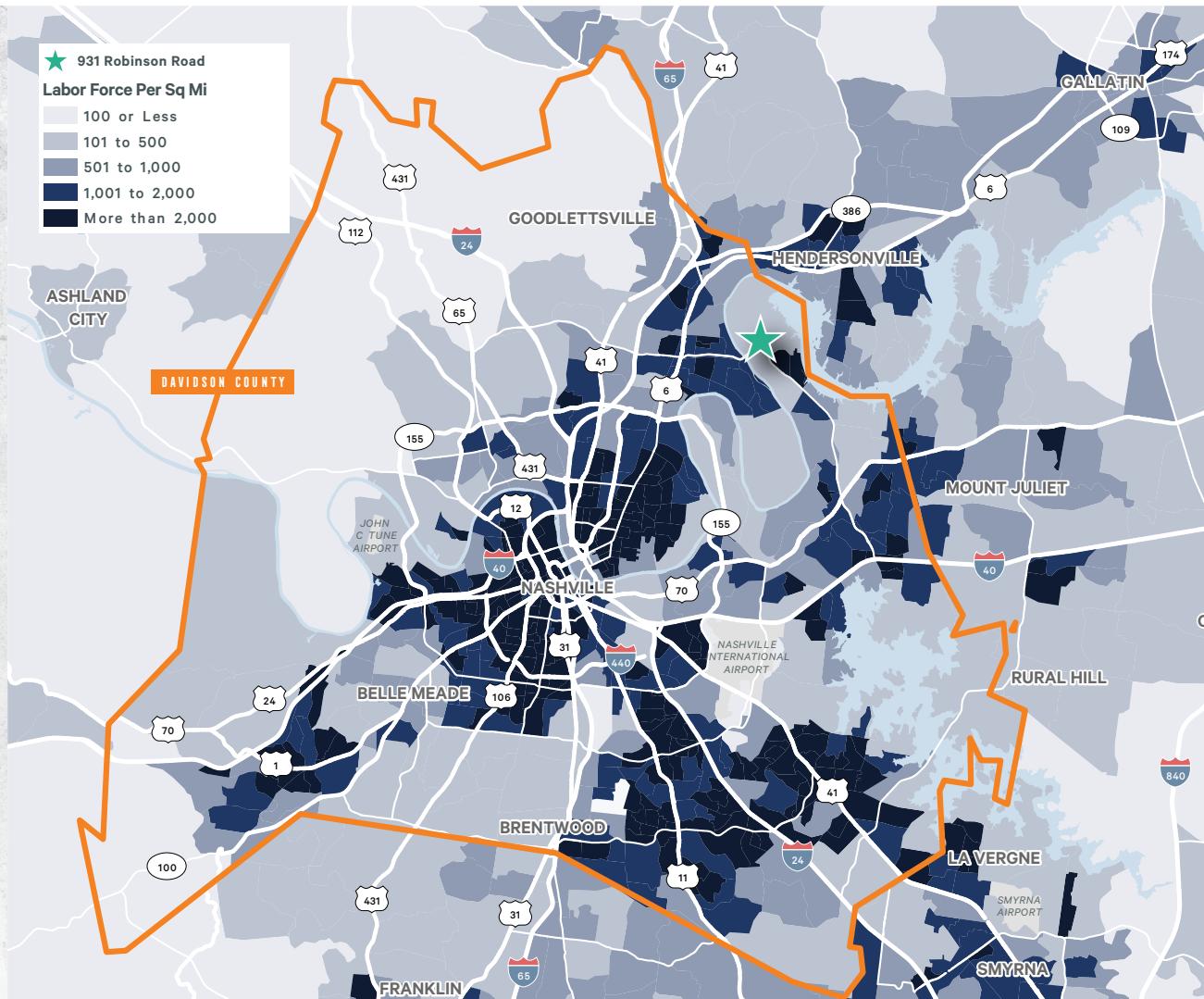
POP. GROWTH OVER NEXT 5 YEARS

+\$110K

2024 AVERAGE HOUSEHOLD INCOME

6.4%

POP. GROWTH OVER LAST 4 YEARS



HEAT MAP

931B

ROBINSON ROAD



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