

135 LEMUEL RD, Nashville, TN 37207

FOR LEASE OR SALE



*PARCEL LINES ARE APPROXIMATE



EXCLUSIVELY LISTED BY:

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INVESTMENT OVERVIEW



\$3,850,000
SALE PRICE



\$24,000/MONTH
NNN LEASE RATE



±3.76 AC
LOT SIZE



4.82%
COVERAGE



±7,900 SF
RBA



IWD
ZONING

EXECUTIVE SUMMARY

135 Lemuel Rd offers a unique opportunity to lease or purchase a versatile industrial asset in the fast-growing North Nashville submarket. Situated on ±3.76 acres, this low-coverage site provides tenants with a rare combination of shop, office, and expansive canopy space—ideal for users requiring yard space, outdoor operations, or equipment storage. With a total rentable building area of approximately ±7,900 SF and a site coverage ratio of just 4.82%, the property is well-positioned to support a wide range of industrial and service-related operations. Convenient access to I-65 and I-24 enhances logistical connectivity throughout Middle Tennessee and beyond.

PROPERTY HIGHLIGHTS

- **Lease or Purchase Opportunity** in a high-demand, industrial-zoned corridor of North Nashville.
- **±3.76 Acres** offering substantial outdoor yard space and expansion potential.
- **Extremely Low Site Coverage** of 4.82%—ideal for businesses requiring significant outdoor functionality.
- **Zoning Flexibility** supports a variety of industrial, service, and equipment-based uses.
- **Rare IOS Opportunity:** One of the few available properties in Nashville offering Industrial Outdoor Storage (IOS) on nearly 4 acres.
- **Strategic Location:** Just ±10 minutes from Downtown Nashville, providing quick access to core business and distribution hubs.
- **Excellent Accessibility:** Immediate proximity to I-65, I-24, and Briley Parkway for seamless regional connectivity.
- **Owner/User Opportunity:** Functional layout with shop, office, and canopy space ideal for service-based businesses or contractors.
- **Expansive Yard Area:** Gated and fenced outdoor space for vehicle or material storage, laydown yard, or operational support functions.



PROPERTY PHOTOS





TRISTAR SKYLINE MEDICAL CENTER
353 BEDS



±44,500 VPD

±38,000 VPD

±100,600 VPD



BRICK CHURCH
BUSINESS PARK

**SUBJECT
PROPERTY**



MARKET OVERVIEW

Nashville, Tennessee is a prominent city in the southeastern United States known for its diverse cultural and recreational offerings. The city's downtown area is characterized by a mix of modern architecture and historic buildings, creating a unique environment for both business and leisure. Nashville is renowned for its connection to the music industry, particularly country music, with famous venues such as the Grand Ole Opry and the Country Music Hall of Fame drawing visitors year-round. Beyond music, Nashville offers a range of cultural experiences, including theaters, art galleries, and a culinary scene that reflects the city's southern culture.

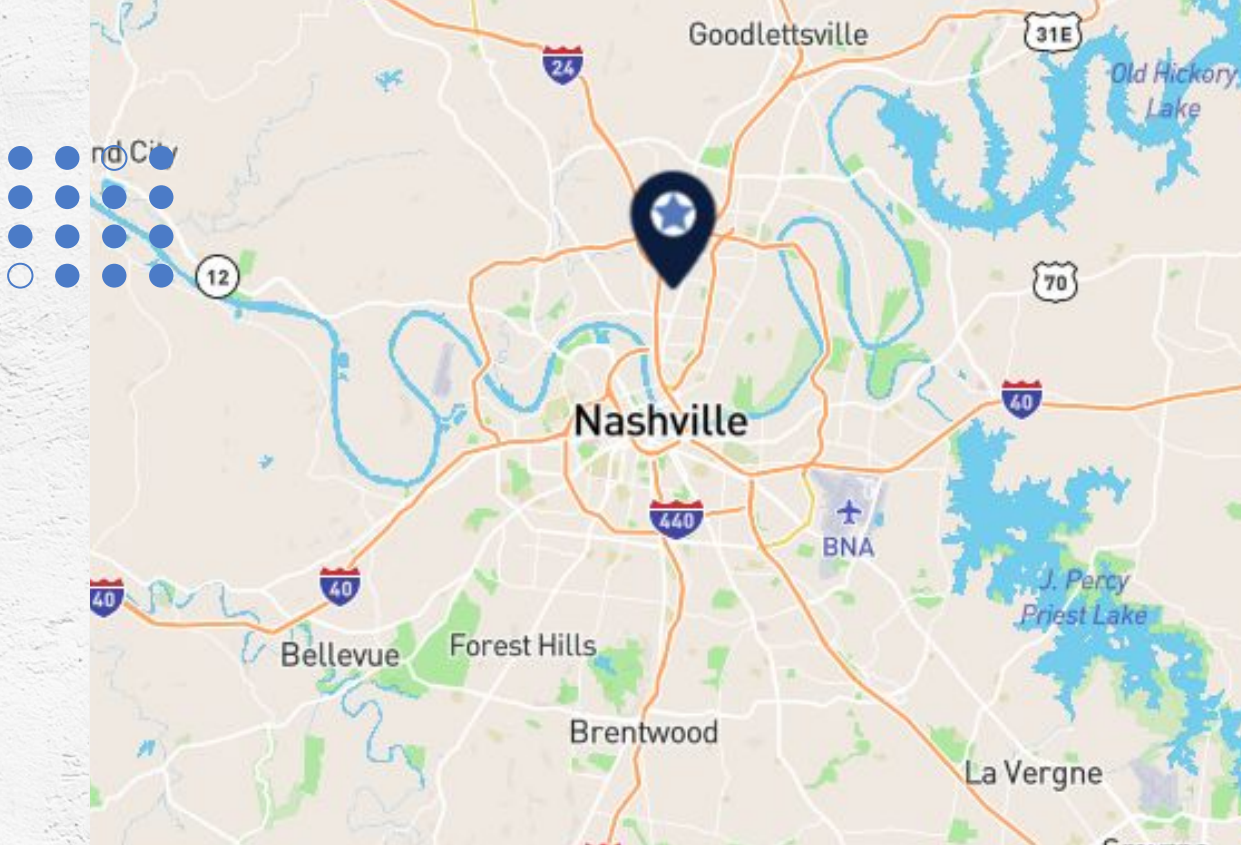
In addition to its cultural appeal, Nashville is home to a number of parks and green spaces, offering several opportunities for outdoor activities. Centennial Park, with its iconic replica of the Parthenon, and the nearby Shelby Bottoms Greenway provide residents and visitors with scenic areas for walking, cycling, and enjoying nature. The city's public transportation network is continually expanding, offering residents convenient access to various neighborhoods, commercial centers, and recreational areas. With its expanding infrastructure, historical sites, and entertainment, Nashville continues to evolve into a sought-after location for both business and tourism.



±17 MILLION
NUMBER OF ANNUAL VISITORS



\$195 BILLION
ANNUAL REVENUE



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,919	66,679	202,220
Current Year Estimate	6,969	58,887	179,622
2020 Census	6,452	52,806	155,539
Growth Current Year-Five-Year	13.63%	13.23%	12.58%
Growth 2020-Current Year	8.02%	11.52%	15.48%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,983	27,776	95,165
Current Year Estimate	2,672	24,713	84,102
2020 Census	2,514	20,459	65,080
Growth Current Year-Five-Year	11.64%	12.39%	13.15%
Growth 2020-Current Year	6.29%	20.79%	29.23%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$77,222	\$98,695	\$108,928

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **135 Lemuel Rd, Nashville, TN, 37207** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services.™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

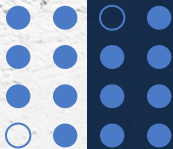
APOLLO OM TEMPLATE SECTION

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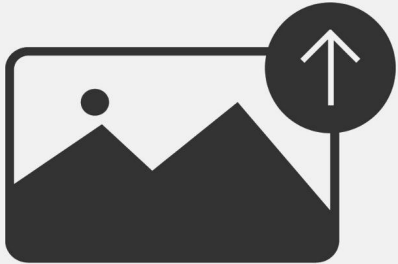
Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[NEW 2025 Industrial OM Template](#)

PROPERTY SUMMARY



PROPERTY SUMMARY	
Address	135 Lemuel Rd Nashville, TN 37207
RBA	±4,006 SF
Lot Size	±156,769.00 AC
Coverage	2.56%
Zoning	XX
Construction	XX
Year Built	1979
Dock Doors	00
Drive In Doors	00



PENDING PHOTOS

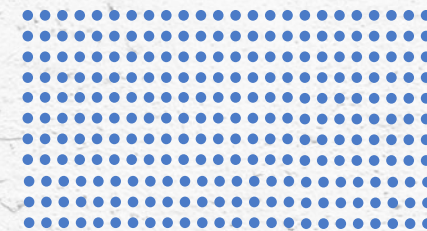
FINANCIAL OVERVIEW

SALES RANGE

Pricing	\$1,900,000	\$1,800,000	\$1,700,000
Price/SF	\$158.33	\$150.00	\$141.67
Price/SF of Land	\$21.81	\$20.66	\$19.51

LEASING RANGE

Rent/SF	\$12.00	\$11.00	\$10.00
Monthly Rent	\$12,000	\$11,000	\$10,000
Annual Rent	\$144,000	\$132,000	\$120,000



PROBABLE	
Pricing	\$1,900,000
Price/SF	\$158.33
Price/SF of Land	\$21.81
Cap Rate	\$158.33

	MONTHLY RENT	ANNUAL RENT	RENT/PSF
Current	\$32,500.00	\$390,000.00	\$26.80
Options Year 1	\$32,500.00	\$390,000.00	\$26.80
Options Year 2	\$32,500.00	\$390,000.00	\$26.80
Options Year 3	\$32,500.00	\$390,000.00	\$26.80



PENDING PHOTOS

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