



REALSITE
COMMERCIAL

For Sale

1,679 SF

Stand-Alone Office / Retail Building on a 0.21 AC Lot

420 E Iris Drive
Nashville, TN 37204

Madison Wenzler

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m 615.390.7941

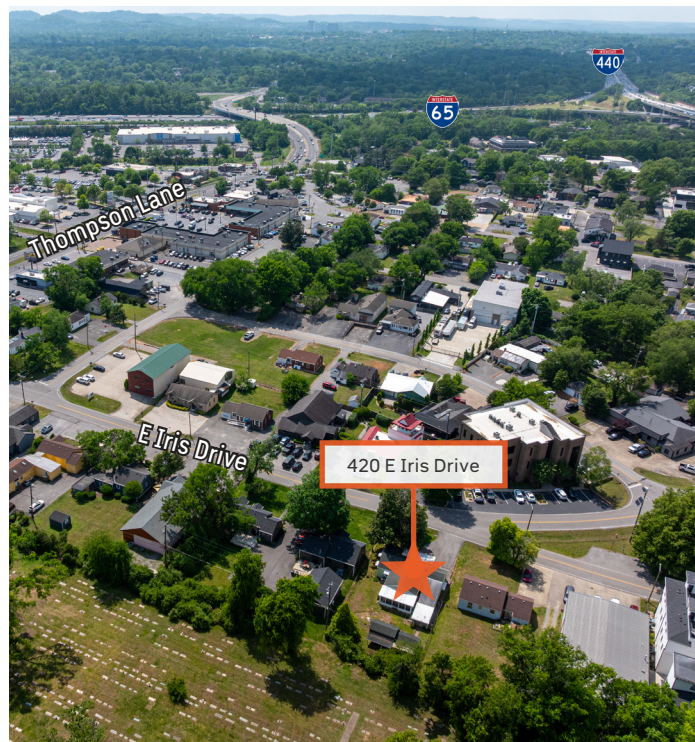
mwenzler@realsitecommercial.com

Charlie Taylor

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m 404.358.5912

ctaylor@realsitecommercial.com



PROPERTY DETAILS

ADDRESS: 420 E Iris Drive

SPACE SIZE: 1,679 SF

SITE SIZE 0.21 Acres

SUBMARKET: Berry Hill

ASKING PRICE: \$1,550,000

PROPERTY HIGHLIGHTS

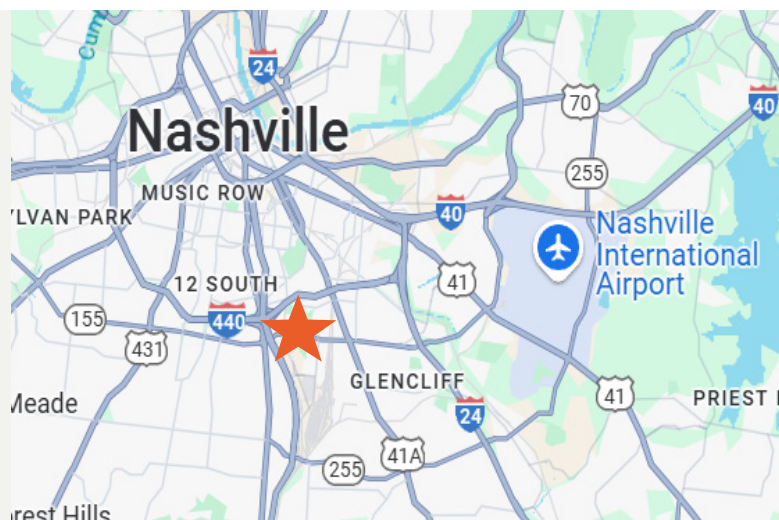
- + STAND-ALONE COMMERCIAL BUILDING IN THE HEART OF BERRY HILL
- + IDEAL FOR AN OWNER-USER OR INVESTOR
- + OFFICE/RETAIL LAYOUT
- + INCLUDES SEVERAL PRIVATE OFFICES, AN OPEN WORK AREA, A COVERED PORCH AND AN ENCLOSED SUNROOM
- + ON-SITE PARKING IS AVAILABLE WITH SPACE TO ADD MORE IN THE REAR





LOCATION HIGHLIGHTS

- + STRATEGICALLY LOCATED IN BERRY HILL
- + 1.2 MILES TO I-65
- + 2.3 MILES TO I-440
- + 4.7 MILES TO DOWNTOWN NASHVILLE
- + 6.4 MILES TO NASHVILLE INTERNATIONAL AIRPORT



NEARBY AMENITIES

RETAIL

Walmart
 CarMax
 Home Depot
 Staples
 Buy Floors District
 National Pool Tile Group
 Regal Hollywood
 Ross Dress for Less
 PetSmart
 Electronic Express
 TJ Maxx
 Ulta Beauty
 Michael's
 Guitar Center
 Climb Kraft
 Goodwill
 CrossFit PRVN
 The Escape Game
 Wyatt Johnson Ford
 Paddywax Candle

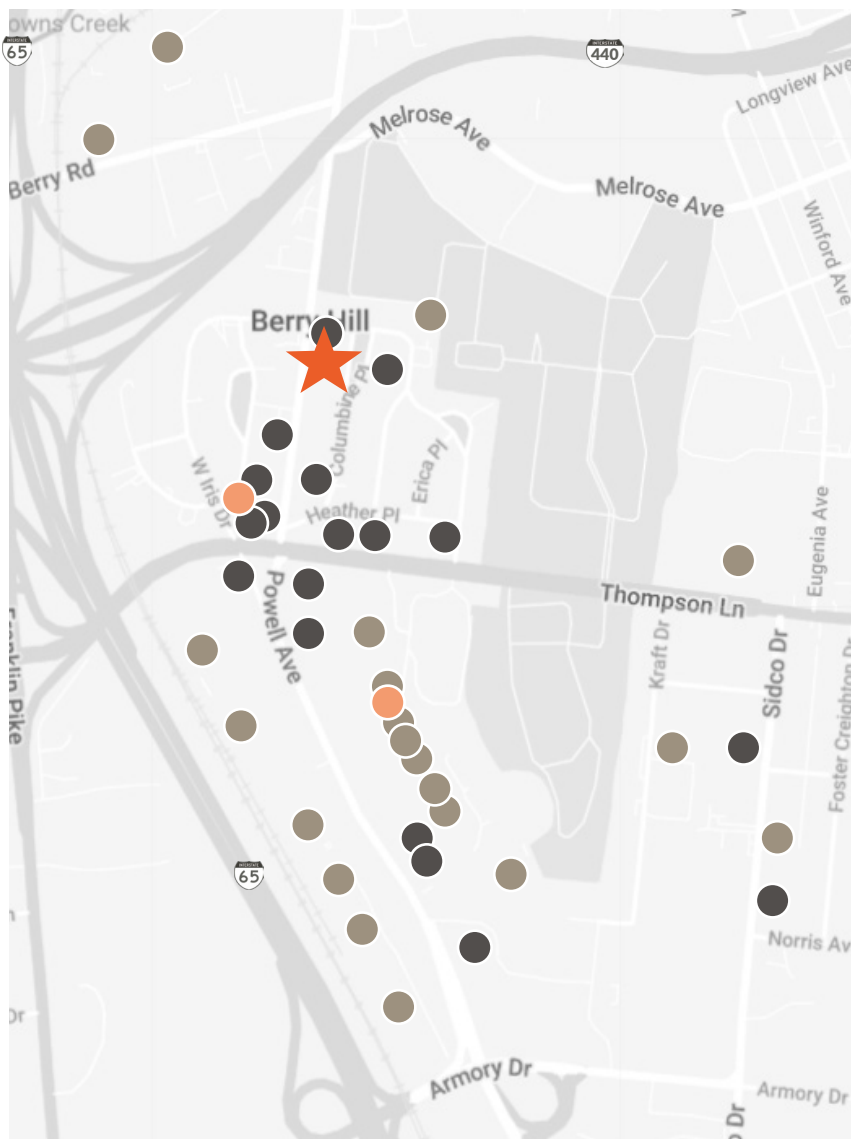
Common Ground
 Baja Burrito
 Hugh-Baby's
 Calypso Cafe
 Logan's Roadhouse
 The Pfunky Griddle
 Sam & Zoe's
 Jersey Mike's
 Big Machine Distillery & Tavern
 Wendy's
 Chipotle
 Panera Bread
 Panda Express
 Rafferty's
 Black Abbey Brewery
 District Coffee

OTHER

The Iris Motel
 Vanderbilt Health One
 Hundred Oaks

DINING

The Farmstead
 Nashville
 Brothers Burger Joint
 Sunflower Cafe





CONTACT US

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