

JPS REALTY PARTNERS

ECONOMIC & COMMUNITY DEVELOPMENT PROPERTIES

FOR SALE OR LEASE

4,578 Square Foot Building on +/- 0.37 Acre Lot

280 White Bridge Pike

Nashville, Tennessee 37209



Please do not disturb the Tenant who is still operating their business

- Lease Expires January 31, 2026.
- Excellent Owner/User property!
- +/- 149 feet of frontage along White Bridge Pike.
- +/- 109 feet of frontage along Corbett Lane.
- Excellent property and corner lot for redevelopment or adaptive-reuse.
- All 13 parking spaces are located in the front of the building. Potential space on the site for one/two more parking spaces.
- Well maintained landscape and mature trees on the property.
- Lots of glass to allow sunlight into the building.
- Existing highly-visible pole mounted building sign.
- 28,570 Vehicles Per Day along White Bridge Pike (2024).
- +/- 0.59 miles from I-40, down the street from several retailers including Target, Trader Joe's, etc..., +/- 0.83 miles from Nashville State Community College/Tennessee College of Applied Technology Nashville, +/- 1.71 miles from the future Belle Meade Village (780,000-square-foot mixed-use development) and +/- 2.14 miles from Ascension Saint Thomas Hospital West.

For More Information Please Contact:

**James P. Spellman II, CCIM
CEO and Managing Director
Direct (615) 403-6298**

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DISCLAIMER: The information herein was obtained from sources considered reliable. JPS Realty Partners, LLC cannot be responsible, however, for errors or omissions.

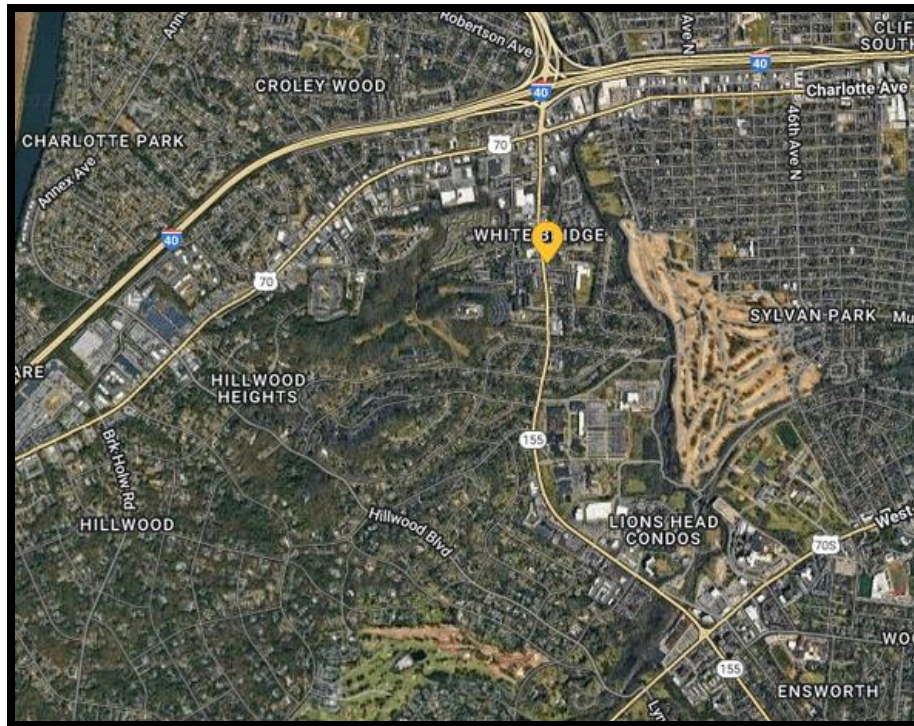
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- | | <u>1-Mile Radius</u> | <u>3-Mile Radius</u> | <u>5-Mile Radius</u> |
|----------------------------------|-----------------------------|-----------------------------|-----------------------------|
| • 2024 Total Population: | 8,313 | 72,404 | 188,672 |
| • 2024 Average Household Income: | \$121,151 | \$148,144 | \$145,566 |
| • 2024 Median Home Value | \$613,623 | \$678,859 | \$683,180 |
- Zoned CS Commercial for possible uses such as a coffee shop, day care, veterinarian office, antique sales, specialty home goods, jewelry store, home design center, oral surgeon, dermatologist, pediatric dentist, personal fitness/training center, law office, title office, counseling center, pharmacy, financial institution, chiropractic office, dental office, bank branch, psychiatric clinic, urgent care, physical therapy, specialty home goods, neighborhood wine and spirits store, family-owned bakery, florist, marble/granite/countertop sales, boutique women's apparel shop, endodontist office, CPA office, optometrist office/specialty eyewear center, credit union branch, insurance office, animal hospital, periodontist, boutique hair salon, luxury nail spa, luxury bridal boutique, etc...

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