

# 6115 Robertson Ave

Nashville, TN 37209

Industrial  
Opportunity For Lease  
Leasing Brochure

[Click For Property Video](#)

Suite 101

Suite 104

**MATTHEWS**

## Exclusive Leasing Agents:

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Broker of Record | Lic. No. 263667 (TN)

# MATTHEWS™



# Property Overview

6115 Robertson Avenue offers two highly functional industrial suites available for lease in one of Nashville's most desirable industrial corridors. The property provides a flexible layout for a wide range of users with a balanced mix of office, showroom, and warehouse space. Both suites feature convenient loading options and well-finished office areas suitable for a variety of business operations. The current tenant in Suite 101 has the flexibility to relocate into Suite 104, allowing for a potential tenant to choose which suite best fits their operational needs.

## Property Highlights

- **Two Suites Available:** Suite 101 (±15,600 SF) and Suite 104 (±13,460 SF).
- **Flexible Leasing Options:** Current tenant in Suite 101 can relocate, allowing new tenant to choose either space.
- **Convenient Location:** Situated on Robertson Ave with quick access to I-40, I-440, and downtown Nashville.
- **Functional Office Build Outs:**
  - Suite 101:** ±4,800 SF of office including 15 private offices, kitchen, showroom, and two restrooms.
  - Suite 104:** ±2,600 SF of office with three private offices, showroom area, and two restrooms.
- **Warehouse Features:**
  - Suite 101:** ±10,800 SF of warehouse, 12'6" clear height, (1) 8'x8' and (1) 12'x16' drive-in doors.
  - Suite 104:** ±10,860 SF of warehouse including a ±2,400 SF metal add-on (18'6" clear height), main area 12'6" clear height, (4) dock doors, and (1) drive-in door.
- **Excellent Loading Capabilities:** Multiple dock-high and drive-in doors for versatile access and logistics.

**\$17/SF (NNN)**  
Suite 101 Lease Rate

**\$15/SF (NNN)**  
Suite 104 Lease Rate





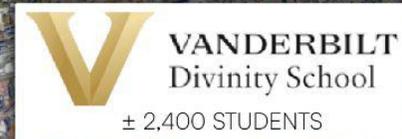
John C Tune Airport-JWN  
±4 Miles Away



**Downtown Nashville**  
±6.3 Miles Away



**Subject Property**



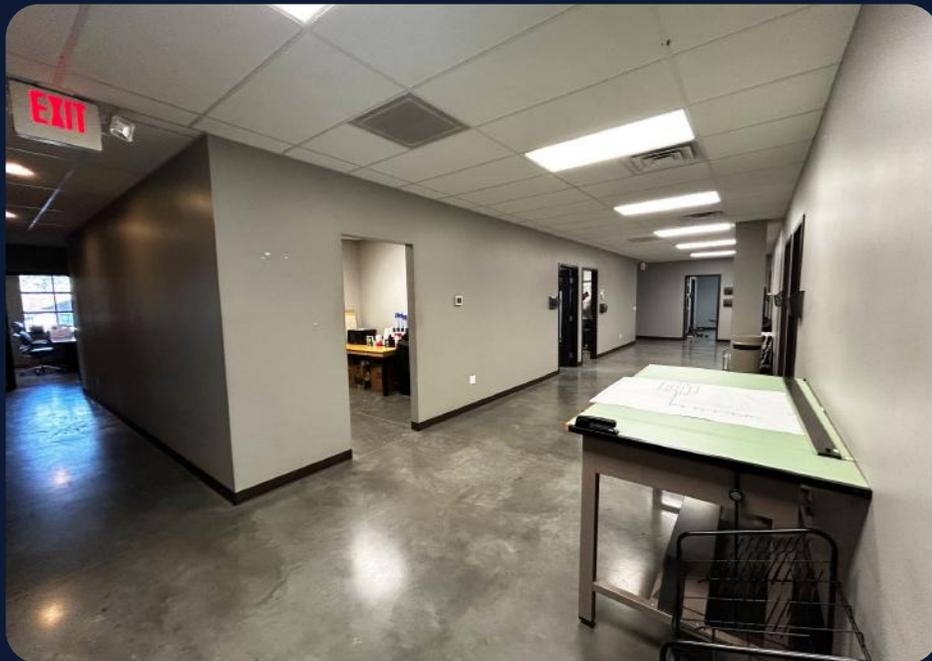
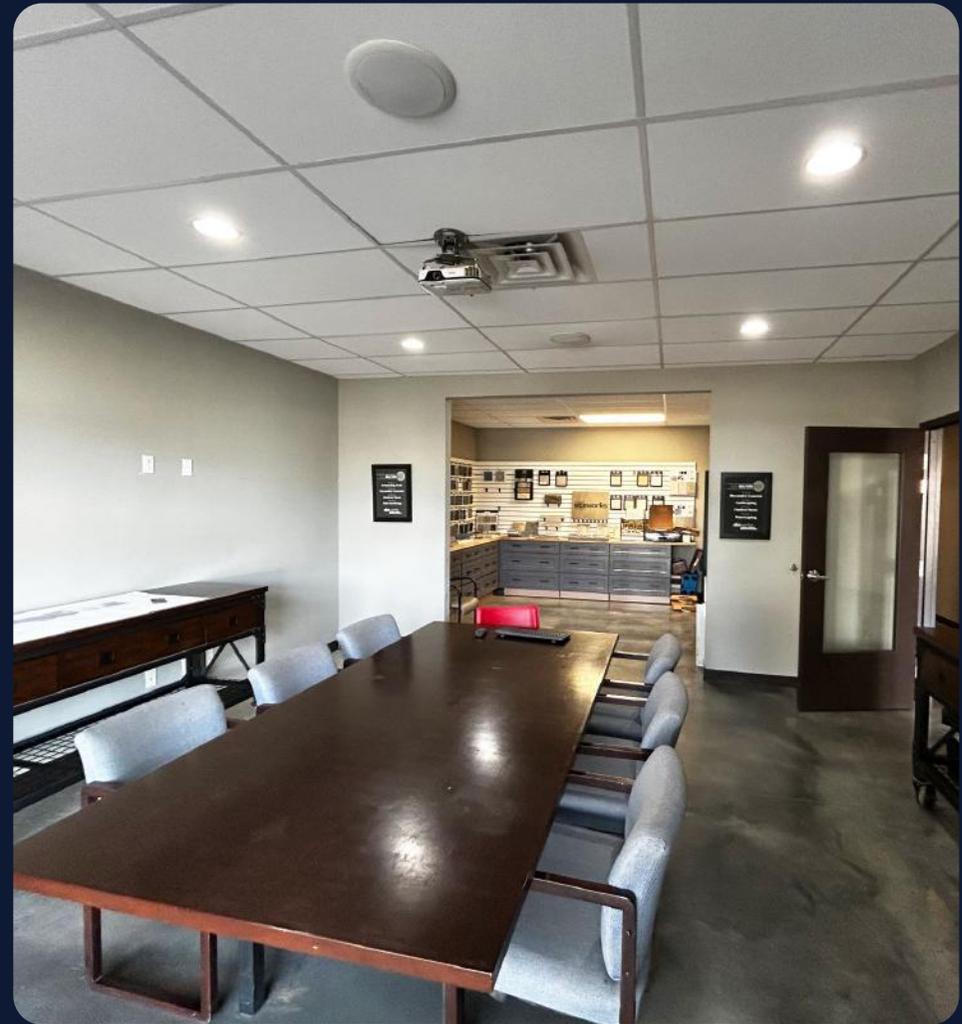
**Station 40 Apartments**  
±246 Units



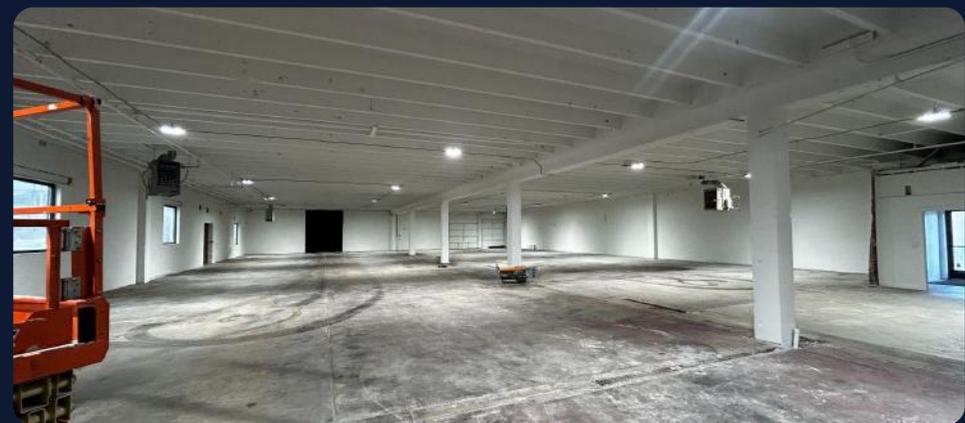
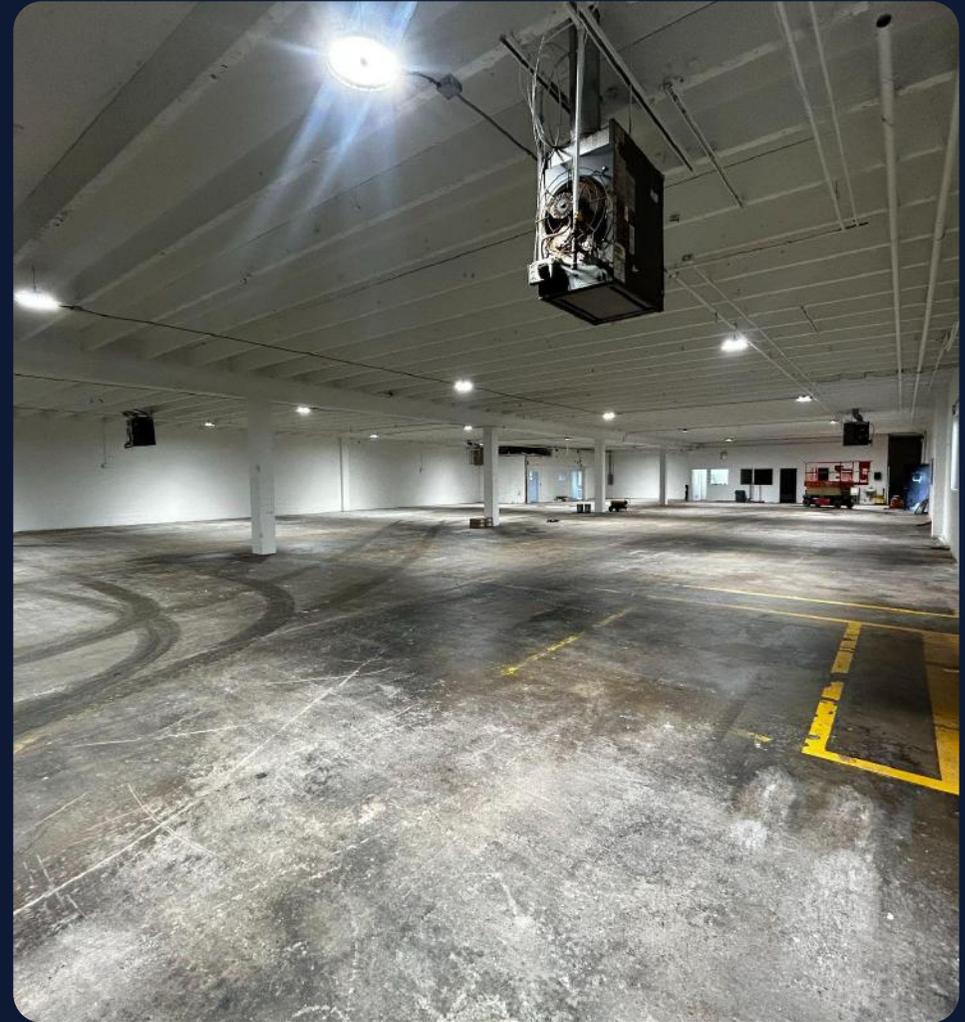
±157,400 VPD  
±94,690 VPD



# Suite 101 Interior Photos



# Suite 104 Interior Photos



# Nashville, TN

## Market Demographics



**686,513**  
Total Population

**\$84,685**  
Median HH Income

**863,464**  
# of Households

**69.6%**  
Homeownership Rate

**926,330**  
Employed Population

**42.4%**  
% Bachelor's Degree

**37.0**  
Median Age

**\$485,000**  
Median Property Value

### Local Market Overview

Nashville has emerged as one of the strongest growth markets in the Southeast, characterized by sustained population inflows, corporate relocations, and a thriving business climate. The city's economy is anchored by a diverse range of industries including healthcare, music and entertainment, higher education, and advanced manufacturing that provide both stability and long-term expansion potential. With a metro population surpassing two million and continued annual growth well above the national average, Nashville's labor force is both expanding and highly skilled. Ongoing infrastructure investments, including the continued enhancement of I-24 and I-65 corridors and significant transit-oriented development around the urban core, further reinforce the city's appeal as a premier investment environment.

For commercial real estate investors, Nashville offers a compelling combination of strong fundamentals and dynamic demand across asset classes. Office and industrial markets are benefiting from corporate in-migration and e-commerce growth, while multifamily and retail sectors remain supported by rapid urbanization and rising household incomes. Downtown revitalization and large-scale mixed-use projects, such as Nashville Yards and River North, are transforming the city's skyline and extending development momentum into surrounding neighborhoods.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	50,846	162,370	425,188
Current Year Estimate	50,701	160,512	422,496
2020 Census	48,626	146,941	407,275
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	22,551	74,330	185,482
Current Year Estimate	22,530	73,292	184,401
2020 Census	21,746	65,732	176,631
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$106,286	\$108,890	\$103,243

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