



DONELSON MODERN OFFICE BUILDING



2900 Lebanon Pike Nashville,
TN 37214



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Executive Summary

Havens Commercial, LLC and Reliant Commercial Realty are pleased to present a unique opportunity to acquire a 16,368-square-foot office building situated on 2.07 acres in the heart of Donelson, a vibrant neighborhood just east of downtown Nashville. This property offers a versatile investment opportunity, accommodating both investors seeking a stable asset and owner-users desiring a strategic location for their operations.

Property Highlights



Prime Location: Located in Donelson, a rapidly growing area known for its proximity to Nashville International Airport and major highways, providing easy access to downtown Nashville and surrounding regions.



Spacious Facility: The 16,368-square-foot building offers ample space suitable for various office configurations, supporting a range of business operations.



Generous Lot Size: Situated on 2.07 acres, the property provides ample parking and potential for future expansion or redevelopment, enhancing its long-term value.

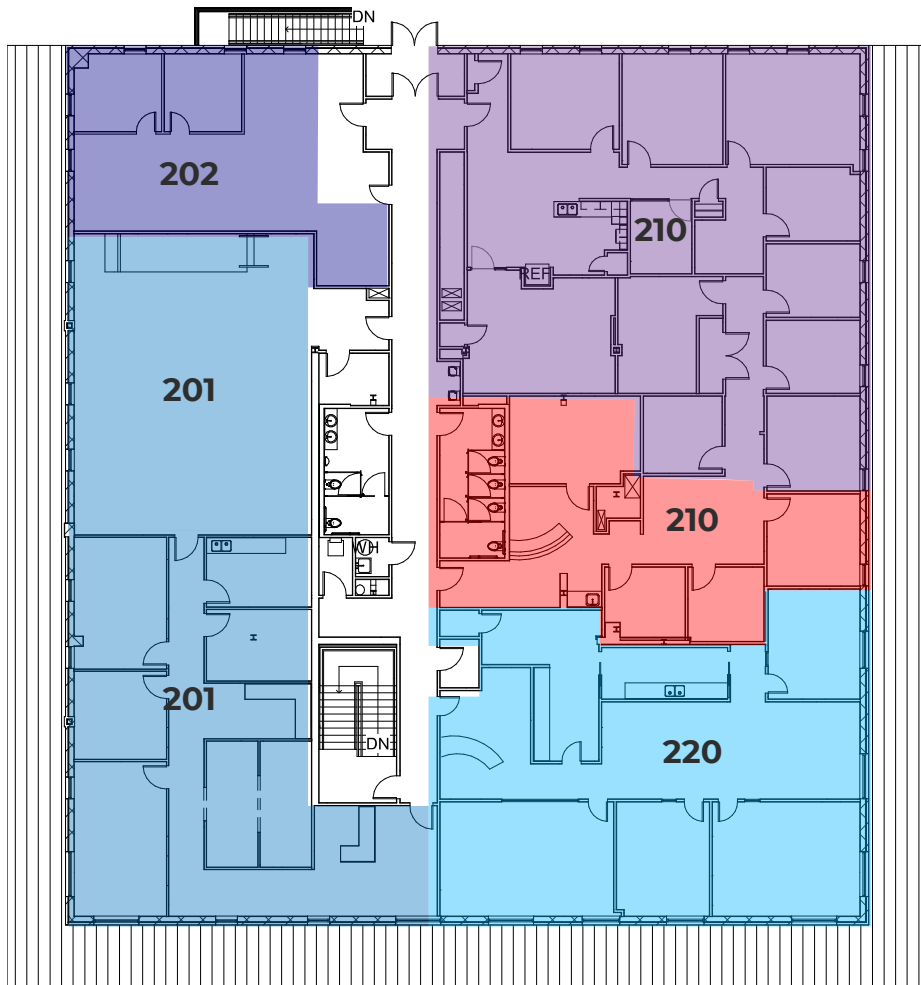


Investment Potential: The property's flexibility makes it an attractive option for investors seeking rental income or businesses looking to establish a presence in a thriving community.

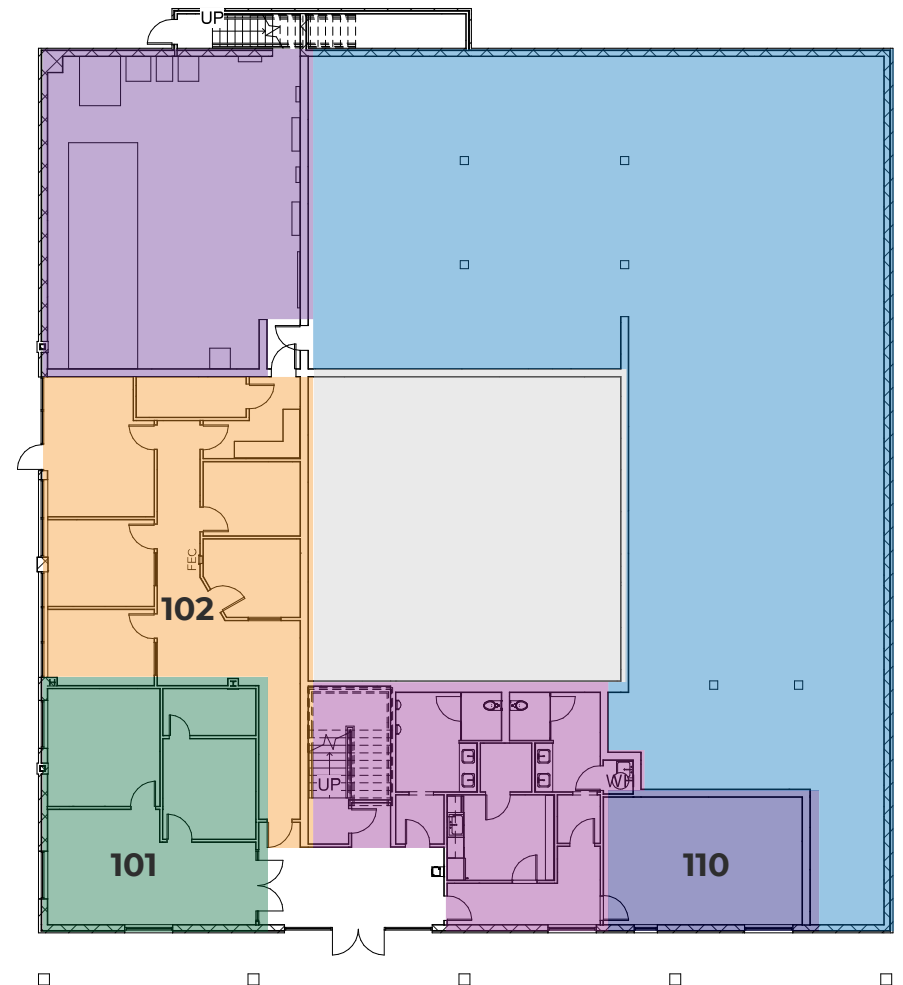
Donelson has experienced significant growth in recent years, attracting a diverse mix of businesses and residents. The area's development initiatives and community investments have fostered a dynamic environment conducive to commercial success.

This offering represents a rare chance to secure a substantial office property in one of Nashville's most promising neighborhoods.

Floor Plans



- Suite 210
- Suite 202
- Suite 220
- Suite 201
- Suite 210

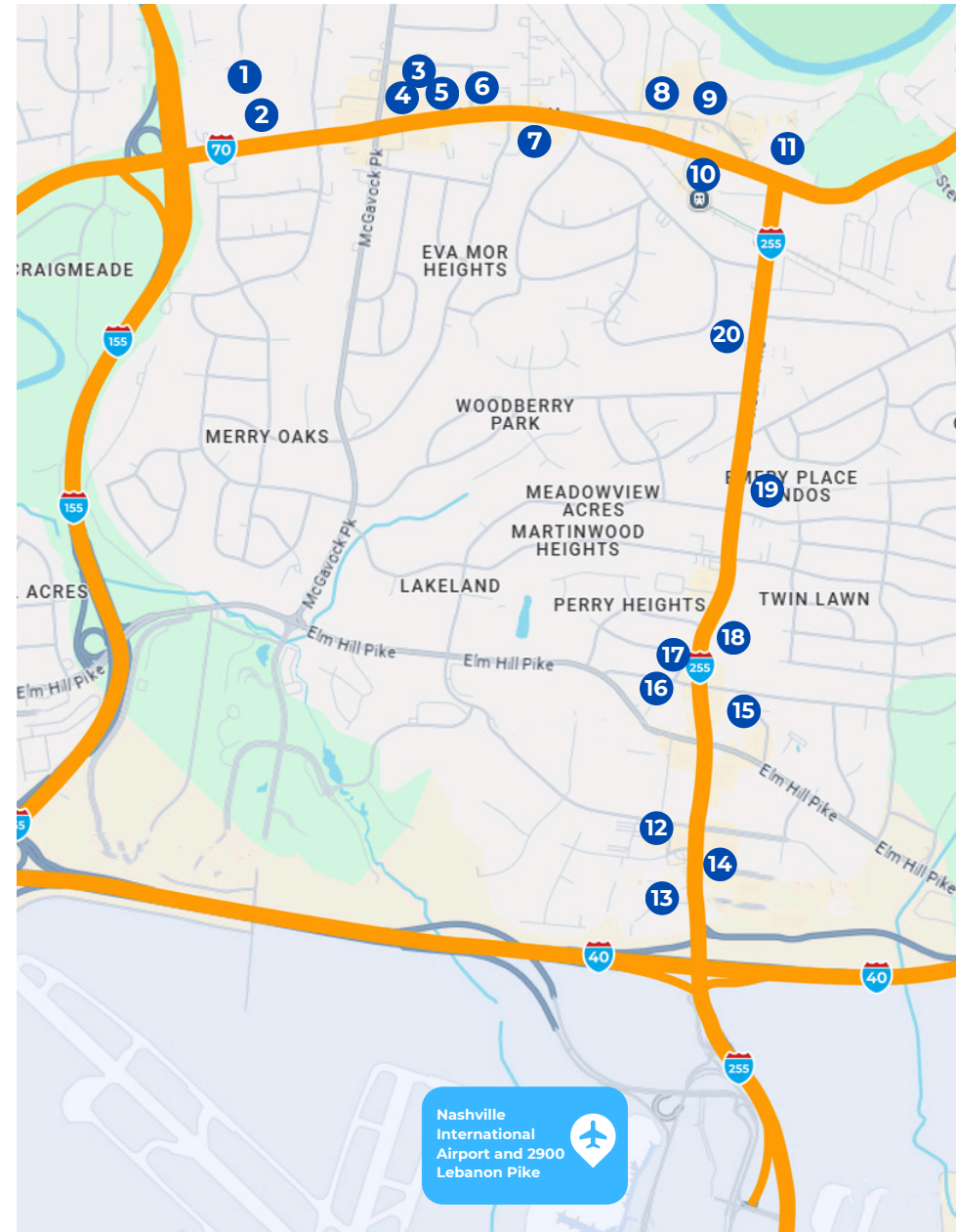


- Suite 102
- Suite 101
- Suite 110

Area Amenities

Food, Drinks & Retail Delights

- 1 Publix: 2324 Lebanon Pike Nashville Tn 37214
- 2 Taco Bell: 2384 Lebanon Pike Nashville Tn 37214
- 3 Kroger 143 McGavock Pike Nashville TN 37214
- 4 CVS: 2500 Lebanon Pike Nashville Tn 37214
- 5 Pizza Hut – 2512 Lebanon Pike Nashville Tn 37214
- 6 Shipley Do-Nuts 2540 Lebanon Pike Nashville Tn 37214
- 7 2625 Lebanon Pike Nashville Tn 37214
- 8 Bagel Shop 2708 Old Lebanon Pike Nashville Tn 37214
- 9 Homegrown Taproom & Kitchen -2720 Old Lebanon Pike Nashville TN 37214
- 10 Edley's BBQ – 2719 Lebanon Pike Nashville TN 37214
- 11 CedarStone Bank: 2800 Lebanon Pike Nashville Tn 37214
- 12 Panera Bread: 620 Royal Parkway Nashville TN 37214
- 13 Waffle House: 556 Donelson Pike Nashville TN 3724
- 14 Wendys: 551 Donelson Pike Nashville TN 37214
- 15 Darfons Restaurant & Bar: 2810 Elm Hill Pike Nashville TN 37214
- 16 Panda Express: 2740 Elm Hill Pike Nashville TN 37214
- 17 Subway: 450 Donelson Pike Nashville, TN 37214
- 18 Jimmy John's: 457 Donelson Pike Nashville TN 37214
- 19 SweetMilk Breakfast & Lunch: 329 Donelson Pike Nashville TN 37214
- 20 Italian Pizza House: 150 Donelson Pike Nashville, TN 37214





CONTACT INFORMATION,

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