FOR SALE

PREMIER OFFICE/FLEX SPACE IN NASHVILLE

100% Leased Through 2030



FOR MORE INFORMATION, CONTACT

AUSTIN ROBBINS
252.452.6271
arobbins@southeastventure.com

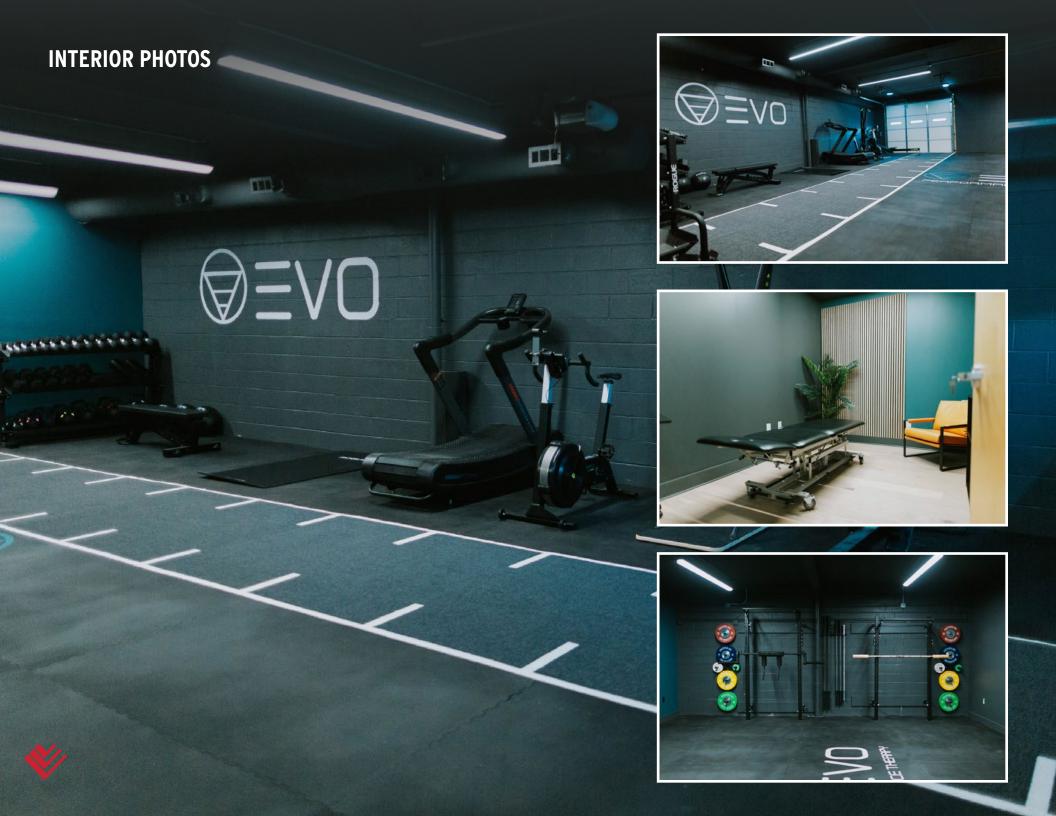
AT-A-GLANCE

Currently operating as a physical therapy studio, this singletenant asset comes equipped with a functional layout that includes three private offices, a reception area, breakroom, ADA-compliant restroom, roll-up door, and security system. Strategically positioned between SoBro and Wedgewood-Houston, the property benefits from proximity to some of Nashville's most popular restaurants, hotels, and entertainment venues. With immediate access to I-40, I-65, I-440, and I-24, this site offers long-term value through excellent visibility, connectivity, and access to Downtown Nashville.

PROPERTY SUMMARY

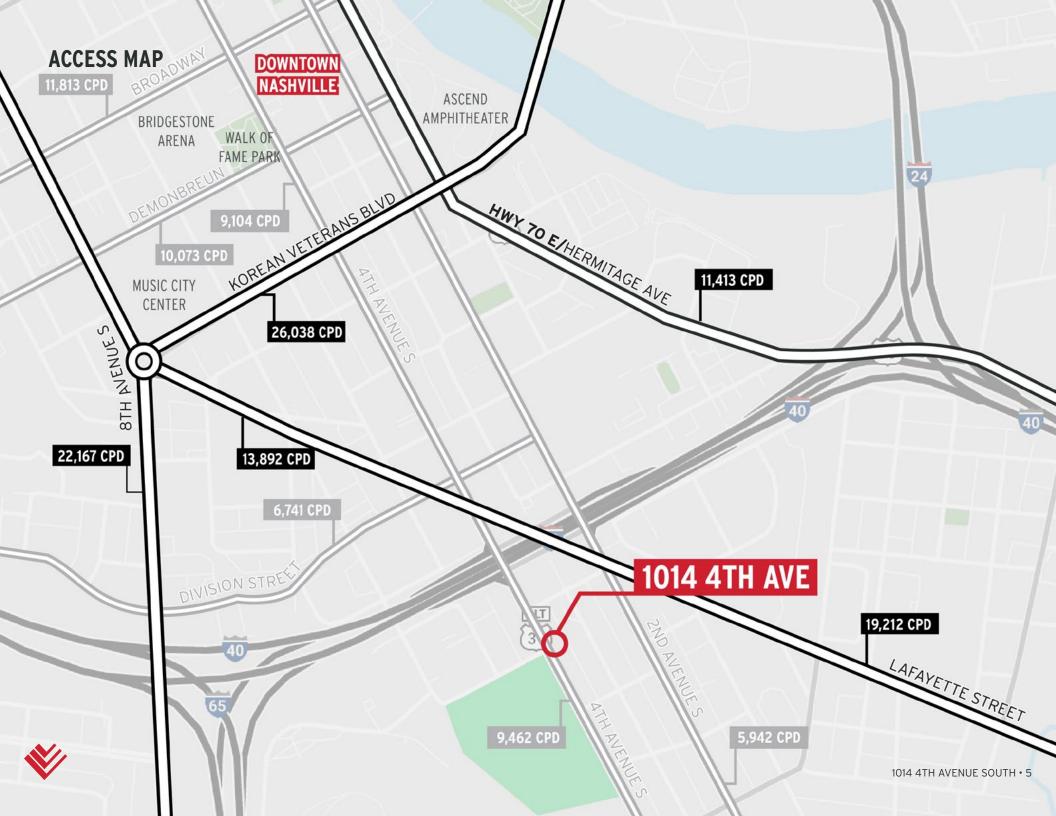
ADDRESS	1014 4th Avenue S, Nashville, TN 37210
BUILDING SIZE	2,640 SF
LOT SIZE	.07 Acres
ASKING PRICE	\$1.1 Million
NOI	\$61,617.07 with Annual Increases
CAP RATE	5.6%
LEASE TERM	March 1, 2030
I FASE TYPE	NNN





POINTS OF INTEREST







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