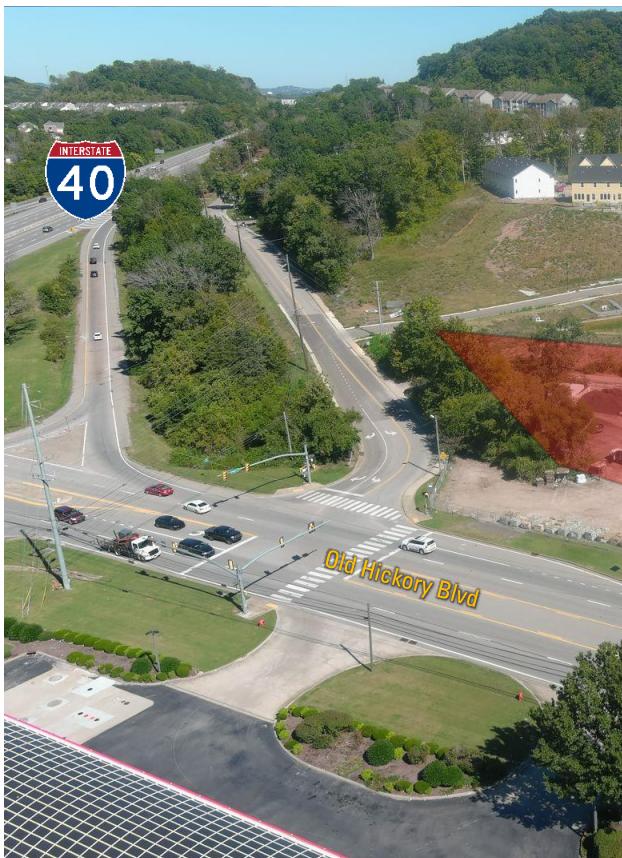


CHARLES HAWKINS CO.



FOR SALE

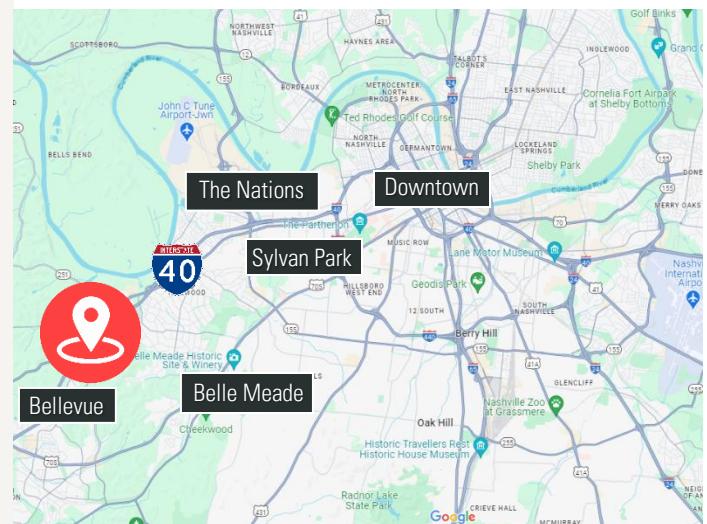
±1.35 Acres Available

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
First Vice President
O: 615.345.7254
sprather@charleshawkinsco.com

Clancy Hoban, CCIM
First Vice President
O: 615.345.7219
choban@charleshawkinsco.com

Exclusively listed by:

Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
±1.35 Acres
Land for Development

628 Old Hickory Blvd
Nashville, TN 37209
Davidson County

**CHARLES
HAWKINS CO.**



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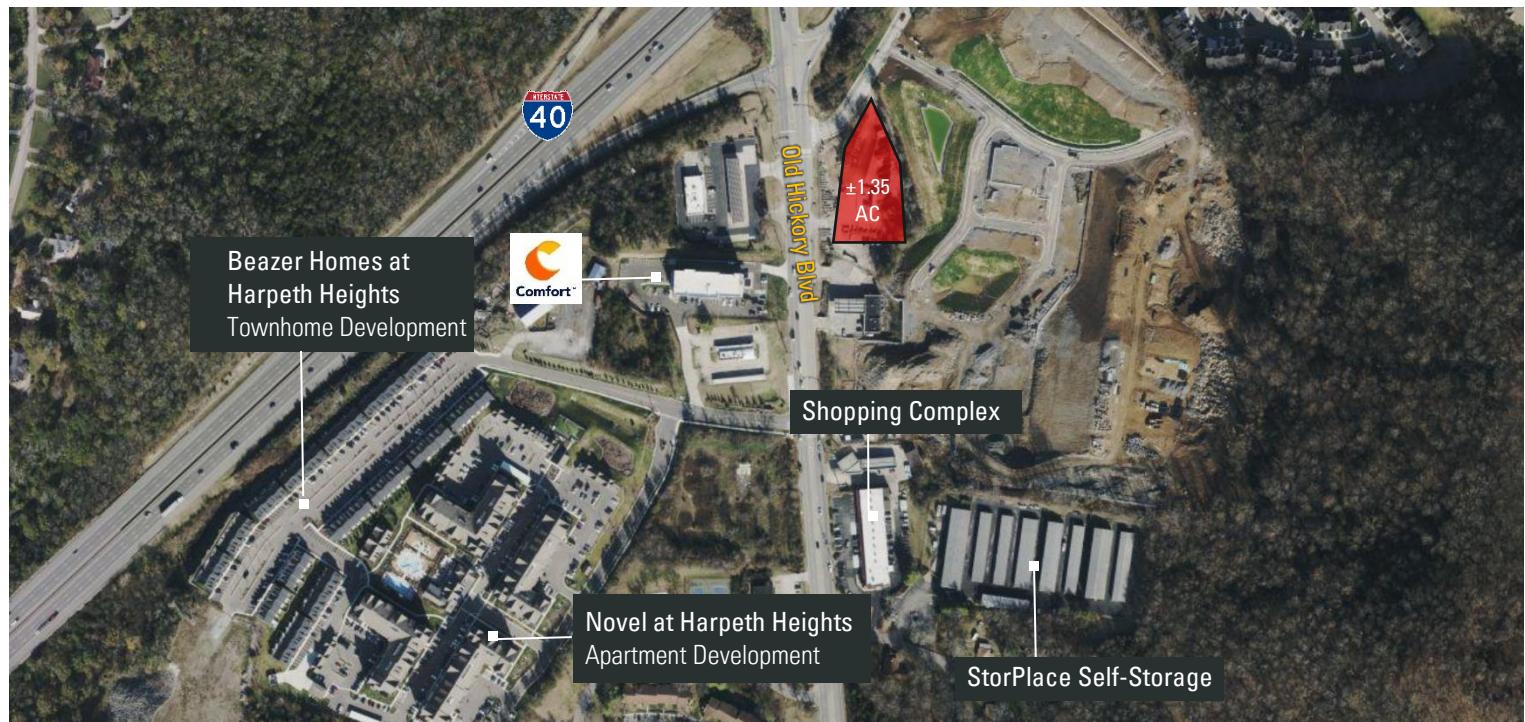
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