

FOR LEASE

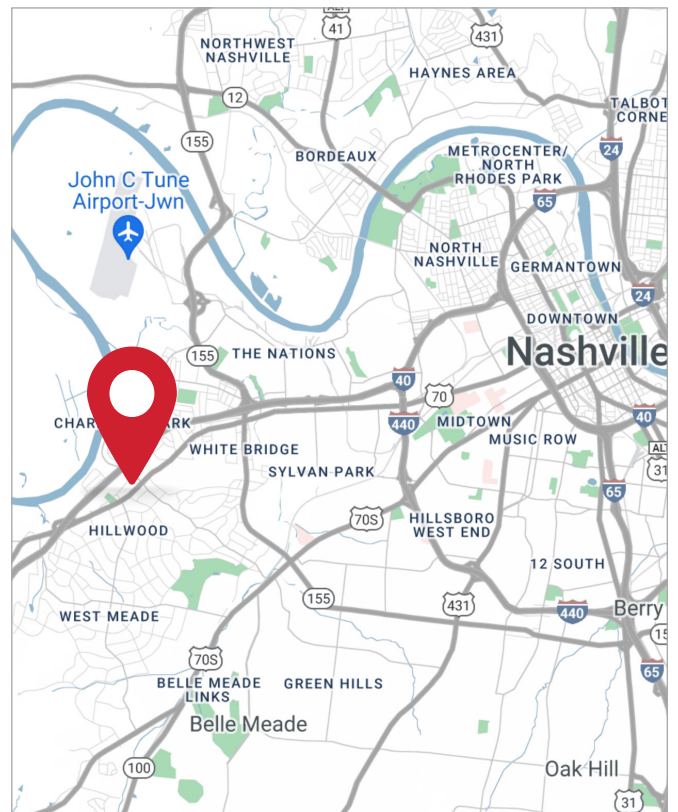
1,948 SF Office Space at Hill Commons Nashville West



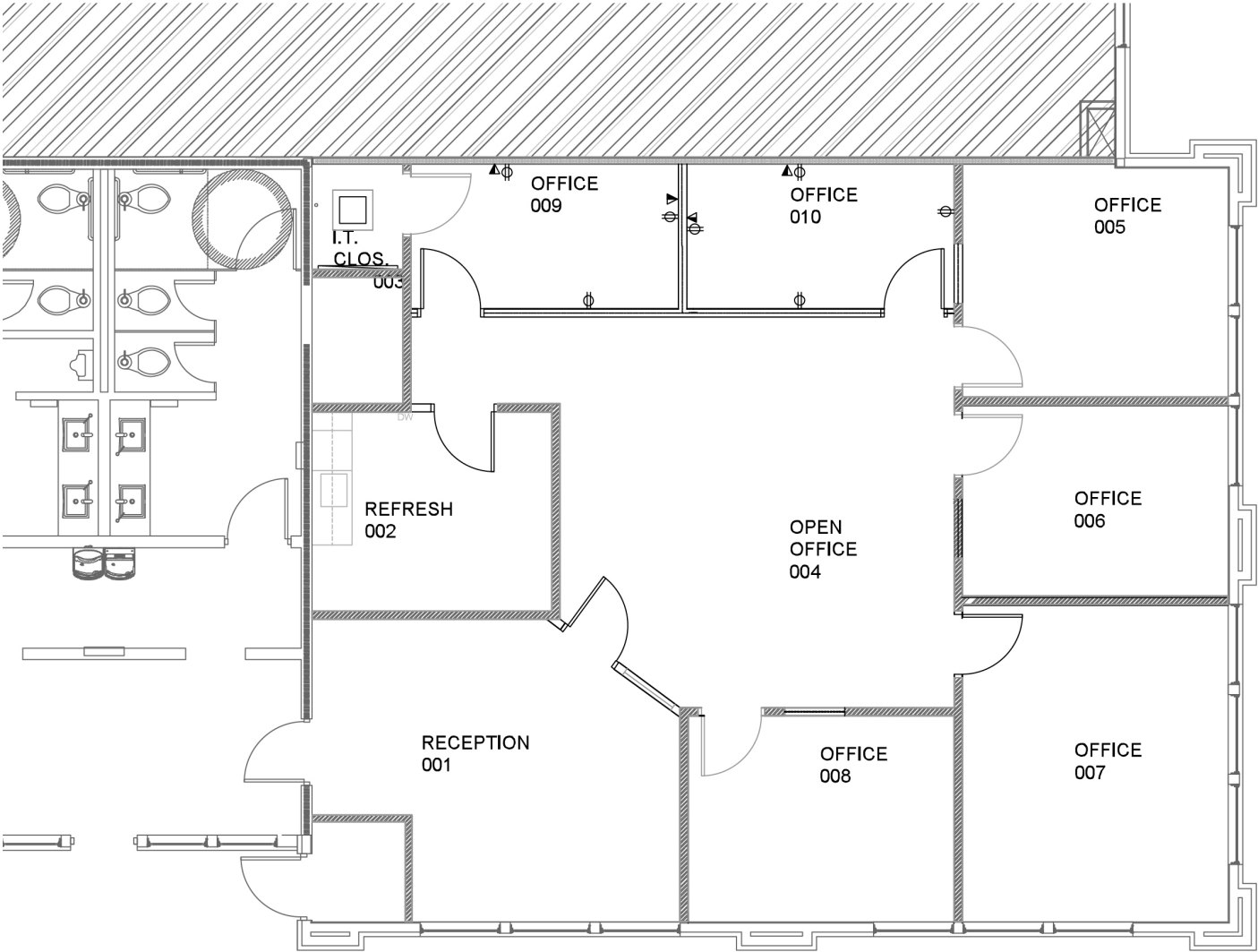
PROPERTY SUMMARY

ADDRESS	6740 Charlotte Pike, Nashville, TN 37209
SUITE	Suite 201
SIZE	1,948 SF
DATE AVAILABLE	Immediately

Located in West Nashville, HCNW features Class-A office buildings with ample parking and signage opportunities. The property includes the historic Robertson Home, relocated to the center of the park, and is within walking distance to Nashville West shops and restaurants. HCNW is 1 minute to I-40, 8 minutes to I-440, and 5 minutes to the Charlotte Pike/White Bridge Pike intersection, offering convenient access across the Charlotte Pike corridor.



FLOOR PLAN



Greg Coleman
615.250.6370
gcoleman@southeastventure.com

Treanor Granbery
615.347.1310
tgranbery@southeastventure.com

The site plan illustrates a proposed 100,000 sq ft office building layout. The building is composed of four rectangular wings, each labeled "LEASED", arranged around a central circular area. The top-left wing contains a red-outlined rectangle labeled "1,948 SF". The central circular area is labeled "RELOCATED ROBERTSON HOME FFE 451.5". A parking lot is situated between the wings, with a "BUILDING SIGNAGE" area and an "ENTRY SIGNAGE" area. A "20' N.E.S EASEMENT" is shown on the left side, and a "10' EASEMENT" is shown on the right side. A "CONNECTION TO ADJACENT SITE" is indicated on the right. The plan also shows a "COVERED PATIO AREA" and a "SECONDARY ENTRY" on the bottom-right wing. The building is surrounded by landscaping, including trees and a pond. The plan includes dimensions for the building wings and parking lot, and a north arrow is located in the top right corner.

gcoleman@southeastventure.com

tgranbery@southeastventure.com



• SOUTHEAST VENTURE

a proud **CORFAC** affiliate
INTERNATIONAL

POINTS OF INTEREST



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	6,520	41,965	121,204
2024 HOUSEHOLDS	2,700	19,157	53,882
2024 AVG. HOUSEHOLD INCOME	\$117,959	\$121,365	\$116,314

Greg Coleman
615.250.6370
gcoleman@southeastventure.com

Treanor Granbery
615.347.1310
tgranbery@southeastventure.com