

7408

Tennessee Excavating Dr

Nolensville, Tennessee
Nashville MSA

Offering Memorandum

Presented by:

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Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire **7408 Tennessee Excavating Drive** (the "Property"), a 23,784 square-foot, two-story multi-tenant mixed-use building in Nolensville. The property sits on just over an acre and was built in 2022 and offers a rare investment opportunity with tremendous upside in Nolensville, TN, which is one of Nashville's fastest growing submarkets.

Nolensville is quickly emerging as one of the most desirable commercial investment markets in the Nashville MSA. With population increasing nearly 3% annually and median household incomes exceeding \$160,000, Nolensville offers an affluent, family-oriented customer base with strong spending power.



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TOTAL SIZE

23,784 square-feet
(21,846 square-feet usable)

PROPERTY ADDRESS

7408 Tennessee Excavating Dr.
Nolensville, TN 37135

APN/PARCEL ID

033-108.14

YEAR BUILT

2022

TENANCY

Multi

LOT SIZE

1.07 acres

ZONING

Commercial

OCCUPANCY

67%

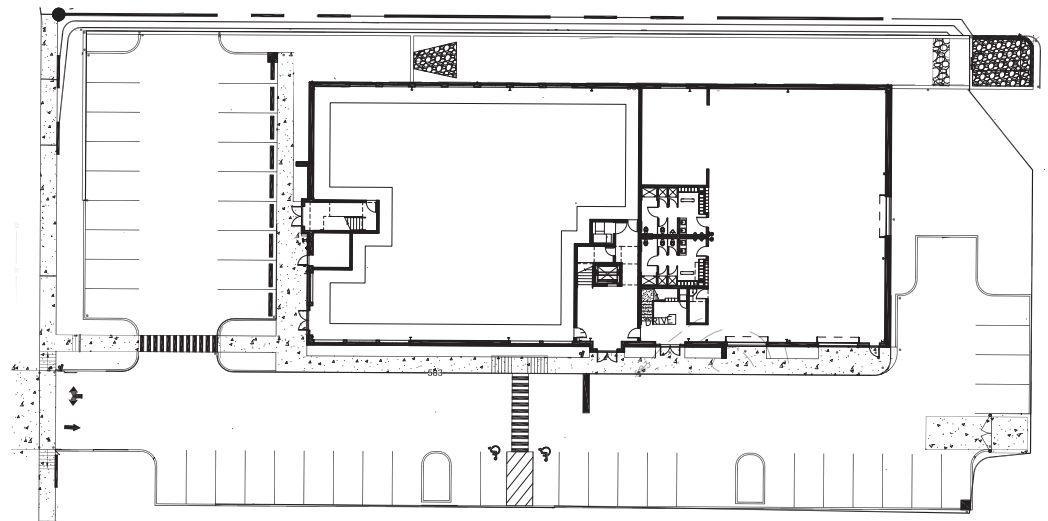


OFFERING HIGHLIGHTS

Colliers Nashville proudly presents this rare gem, new construction two-story office building at 7408 Tennessee Excavating Drive in Nolensville. This unique asset offers a modern newer construction with durable steel-frame design. Situated on 1.07 acres, the property combines contemporary architecture with efficient floorplans, making it ideal for ground floor retail and professional offices or corporate headquarters. Its modern construction, ample square-footage, and strong curb appeal position it as a premier mixed-use opportunity in a growing market.

Floor 1:
14,101 SF

Floor 2:
9,683 SF



**Typical Floor Plan*

7408

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TENANT PROFILES

CROSSFIT NOLENSVILLE

Occupies 7,865 SF
(6,142 SF on 1st Floor and
1,723 SF on 2nd Floor)

RYANS SWIM ACADEMY

Occupies 6,853 SF
on 1st Floor

VACANCY

7,128 SF
on 2nd Floor

CONTACT AGENT FOR PRICING AND FINANCIALS

CrossFit®

CrossFit is a leading international fitness brand with a resilient and scalable business model, supporting more than 12,000 independently operated affiliate gyms across 150+ countries. The company generates revenue through affiliate licensing, brand partnerships, and recurring certification/training programs, creating multiple income streams that reinforce long-term stability. The membership model is built on strong customer retention, driven by a highly engaged and loyal community base. The typical CrossFit gym maintains above-average retention rates in the fitness industry, with members paying premium monthly dues that consistently outperform traditional gym memberships. This results in strong, predictable cash flows at the operator level and reliable rent coverage for landlords.

The CrossFit brand continues to see sustained growth, fueled by the global health and wellness trend and demand for boutique fitness experiences. Its proven ability to attract a dedicated consumer demographic — typically high-income, health-conscious professionals — positions CrossFit locations as financially sound tenants that enhance property value and contribute to long-term occupancy stability.



With a proven business model centered on recurring class memberships, Ryans Swim Academy benefits from predictable, subscription-based revenue and strong customer retention. Demand for swim instruction remains stable across economic cycles, driven by both recreational interest and the essential life-safety nature of the service. The Academy attracts a desirable consumer demographic of families with disposable income, creating a steady pipeline of new and repeat customers as children advance through skill levels. This model produces consistent cash flow, while waitlists at many locations highlight the strength of demand.

Ryan's Swim Academy serves as a destination tenant, drawing regular weekly visits and establishing itself as a trusted community institution. The tenant's long-term growth strategy and brand positioning in the family recreation and education sector support reliable rent performance and make it a strong contributor to property stability and value.



SUNSET
MIDDLE SCHOOL
House of the Future

NOLENVILLE ROAD

DAVID W. BARR, DMD
NOLENVILLE DENTAL

Nurture Pediatrics

Exon

NOLENVILLE ROAD

CADENCE
Bank

ACE
Hardware

FEDERAL
STORAGE

TENNESSEE EXCAVATING DRIVE

7408
Tennessee Excavating Dr

	1 MILE	3 MILE	5 MILE
POPULATION	4,229	33,061	90,162
HOUSEHOLDS	1,442	11,101	31,468
AVG. HH INCOME	\$173,967	\$195,086	\$175,407
DAYTIME POPULATION	4,097	24,267	76,416
ANNUAL RETAIL EXPENDITURE	\$102 M	\$811 M	\$2.1 B

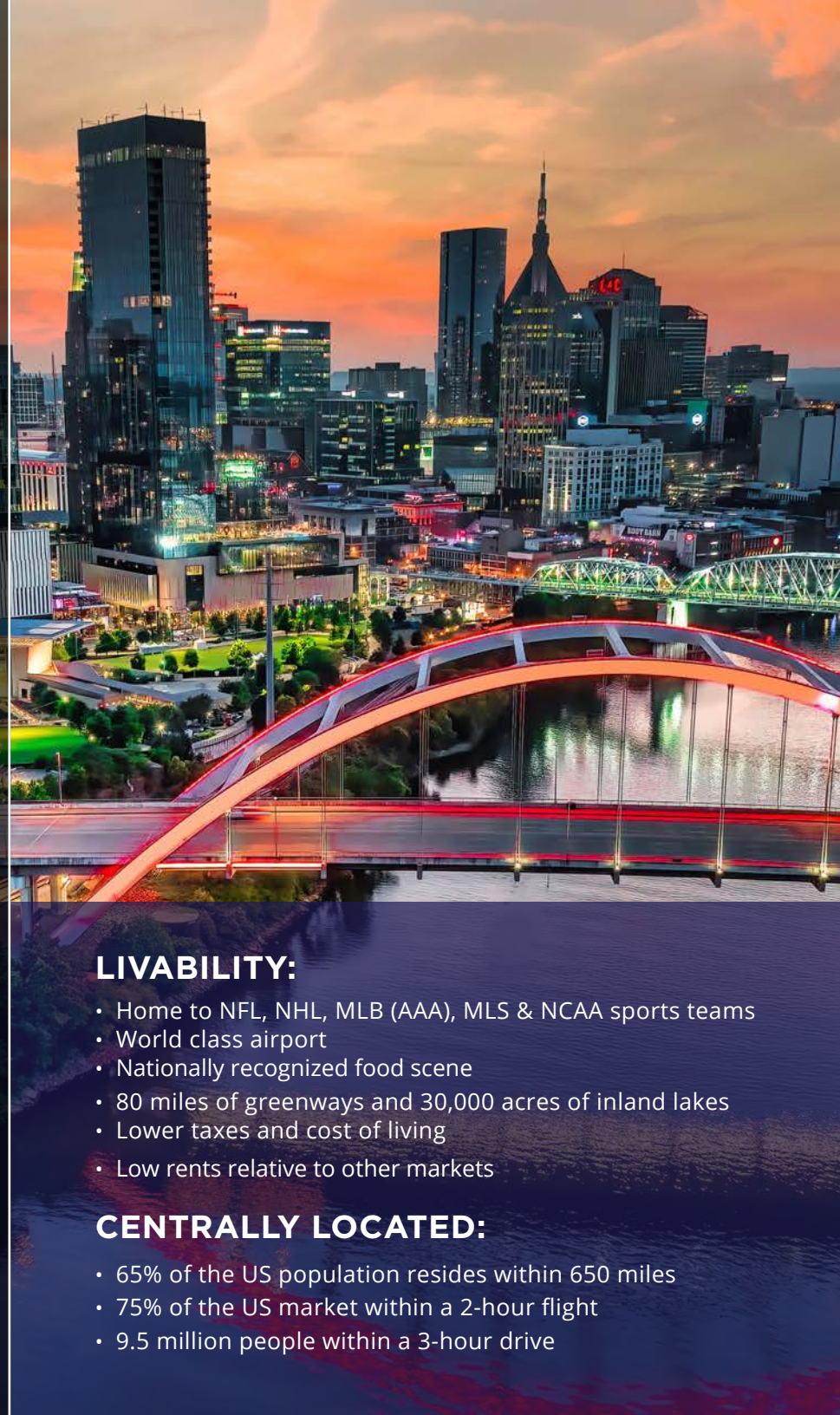


NASHVILLE, TN

MARKET OVERVIEW

From its world-renowned music scene to the dynamic cultural gems that invite millions of visitors each year, the Nashville area offers a memorable experience to all its guests and residents. Nashville, where culture, creativity, and economic prosperity meet. Home to nation-leading healthcare, hospitality, manufacturing, and education powerhouses, Nashville is now one of the nation's fastest growing economies. Since 1990, more than 543,000 new jobs have been created and 5,200 companies have chosen to expand or relocate operations to the region because Nashville provides access to skilled talent, unmatched livability, and a culture that is defined by creativity and collaboration. As one of the United States' most dynamic centers for business growth, Nashville offers a welcoming environment for international companies to expand their operations. With over 340 foreign-owned companies from 26 countries, Nashville boasts a diverse mix of global brands that use the region as their U.S. base for manufacturing, corporate operations, sales, distribution, R&D, and more.

Nashville consistently ranks at the top of national and international livability indexes. Its vibrant culture, centered on creativity, music, and entrepreneurship, complements a robust dining scene, popular entertainment venues, and beautiful outdoor spaces. Nashville boasts a vibrant professional sports scene with representation in the NFL, NHL, MLS, and MiLB. Fans of Nashville teams are known for their passionate support, creating an electric, partylike atmosphere at games. This variety of sports offerings enhances Nashville's dynamic culture and brings together a community deeply dedicated to their teams. Our region boasts over 200 public parks, 80 miles of paved trails perfect for walking, running, or cycling, and 56 golf courses catering to all skill levels. The region also features 30,000 acres of inland lakes, ideal for boating, fishing, and other water activities. This abundance of recreational facilities, combined with a strong commitment to preserving green spaces, makes Nashville & Middle Tennessee an exceptional place for outdoor enthusiasts.



LIVABILITY:

- Home to NFL, NHL, MLB (AAA), MLS & NCAA sports teams
- World class airport
- Nationally recognized food scene
- 80 miles of greenways and 30,000 acres of inland lakes
- Lower taxes and cost of living
- Low rents relative to other markets

CENTRALLY LOCATED:

- 65% of the US population resides within 650 miles
- 75% of the US market within a 2-hour flight
- 9.5 million people within a 3-hour drive



2M
People



1.08M
Labor Force



33.2%
Job Growth
Since 2010



\$58k
Per Capita
Income



98.5
Cost of Living
Index



17k
Downtown
Residences

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