

INTERACTIVE OFFERING MEMORANDUM

# 207-211 SHADY GROVE DR, NASHVILLE, TN 37214

FOR SALE OR LEASE



# EXCLUSIVELY LISTED BY:

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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## HUTT COOKE

BROKER OF RECORD

License No. 263667 (TN)

**\*CAN BE PURCHASED SEPARATELY\***

**207 SHADY GROVE DR**

**211 SHADY GROVE DR**



# PROPERTY OVERVIEW



**\$4,300,000**

SALE PRICE  
207 SHADY GROVE DR



**\$4,750,000**

SALE PRICE  
207-211 SHADY GROVE DR



**\$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

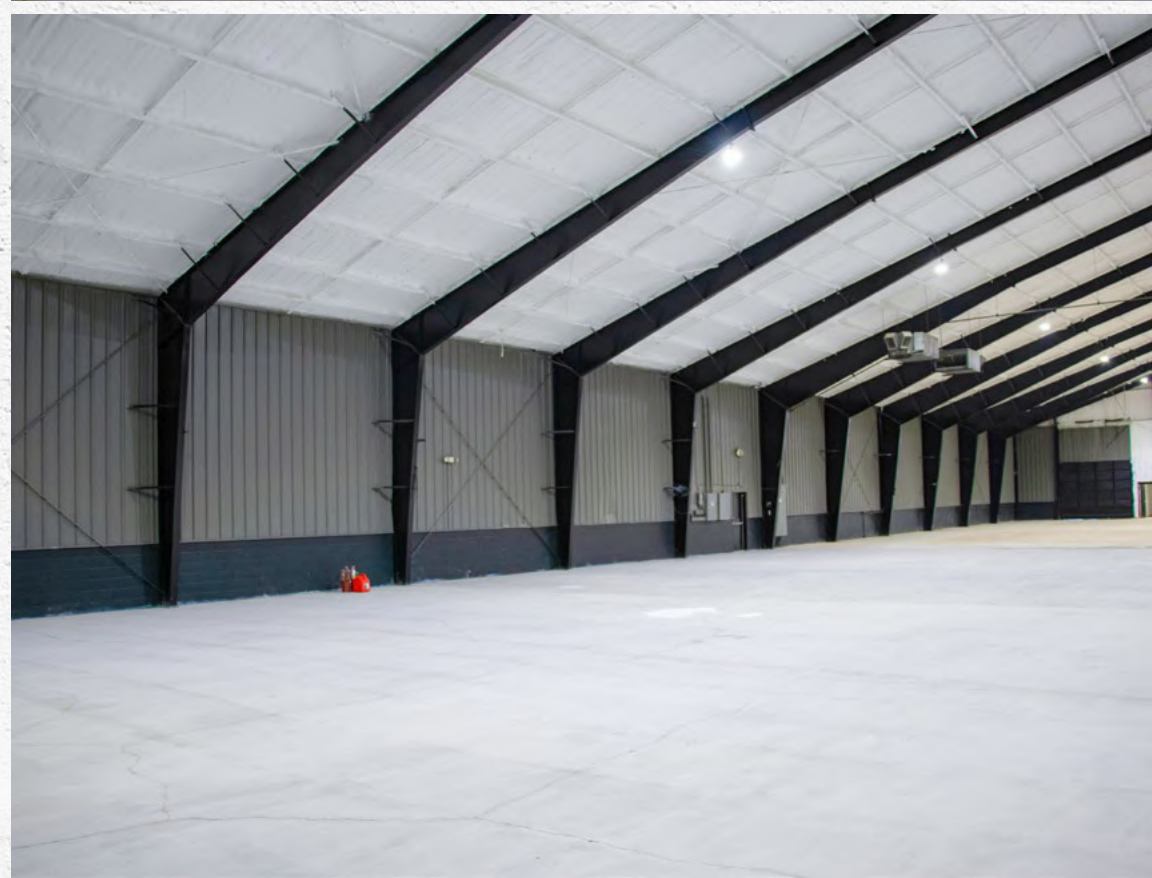
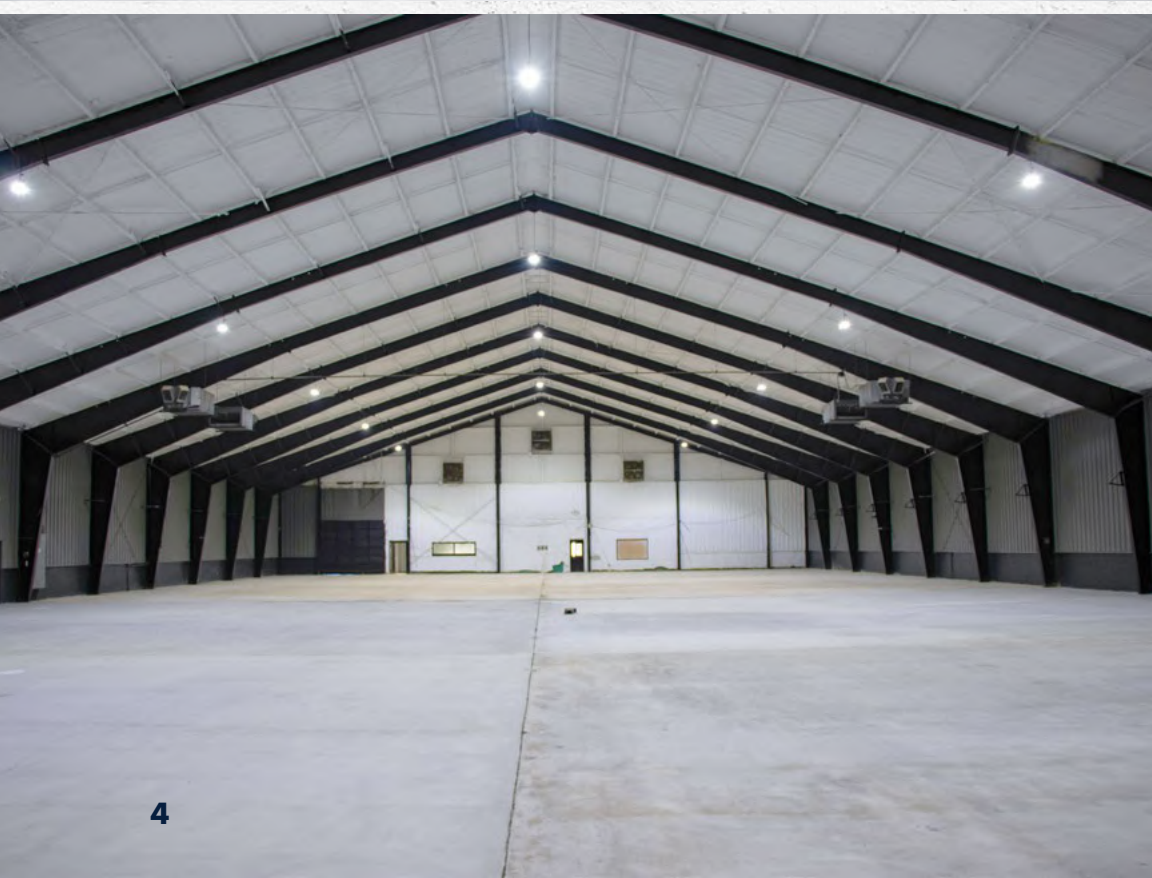
## EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is pleased to present this offering as an opportunity to purchase or 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 purchased 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.







**207 SHADY GROVE DR**



**211 SHADY GROVE DR**



6



BRIILEY PKWY  
±3.5 MILES ±99,890 VPD



LEBANON PIKE



**CHARTER**

**SUBJECT PROPERTY**

SHADY GROVE RD





DONELSON PLAZA  
SHOPPING MALL



THE GAME CAVE



DOLLAR TREE  
THE  
SALON  
PROFESSIONAL  
ACADEMY



+ 33,300 VPD



SUBJECT PROPERTY



CHARTER

SHADY GROVE RD







BRILEY PKWY ± 107,000 VPD

**Publix**  
**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**Kroger**  
**CVS pharmacy**  
Pizza Hut  
TAKE 5 OIL CHANGES

FITZ IT AUTO CARE

**GLASS AMERICA**  
The Best In Auto Glass

**SUBJECT PROPERTY**

**STRIKE & SPARE**  
FAMILY FUN CENTER



**DONELSON**  
MUFFLER & HITCH

LEBANON PIKE ± 35,000 VPD

**DONELSON**  
Auto Clinic

ALL AMERICAN HARDWOOD

**DOLLAR GENERAL**  
BUDDY ALLEN  
CARPET ONE  
FLOOR & HOME  
**Walgreens**

**Valvoline**

**AutoZone**

**jiffylube**

**NOVATECH**  
BRING EVERYTHING UP TO SPEED

**THORNTONS**

**DOUBLE TREE**  
BY HILTON

**Firestone**  
**CUBESMART**  
self storage

**UNITED STATES**  
POSTAL SERVICE

LEBANON PIKE ± 33,000 VPD

SUBJECT PROPERTY

INTERSTATE 40 ± 150,000 VPD

INTERSTATE 440 ± 107,000 VPD

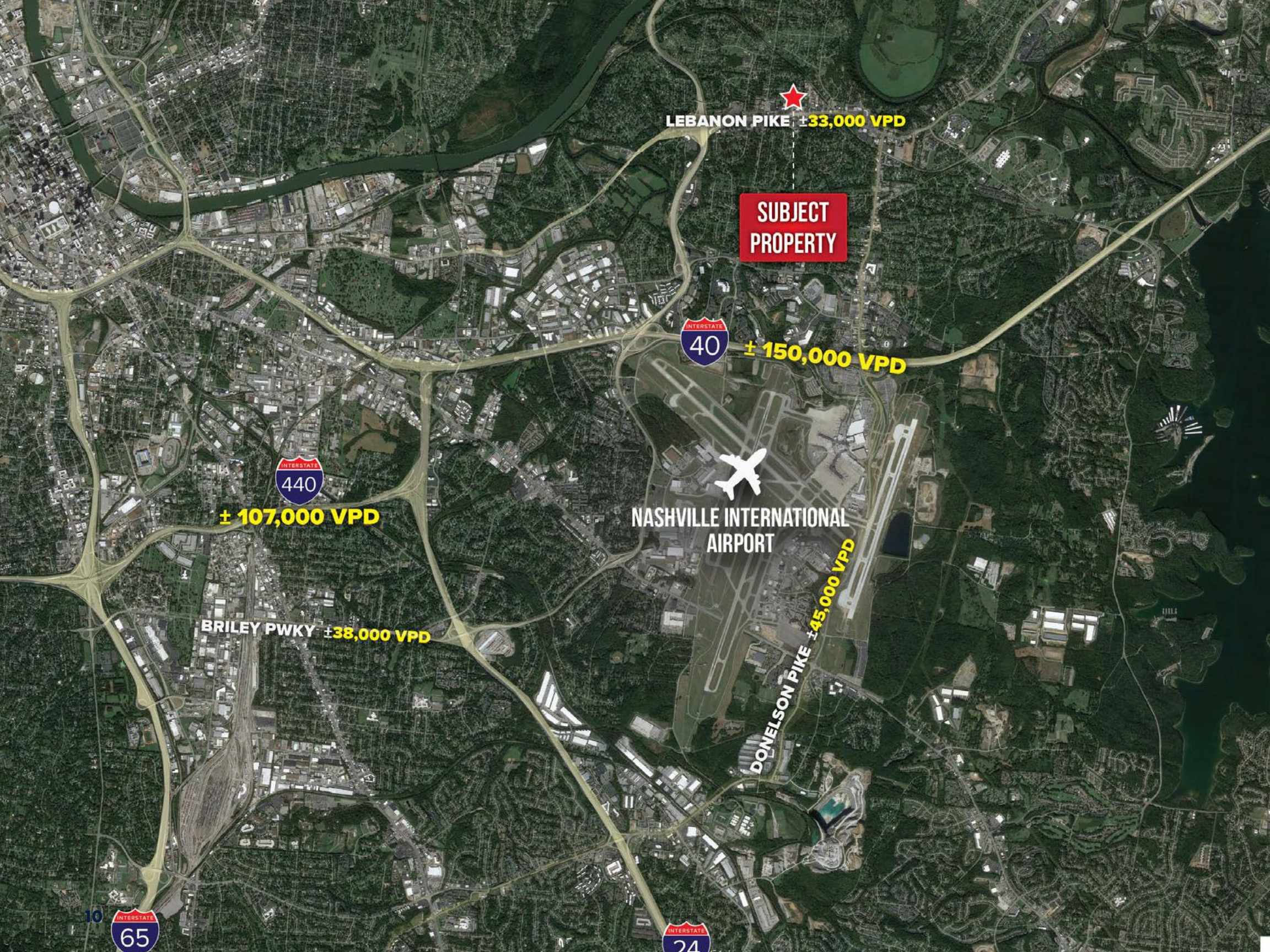
NASHVILLE INTERNATIONAL AIRPORT

BRILEY PWKY ± 38,000 VPD

DONELSON PIKE ± 45,000 VPD

10 INTERSTATE 65

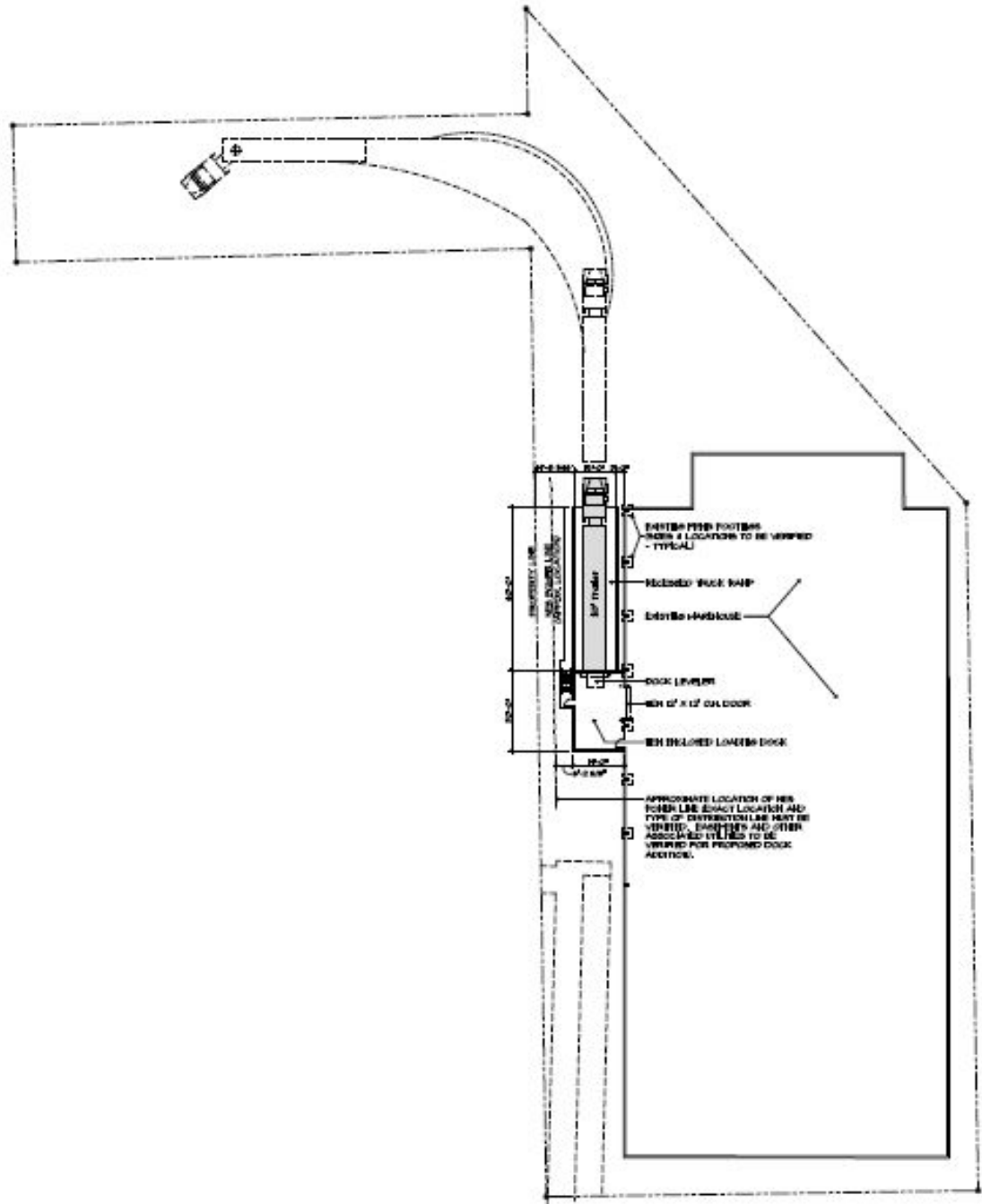
INTERSTATE 24



# POTENTIAL PARKING UPGRADE - INCLUDING 207 AND 211 SHADY GROVE



# POTENTIAL LOADING DOCK UPGRADE - 207 SHADY GROVE



Site Orientation Plan  
Scale: 1" = 20'-0"



PRELIMINARY  
 NOT FOR CONSTRUCTION  
 Date: 8/1/2025

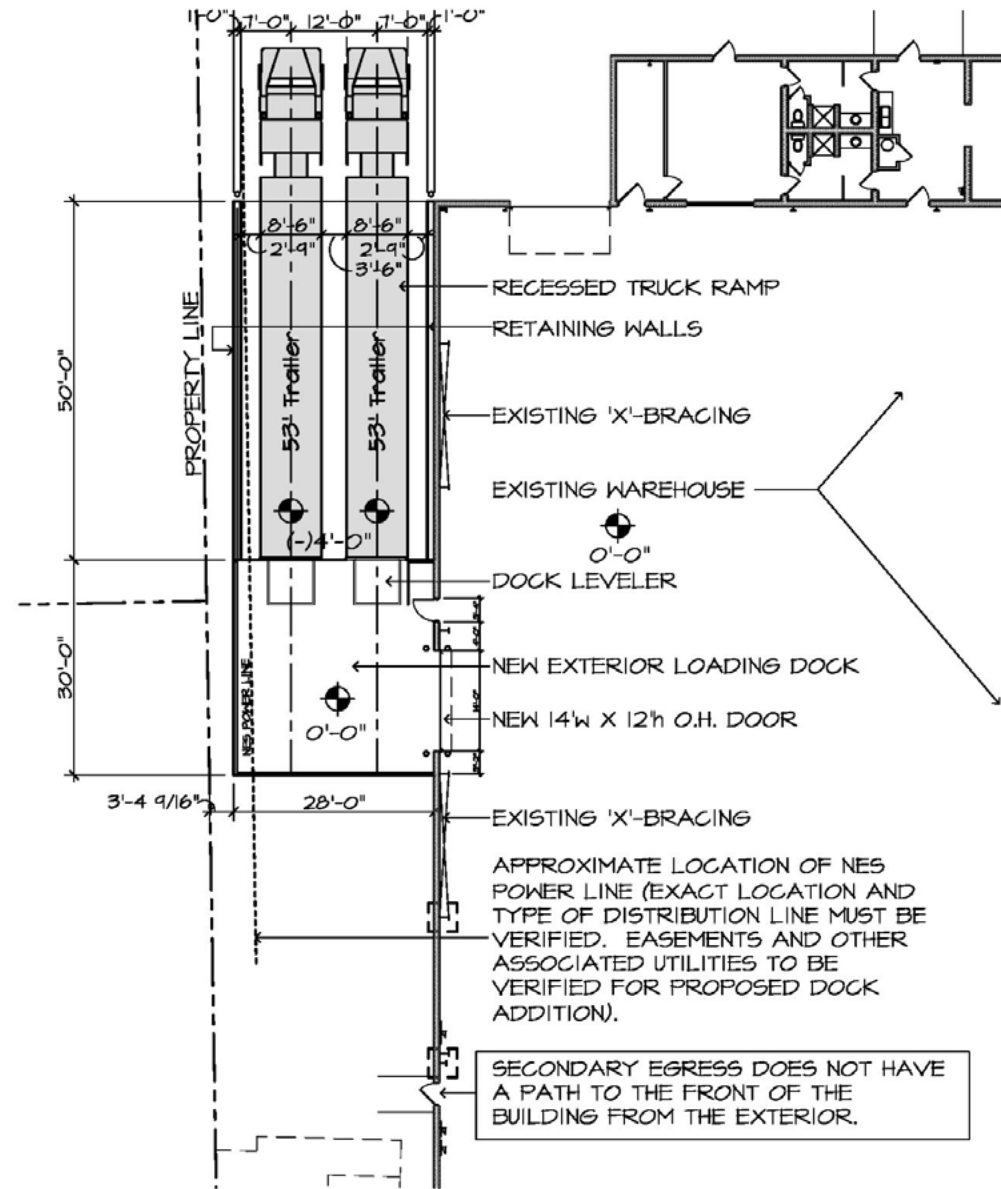
**CROSSROADS**  
**ARCHITECTURE**  
 1811 Old Nashville Road, Suite 200  
 Nashville, Tennessee 37203  
 Phone: 615-254-7777  
 Fax: 615-254-7777

A Proposed Loading Dock Addition for  
**Existing Warehouse**  
 207 Shady Grove, Nashville, TN.  
 Job Number: 25-009

**PR1.0**

Site Orientation Plan

# POTENTIAL LOADING DOCK UPGRADE | 2

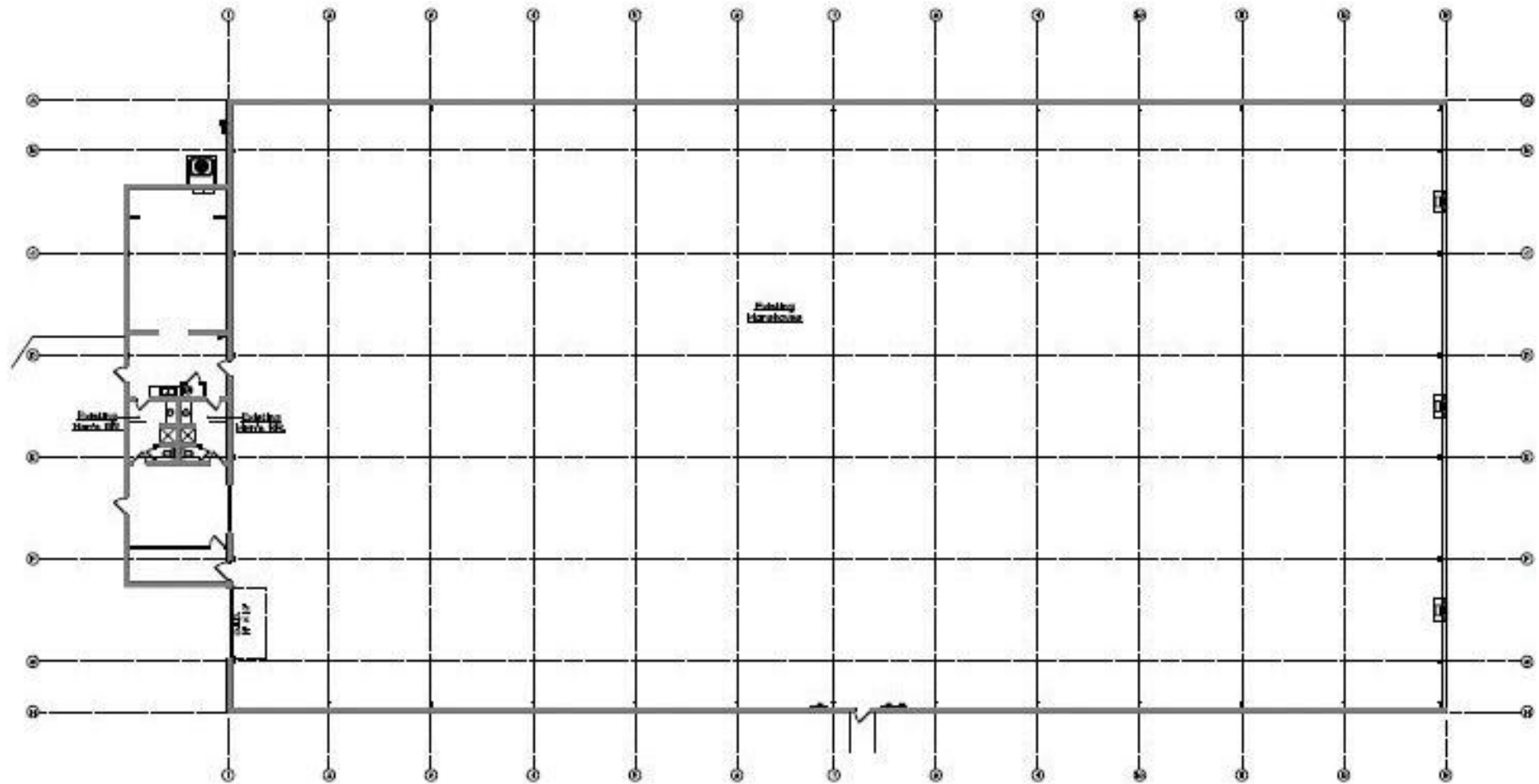


# POTENTIAL LOADING DOCK



*RENDERING OF POTENTIAL LOADING DOCK ADDITION*

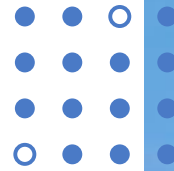
# EXISTING FLOOR PLAN



Existing Floor Plan  
Scale: 1/32" = 1'-0"  
PLAN  
NORTH

Overall Building Square Footage: 10,260 s.f.

# AREA OVERVIEW



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

(Hemispheres Readers’ Choice Awards 2022)

## 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





**BNA**  
Nashville  
International  
Airport

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

**INTERSTATE 40**  
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 ±1,300 Jobs
- BNA Expansion requires an additional ±3,640 local jobs
- International Routes-Paris and Frankfurt are primary focus

**±4,490 LOCAL JOBS**  
CREATED FROM AIRPORT EXPANSION

**±4.5 MILES**  
FROM NASHVILLE INT'L AIRPORT

# DISTANCE MAP



**DOWNTOWN NASHVILLE**

**SUBJECT PROPERTY**

**±8.2 MILES**

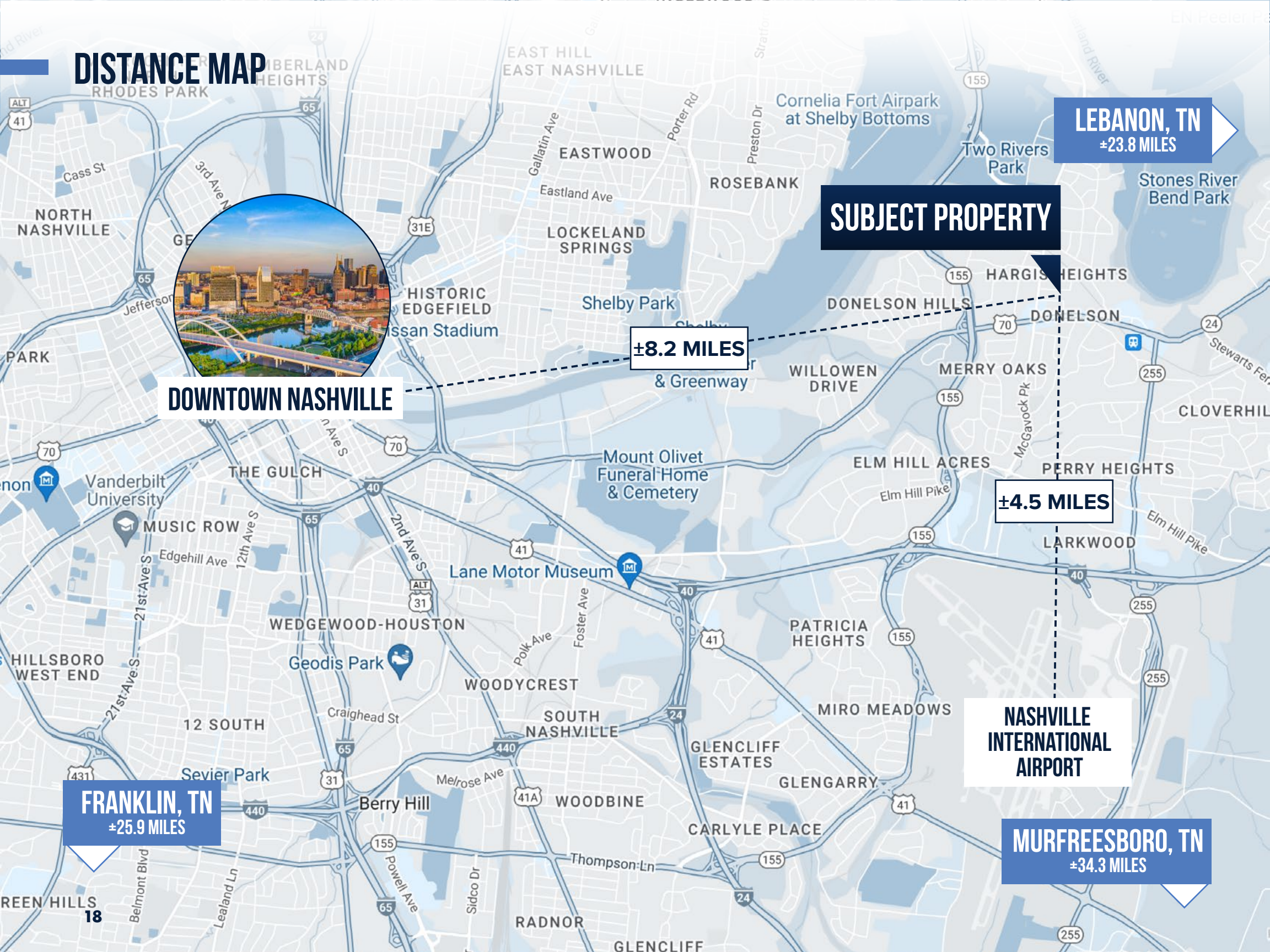
**LEBANON, TN**  
±23.8 MILES

**±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.

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