

# For Sale

## 3.18 Acres in MetroCenter

100 ATHENS WAY | NASHVILLE, TN 37228



SHORT TERM PARKING FOR LEASE

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# Property Details



## 100 Athens Way NASHVILLE, TN 37228

100 Athens Way is a 3.18 acre property located in the popular MetroCenter submarket of Nashville, a 3.5 mile drive from Downtown Nashville. It enjoys great accessibility sitting one mile from Interstate 65 with various restaurant amenities nearby. The property is zoned Mixed-Use General (MUG-NS), which is intended to encourage a mix of compatible land uses that provide opportunities to live, work and shop, particularly at a moderately high intensity. The surrounding neighborhood has seen a surge in multi-family development in the past several years with 770-units delivered in 2023 along with another 1,600-units under construction or proposed. The property also sits in an Opportunity Zone, which provides a federal tax incentive for investors to re-invest their capital gains into Opportunity Funds, which are specialized vehicles dedicated to investing in designated areas.

### PROPERTY HIGHLIGHTS



3.18 Acres in MetroCenter



Short Term Parking Available for Lease within Existing Gated Parking Lot



Zoned Mixed-Use General (MUG-NS)



Located in an Opportunity Zone



# Area Development and Amenities



## Dining

- Starbucks
- Dunkin Donuts
- Chick-fil-A
- Chipotle
- Smoothie King
- Arby's
- Jersey Mike's Subs
- McDonald's
- Wendy's
- Taco Bell
- Subway

## Residential (over 2,500 units)

- One Metrocenter Apartments
- The Presley Apartments
- Knox at Metrocenter
- Arya North Nashville
- Abberly Riverwalk

## Lodging

- SpringHill Suites by Marriott
- Home2 Suites by Hilton
- Holiday Inn Express
- Fairfield Inn & Suites
- Millennium Maxwell House Hotel
- Candlewood Suites

For more information, contact:

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