

JUST LISTED!

AEROSPACE FLATS & PIKE PLACE PORTFOLIO

📍 451 Aerospace Way & 1274 Murfreesboro Pike, Nashville, TN 37217

INVESTMENT HIGHLIGHTS

- Can be Sold as a Portfolio or Individually
- Aerospace Flats is a 42-Unit Multifamily Conversion: Former Motel Successfully Repositioned into Multifamily Housing, Offering Operational Stability with Upside
- Pike Place is a 32 Unit Multifamily Property with a Clear Value-Add Opportunity Supported by Light Interior Upgrades
- Strong In-Place Returns: Generating a 6.3% Cap Rate on Current Income, Making it a Compelling Yield in Today's Market
- Value-Add Opportunity: Interior Upgrades and Amenity Enhancements Can Further Boost Rents and NOI
- Flexible Unit Mix: Ideal for Workforce Housing or Short-Term/Extended Stay Strategies Depending on Operator Goals
- Aerospace Flats Features Recent Capital Improvements, with Infrastructure and Building Systems Modernized, Including Kitchenettes Added to 15 Units, Reducing Near-Term Capital Needs
- Within 15 Minutes of Downtown Nashville – Access to Major Business Districts, Cultural Landmarks, and Entertainment Venues
- Close to Retail & Dining Corridors – Including Murfreesboro Pike and Harding Place with Options like Kroger, Walmart, and Local Restaurants
- Conveniently Located Near Nashville International Airport (BNA) – Just 3 Miles Away, Offering Convenient Travel Access and Growing Infrastructure
- Quick Access to I-40, I-24, and I-840 Offering Excellent Regional Connectivity for Commuters and Logistics
- Surrounded by Major Employers – Including FedEx, Amazon, Asurion, and Bridgestone Americas facilities

INVESTMENT DETAILS

Sale Price	Subject to Offer
Number of Units	74
Year Built	1967





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CARTER BOONE (LEAD)
 Senior Associate
 TN #362849
 828.230.7043
carter.boone@franklinst.com

CADE JAGGERS
 Associate
 615.208.3451
cade.jaggers@franklinst.com

JONATHAN HAWKS
 Senior Director
 TN #351239
 706.372.4177
jonathan.hawks@franklinst.com

DARRON KATTAN
 Managing Director, Broker of Record
 TN #368811
 813.658.3355
darron.kattan@franklinst.com