

FOR SALE

±11,988 SF Available

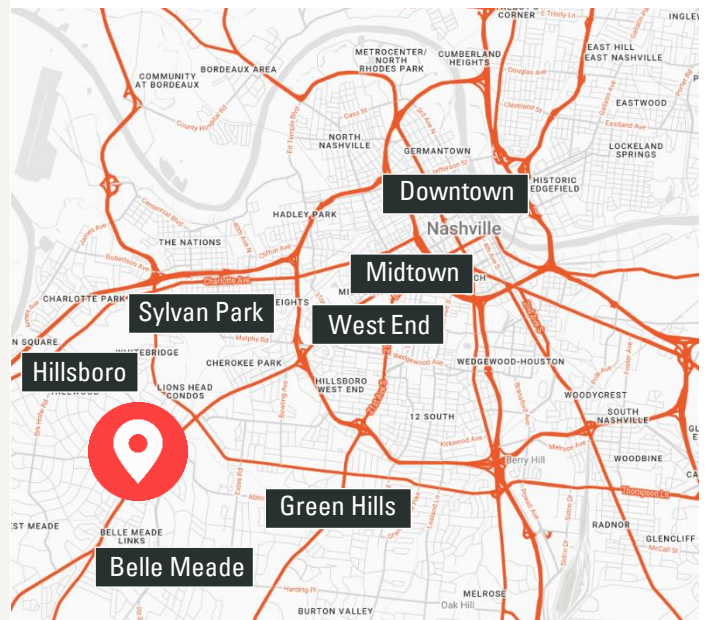
100% Leased Stand-Alone Commercial Building
in Belle Meade

5819 Old Harding Pike, Nashville, TN 37205



HIGHLIGHTS

- ±11,988 SF Stand-Alone Commercial Building
- 100% Leased
- Beginning August 1st, 2024, monthly net rent will be approximately \$23,000 per month
- Sale Price: \$4,295,000
- Outstanding location in the affluent Belle Meade community
- ±0.68-Acre site
- Zoned Cs (Commercial Service)
- Strategically positioned near Hillsboro, Downtown, West End, White Bridge Road, and Sylvan Park
- Near the recently approved major mixed-use development at the Belle Meade Plaza shopping center by AJ Capital Partners



R. Stephen Prather
First Vice President
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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221

T: 615.256.3189 / F: 615.254.4026

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CHARLES
HAWKINS CO.

FLOOR PLAN – 1st Floor



FLOOR PLAN – 2nd Floor



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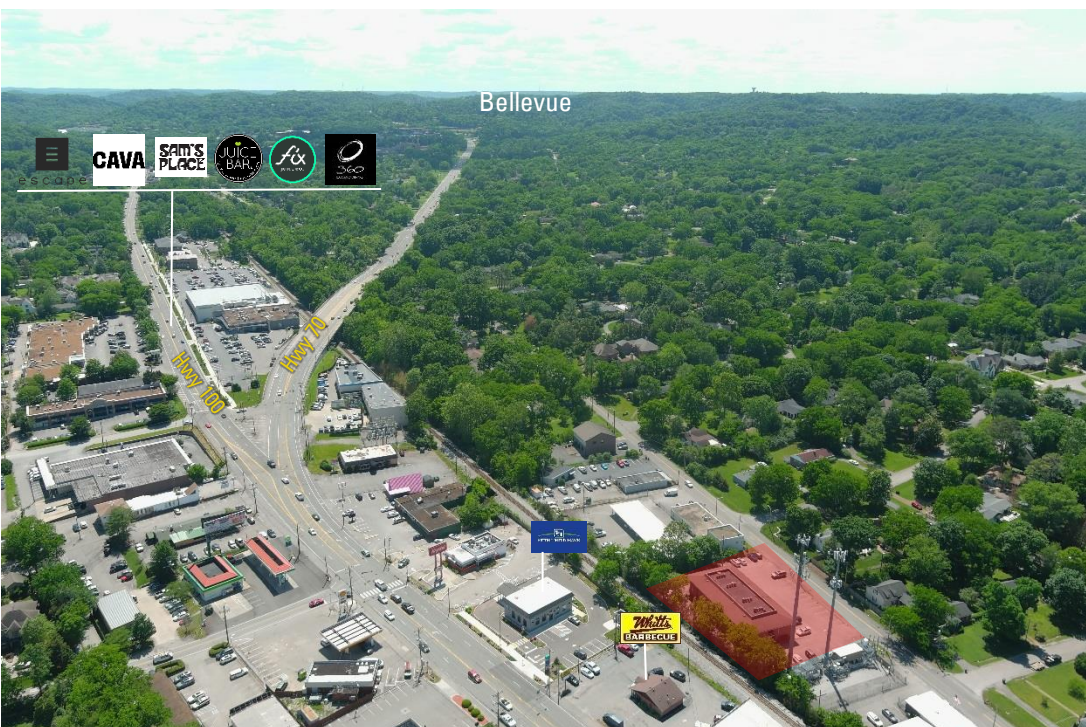
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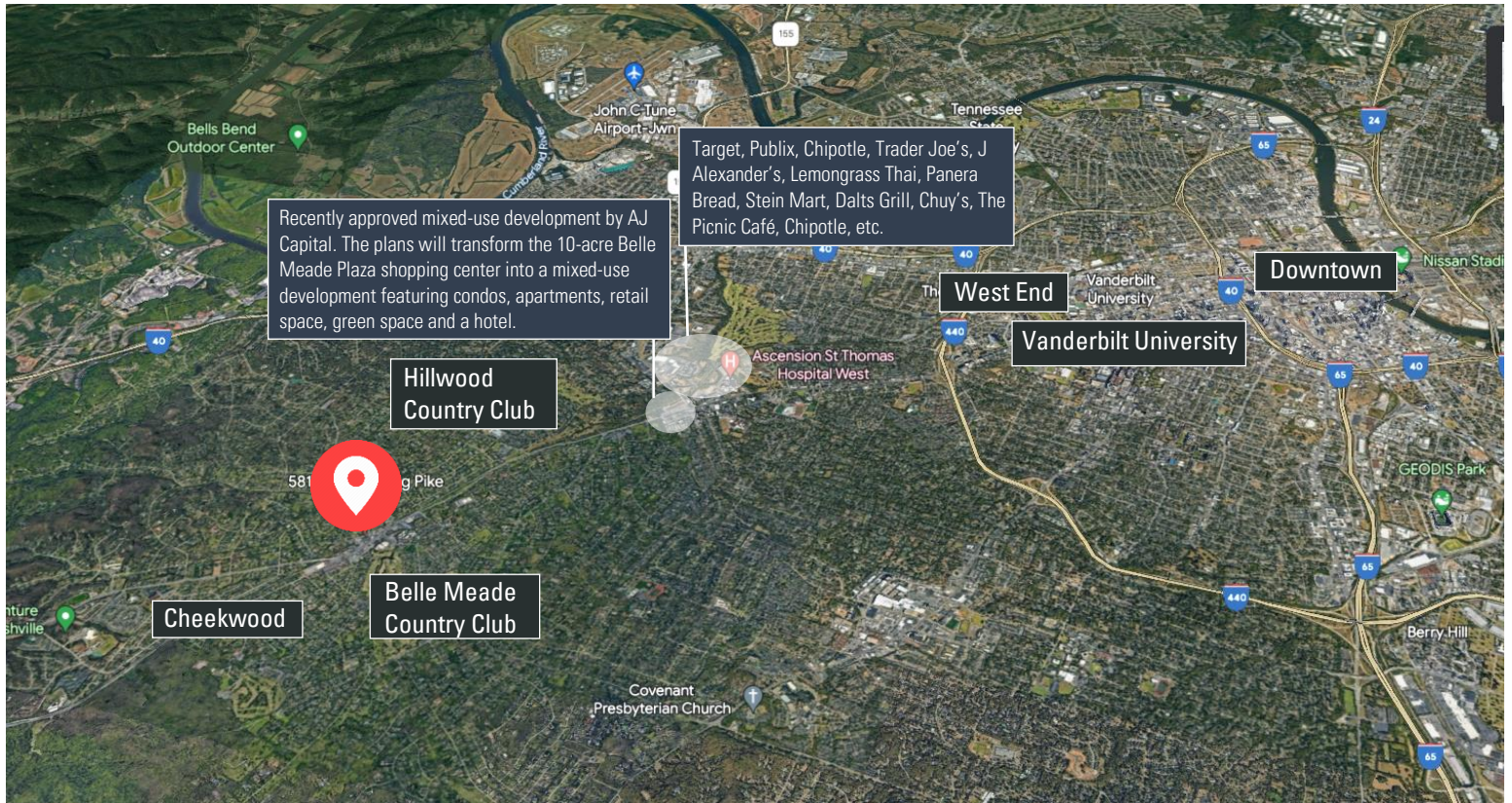
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AERIAL



Belle Meade Suburb

Situated west of downtown Nashville, this community has a per capita and annual household income significantly higher than the national average.

The area is home to the upscale seafood and steakhouse restaurant Sperry's, the award-winning Phillip's Toy Mart, which has the largest model selection in the South, as well as the historic Belle Meade Plantation and winery and the Cheekwood Botanical Garden and Museum of Art situated on hundreds of acres of gardens and features numerous outdoor sculptures.



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