

INTERACTIVE OFFERING MEMORANDUM

207-211 SHADY GROVE DR, NASHVILLE, TN 37214

FOR LEASE



EXCLUSIVELY LISTED BY:

JAY REEVES

VICE PRESIDENT

Direct (615) 323-5460

Mobile (615) 476-3982

jay.reeves@matthews.com

License No. 357879 (TN)

MATTHEW POWELL

ASSOCIATE

Direct +1 (615) 763-8298

Mobile +1 (404) 938-1105

matthew.powell@matthews.com

License No. 372958 (TN)

HUTT COOKE

BROKER OF RECORD

License No. 263667 (TN)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



PROPERTY OVERVIEW



\$10/SF NNN

LEASE RATE



±1.72 AC

LOT SIZE



±31,240 SF

RBA



**400A 120/208V
300A 277/480V**

POWER



±20' - ±39'

CEILING HEIGHT



CS, OV-AIR, OV-UDO

ZONING

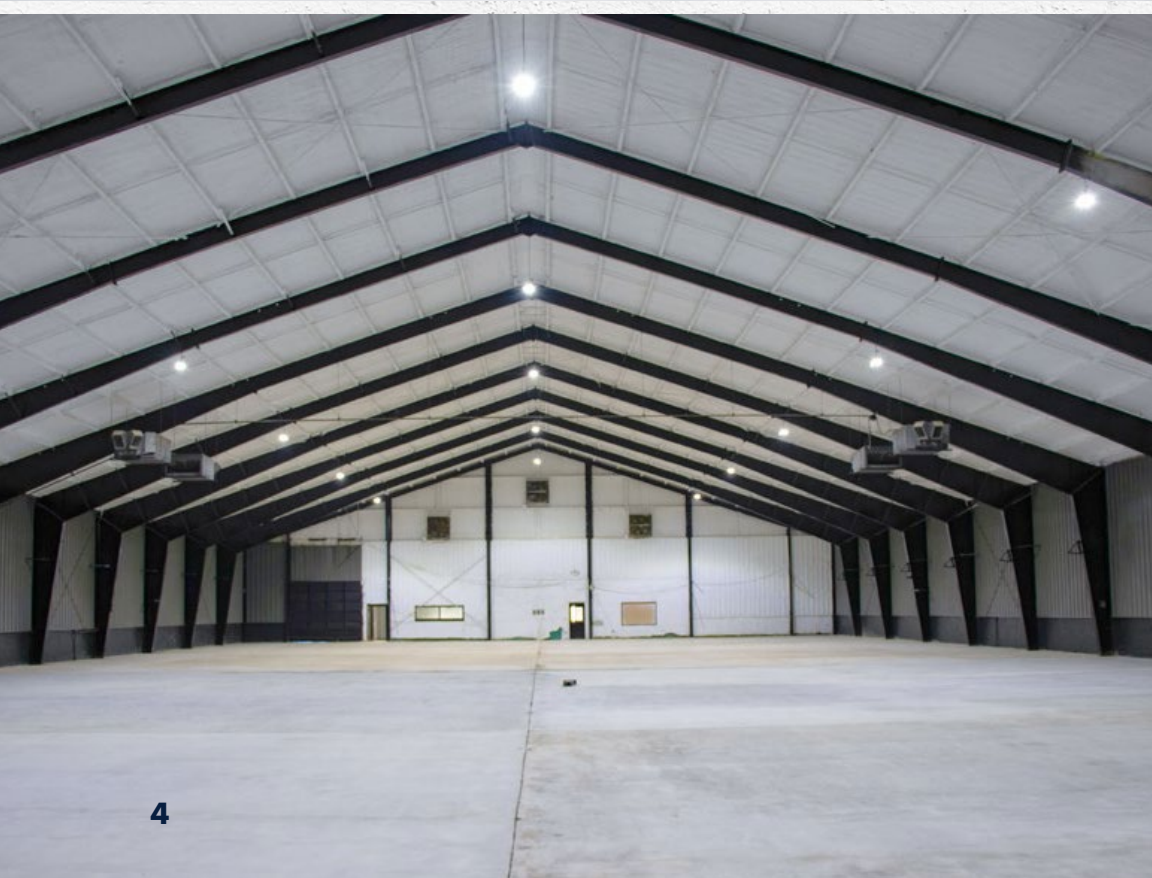
EXECUTIVE SUMMARY

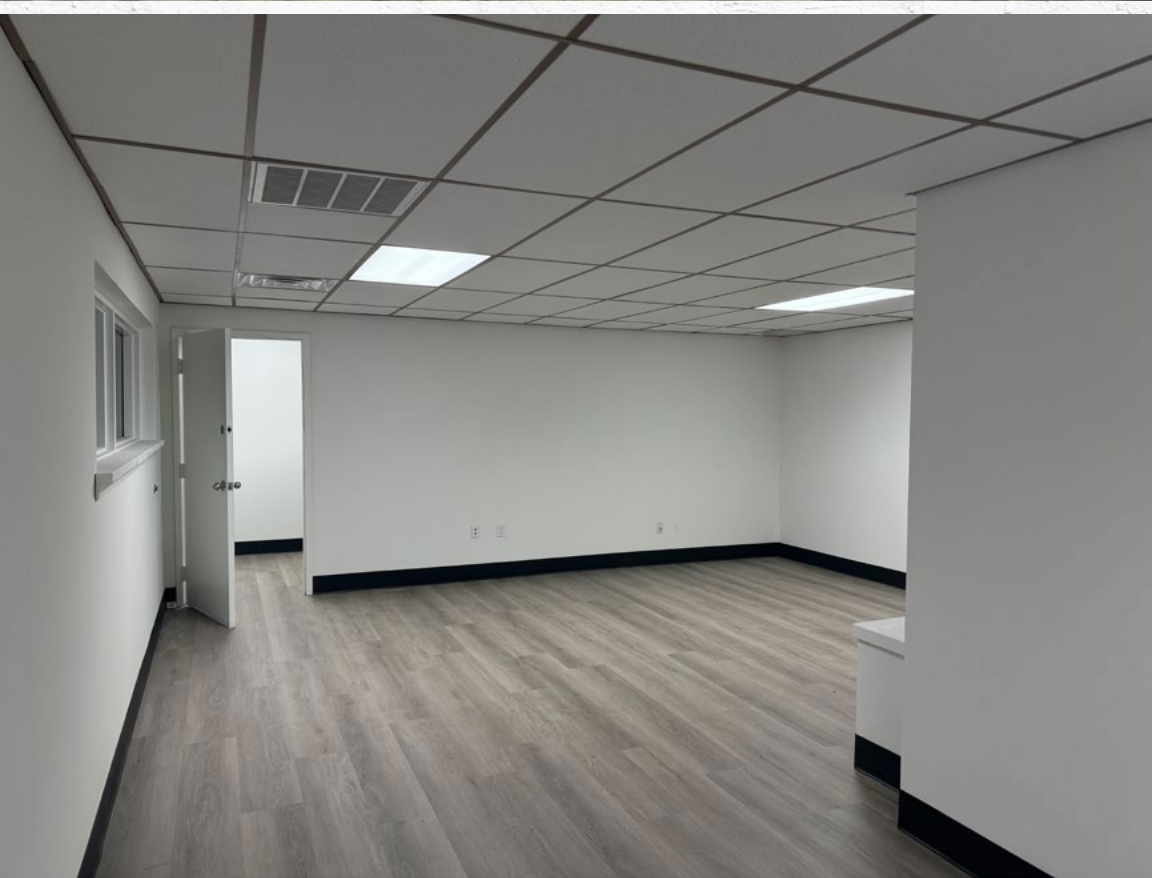
Matthews Real Estate Investment Services™ is pleased to present this offering as an opportunity to lease an exceptionally well-located clear span building in Nashville, TN. Strategically positioned only one mile from Briley Parkway, this offering is within a ten minute drive of the Nashville International Airport and has direct proximity to the interstate system. Featuring ceiling heights that range from 20 to 39 feet and a substantial renovation within the past year, this offering provides a unique flexibility that will align with the requirements of countless types of businesses.

207 and 211 Shady Grove Dr can be leased separately or together.

PROPERTY HIGHLIGHTS

- **CLEAR SPAN / NO COLUMNS** – This property offers the rare opportunity to occupy a large open building that is clear span with no columns to limit the functionality of the interior.
- **RECENT RENOVATIONS** – The facility underwent substantial renovations within the past year and is well-suited to accommodate a vast array of potential businesses.
- **STRATEGIC LOCATION** – 207 & 211 Shady Grove Dr are located within four miles of the Nashville International Airport and only minutes away from both Briley Parkway and I-40.
- **FLEXIBLE LEASE TERM** – The landlord will consider lease terms as short as one year and mid to long term leases.







BRIILEY PKWY

±3.5 MILES ±99,890 VPD



SW

Whitt's
BARBECUE

TRESSES

WAFLE
HOUSE

O'Reilly
AUTO PARTS

B C G
BATSON CHIROHEALTH GROUP

Pizza
hut
CVS
pharmacy

Kroger

McDonald's

LEBANON PIKE

extreme
DESIGNZ

Valvoline

THE
BEEHIVE

SUBJECT PROPERTY


CHARTER

SHADY GROVE RD


Bobby
REESE
Heating, Ventilation, Air Conditioning



DONELSON PLAZA
SHOPPING MALL



THE GAME CAVE



DOLLAR TREE
THE
SALON
PROFESSIONAL
ACADEMY

TotsAloud
Soft Play Party Rentals

RIDE615
BICYCLES & BREWS

gerber
COLLISION & GLASS

ACE
Hardware

**Auto
Zone**



+ 33,300 VPD

dcc DONELSON
CHURCH OF CHRIST

**UGLY DUCK
VINTAGE**

Bobby
REESE
Heating, Ventilation, Air Conditioning

SUBJECT PROPERTY

 **US Community
CREDIT UNION**

**EXTREME
DESIGNZ**

CHARTER

THE **BEEHIVE**

WILLIAMS
AUTO SALES LLC

SHADY GROVE RD



BRILEY PKWY ± 107,000 VPD

Publix
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Kroger
CVS
pharmacy
Pizza Hut
TAKE 5
BILLY BLUES

FITZ IT AUTO CARE

GLASS AMERICA
The Best In Auto Glass



DONELSON
MUFFLER & HITCH

SUBJECT PROPERTY

STRIKE & SPARE
FAMILY FUN CENTER

LEBANON PIKE ± 35,000 VPD

DONELSON
Auto Clinic

ALL AMERICAN HARDWOOD

DOLLAR GENERAL
Buddy Allen
CARPET ONE
FLOOR & HOME
W

Valvoline

jiffy lube

AutoZone

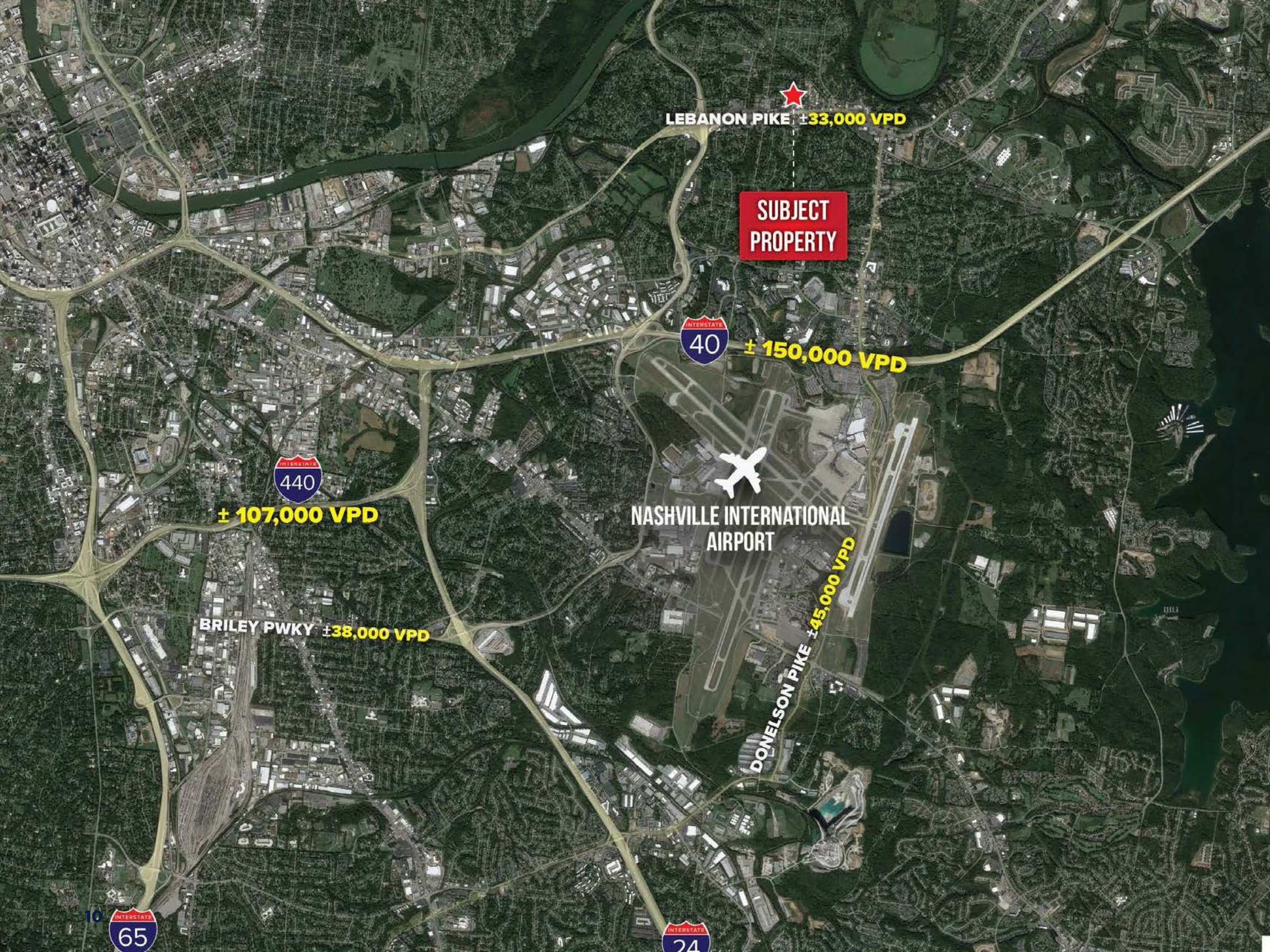
THORNTONS

NOVATECH
BRING EVERYTHING UP TO SPEED

Firestone
CUBESMART
self storage

DoubleTree
BY HILTON

UNITED STATES
POSTAL SERVICE



LEBANON PIKE ±33,000 VPD

SUBJECT
PROPERTY



± 150,000 VPD



± 107,000 VPD

BRILEY PWKY ±35,000 VPD

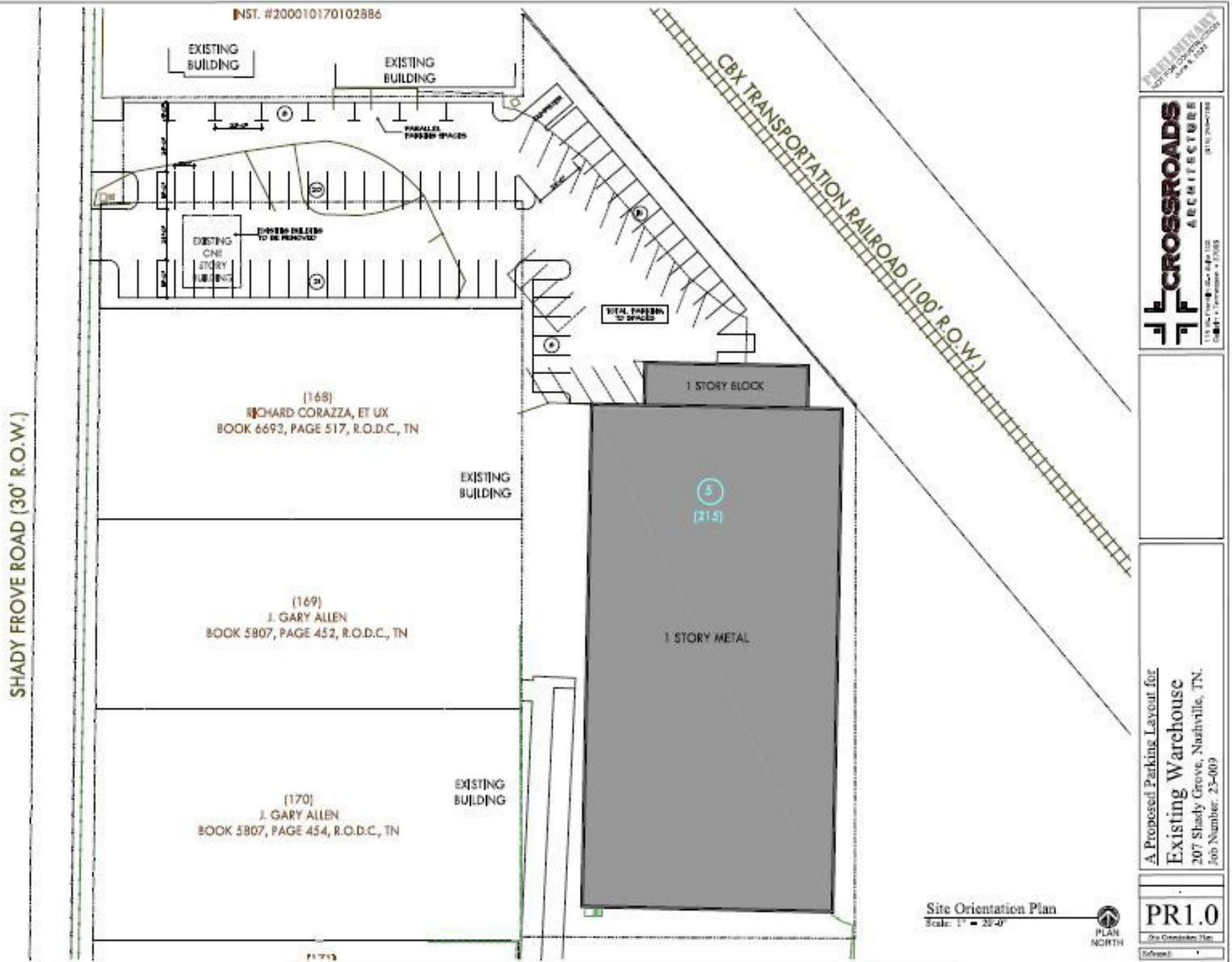


NASHVILLE INTERNATIONAL
AIRPORT

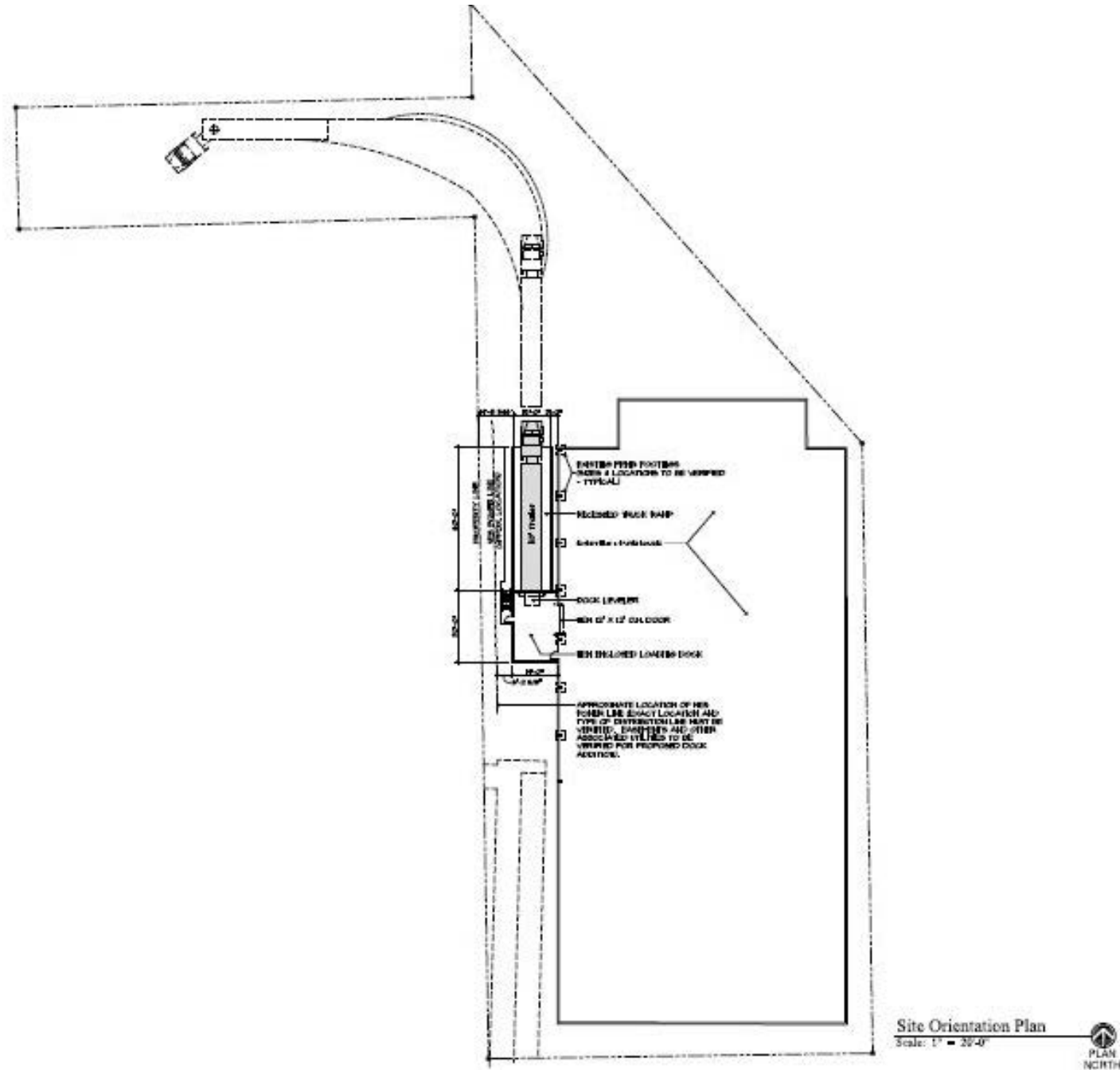
DONELSON PIKE ±45,000 VPD



POTENTIAL PARKING UPGRADE - INCLUDING 207 AND 211 SHADY GROVE



POTENTIAL LOADING DOCK UPGRADE - 207 SHADY GROVE



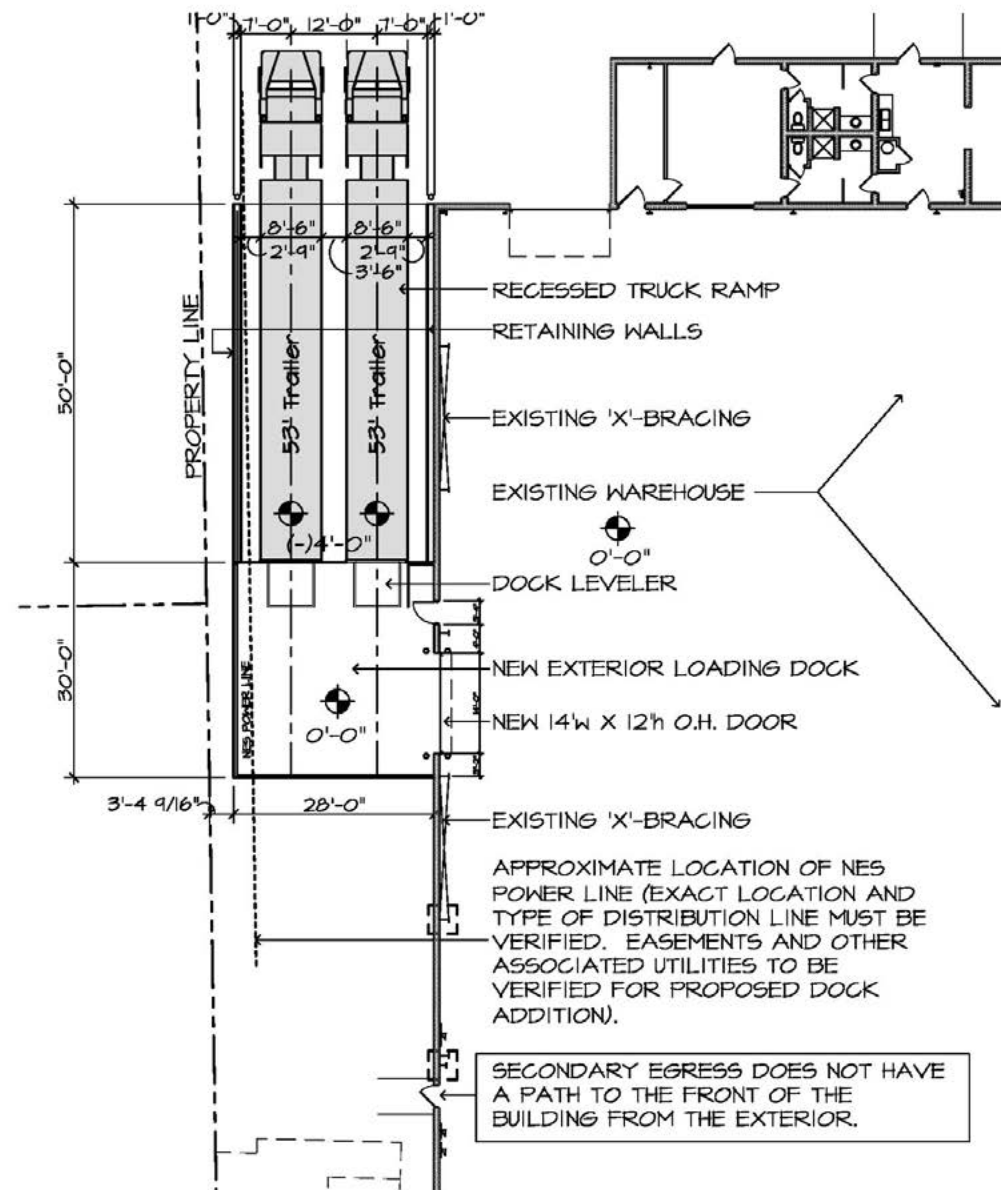
PRELIMINARY
NOT FOR CONSTRUCTION
Issue # 001

CROSSROADS
ARCHITECTURE
207 Shady Grove, Nashville, TN 37203
Phone: 615.294.1700 • Fax: 615.294.1701

A Proposed Loading Dock Addition for
Existing Warehouse
207 Shady Grove, Nashville, TN.
Job Number: 23-009

PR1.0
Site Orientation Plan
Reviewed: _____

POTENTIAL LOADING DOCK UPGRADE | 2

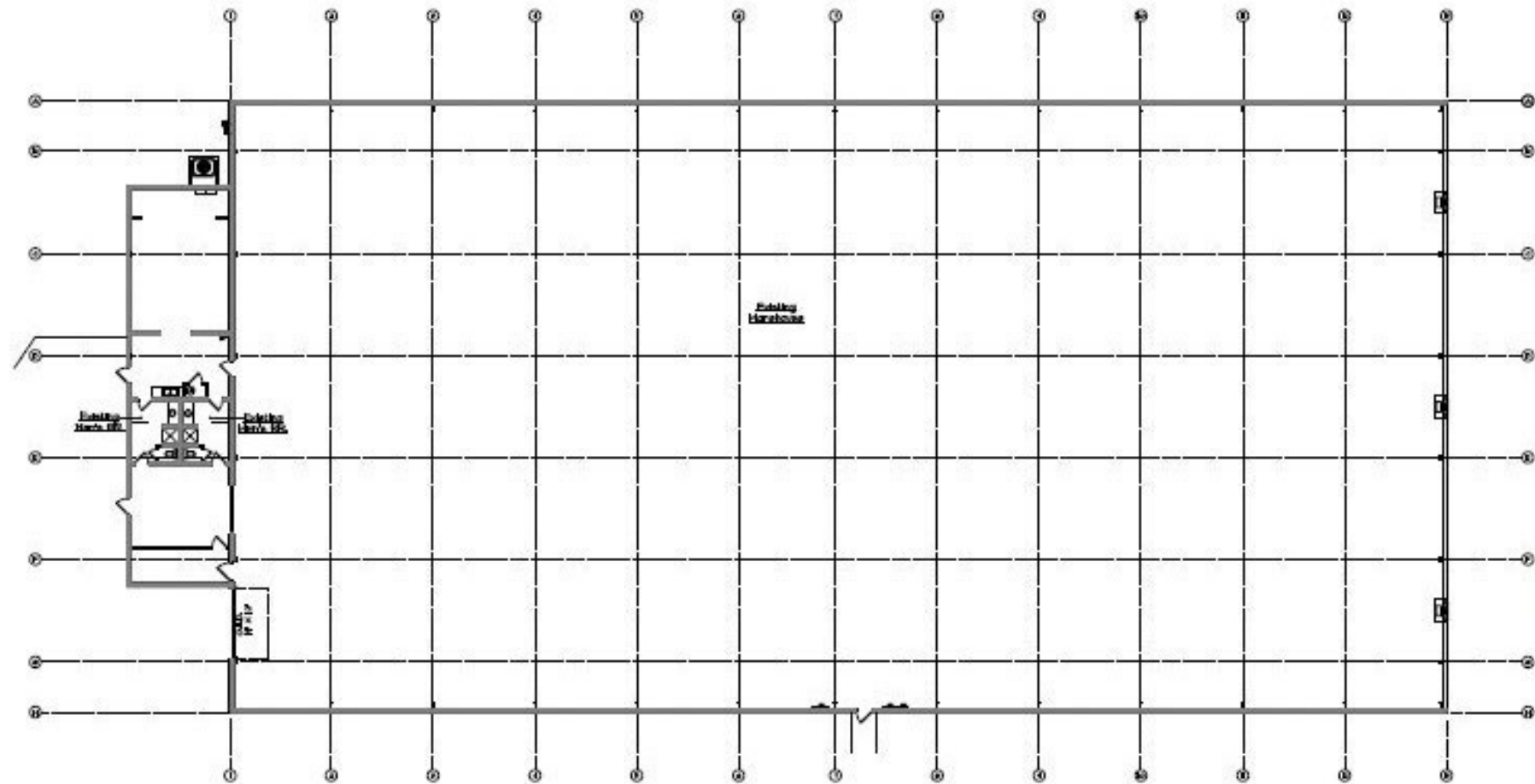


POTENTIAL LOADING DOCK



RENDERING OF POTENTIAL LOADING DOCK ADDITION

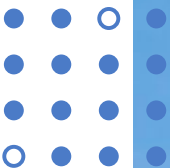
EXISTING FLOOR PLAN



Existing Floor Plan
Scale: 1/8" = 1'-0"
PLAN
NORTH

Overall Building Square Footage: 10,290 s.f.

AREA OVERVIEW



NASHVILLE, TN

With a population of over 693,000 residents in the city, Nashville is the most populated city in Tennessee. A major center for the music industry, especially country music, Nashville is commonly known as “Music City.” Nashville is also a major center for healthcare, publishing, private prison, banking, automotive, and transportation industries. It is also home to numerous colleges and universities, including Vanderbilt University, Belmont University, Fisk University, and Middle Tennessee State University. Nashville is sometimes referred to as “Athens of the South” due to its large number of educational institutions. With a vibrant economy and a variety of exciting entertainment options, Nashville is a growing city that exudes southern charm.

NASHVILLE RANKED #5 ON SOUTHERN LIVING’S THE SOUTH’S BEST CITIES 2023

(March, 2023)

#1 OVERALL IN REAL ESTATE PROSPECTS

(ULI & PwC, 2022)

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimate	3,157	38,892	148,343
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	1,346	16,953	64,092
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	81,140	77,969	86,439

NASHVILLE WAS VOTED AS
“BEST UP-AND-COMING CITY”

(Hemispheres Readers’ Choice Awards 2022)





I-40 EAST - MT. JULIET
(132,430 VPD)

I-40 WEST - DOWNTOWN NASHVILLE

DONELSON PIKE (41,660 VPD)

EXPANSION OF NASHVILLE INTERNATIONAL AIRPORT (BNA)
(4.5 MILES / ± 10 MINUTES FROM SUBJECT PROPERTY)

- Southwest announced expansion of Crew Base to add $\pm 1,300$ Jobs
- BNA Expansion requires an additional $\pm 3,640$ local jobs
- International Routes-Paris and Frankfurt are primary focus

$\pm 4,490$ LOCAL JOBS
CREATED FROM AIRPORT EXPANSION

± 4.5 MILES
FROM NASHVILLE INT'L AIRPORT

[illegible]

LEBANON, TN
±23.8 MILES

SUBJECT PROPERTY

±8.2 MILES

DOWNTOWN NASHVILLE

±4.5 MILES

NASHVILLE INTERNATIONAL AIRPORT

FRANKLIN, TN
±25.9 MILES

MURFREESBORO, TN
±34.3 MILES



ECONOMY

It has been stated by the US Census Bureau that Nashville “adds an average of 100 people a day to its net population increase”. Currently, over 40,000 businesses are prospering in Nashville. According to Forbes, Nashville has a gross metro product of \$126.5 billion with tourism, education, and health care as its major industries.

Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Over 16 publicly traded health care companies are headquartered in Nashville. The city is also home to more than 500 healthcare companies, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals and a Fortune 500 company with a total of 235,000 employees. The Nashville health care industry contributes an overall economic benefit of \$46.7 billion and more than 270,000 jobs to the local economy annually. Globally, Nashville’s health care industry generates more than \$92 billion in revenue and more than 570,000 jobs. In addition, Nashville is home to almost 400 professional service firms (e.g., accounting, architecture, finance, legal) that provide expertise in the health care industry. (healthcarecouncil.com)

EMPLOYERS	EMPLOYEES
Vanderbilt University Medical Center	20,428
Nissan North America	10,750
HCA Healthcare Inc.	10,613
Vanderbilt University	6,912
Saint Thomas Health	6,243
Community Health Systems	4,700
Randstad	4,557
Asurion	3,600
The Kroger Co.	3,523
National HealthCare Corp.	3,250



20,000+
FORTUNE 500 JOBS
SINCE 2019



41,000
JOB RELOCATIONS
FROM CALIFORNIA



116
EMPLOYMENT EXPANSION
PROGRAMS IN PIPELINE

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 **207-211 Shady Grove Rd, Nashville, TN 37214** ("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.

INTERACTIVE OFFERING MEMORANDUM

207-211 SHADY GROVE DR, NASHVILLE, TN 37214

FOR LEASE

EXCLUSIVELY LISTED BY:

JAY REEVES

VICE PRESIDENT

Direct (615) 323-5460

Mobile (615) 476-3982

jay.reeves@matthews.com

License No. 357879 (TN)

MATTHEW POWELL

ASSOCIATE

Direct +1 (615) 763-8298

Mobile +1 (404) 938-1105

matthew.powell@matthews.com

License No. 372958 (TN)

HUTT COOKE

BROKER OF RECORD

LICENSE NO. 263667 (TN)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES