

FOR SALE

±1.35 Acres Available

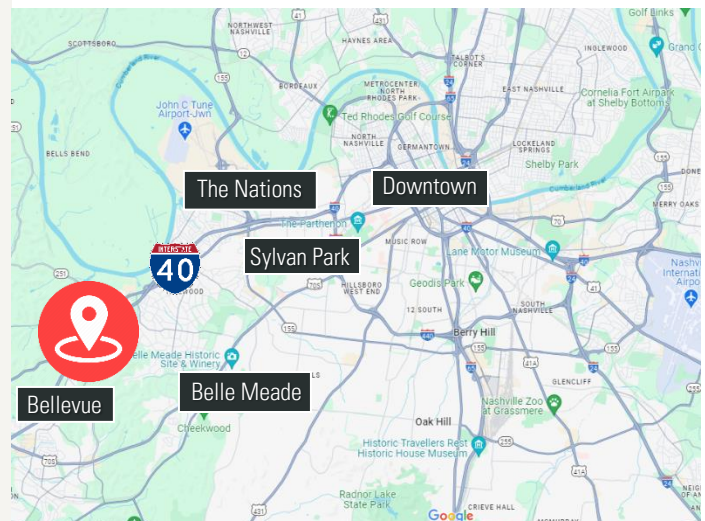
Prime Development Opportunity in a High-Growth Area off I-40

628 Old Hickory Blvd, Nashville, TN 37209



HIGHLIGHTS

- ±1.35 Acres
- Zoned CS: Commercial Services
- Sale Price: Contact Brokers
- AADT Traffic Counts:
 - ±93,335 AADT on I-40
 - ±20,175 AADT on Old Hickory Blvd
 - ±13,157 AADT at the exit at Old Hickory Blvd
- Located in a path of growth and transformation
- The site is near a new townhome & apartment development and a new fully operational Comfort Inn Hotel
- Minutes from shopping, dining, & entertainment at One Bellevue Place and the Nashville West Shopping Center
- Site provides immediate access to I-40 via Old Hickory Blvd



R. Stephen Prather
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Clancy Hoban, CCIM
First Vice President
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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

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Land for Development

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Davidson County

**CHARLES
HAWKINS CO.**



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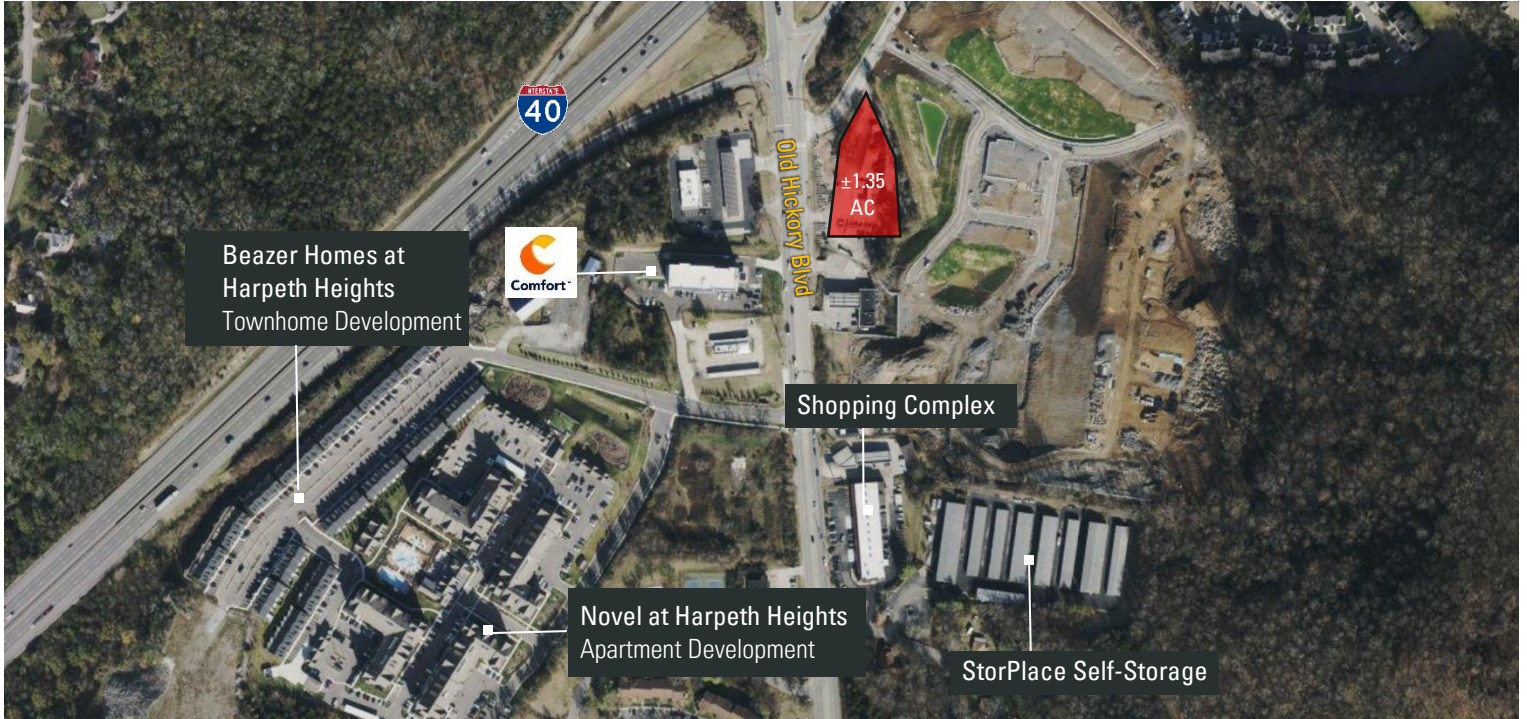
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