



Turnkey Shooting Range Investment Opportunity

Hermitage, TN

Offering Memorandum

**CHARLES
HAWKINS CO.**
We've Been Serving Middle Tennessee Since 1962

4803 Old Hickory Blvd
Hermitage, TN

TABLE OF CONTENTS

4803

Old Hickory Blvd
Hermitage, TN

1

OVERVIEW

Property Information

2

PROPERTY LOCATION / PHOTOS

Location Map

Property Photos

3

AREA OVERVIEW

Area Information

R. Stephen Prather
First Vice President

O: (615) 345-7254

sprather@charleshawkinsco.com

Erin Badaracco
Vice President

C: (615) 406-4096

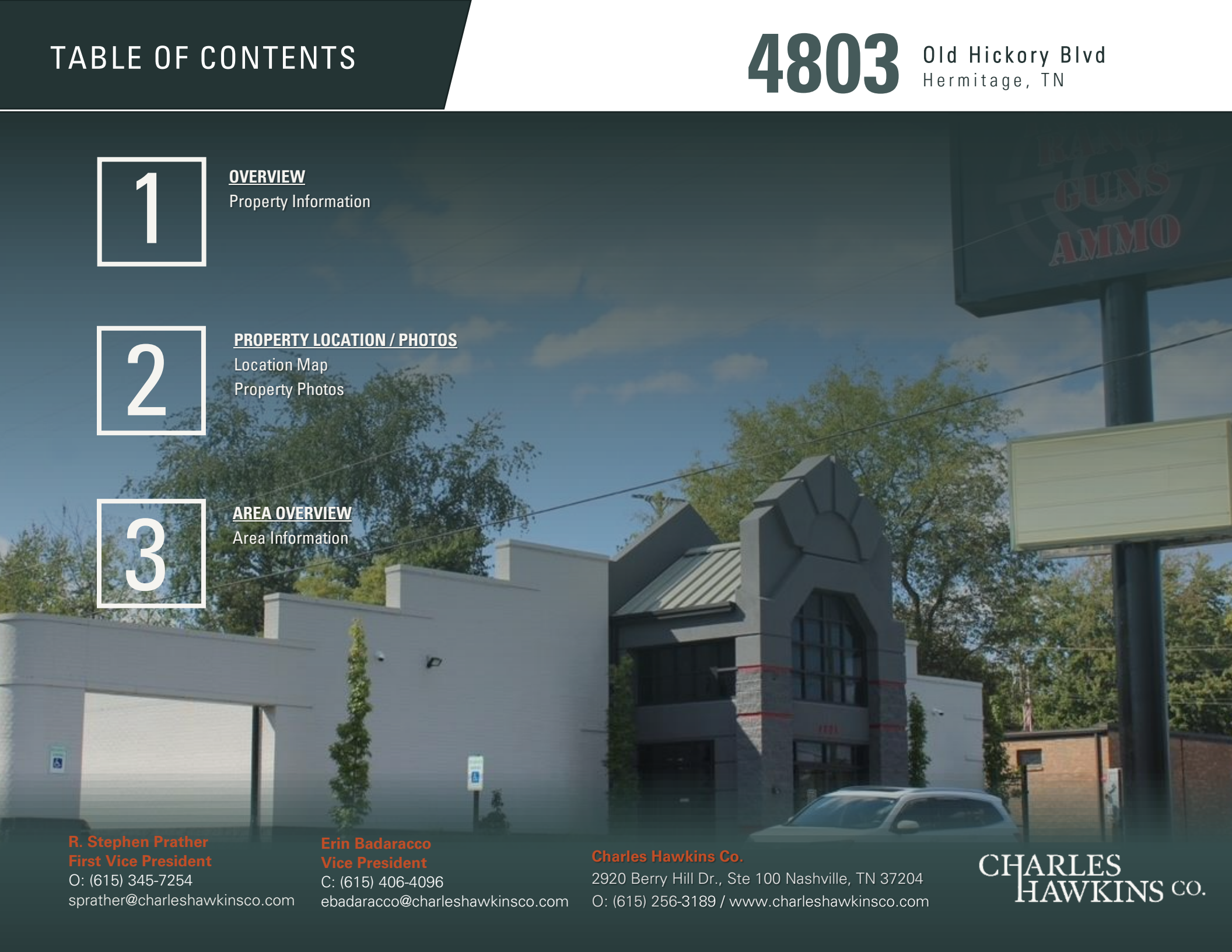
ebadaracco@charleshawkinsco.com

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100 Nashville, TN 37204

O: (615) 256-3189 / www.charleshawkinsco.com

**CHARLES
HAWKINS CO.**



Charles Hawkins Co. is pleased to present the opportunity to purchase a turnkey shooting range in a growing submarket east of downtown Nashville.

PROPERTY OVERVIEW

ADDRESS	4803 Old Hickory Blvd Hermitage, TN
SIZE	±14,196
OPPORTUNITY	Turnkey Shooting Range Range professionally installed by Range Systems Inc.
ZONING	Multi-Zone: Multi-Zone / Ov-Air: Airport Overlay
LAND SIZE	1.29 Acres

EQUIPMENT/ FEATURES

- Bullet Traps Ecapsulator™ Gran-Trap
Bullet Trap with Hopper
- ProTacts™ Suspended Baffle System
- ProTacts™ Suspended Safety Ceiling
System – Rifle Rated
- ProTacts™ Tactical Sidewall System
- Acoustic Dura-Panel™ Ballistic
Sidewalls ProTacts™ Lane Divider with
Brass Deflection Guards and Deluxe
Shooting Benches
- CR-2 Target Retrieval System
- New HVAC system installed 2021

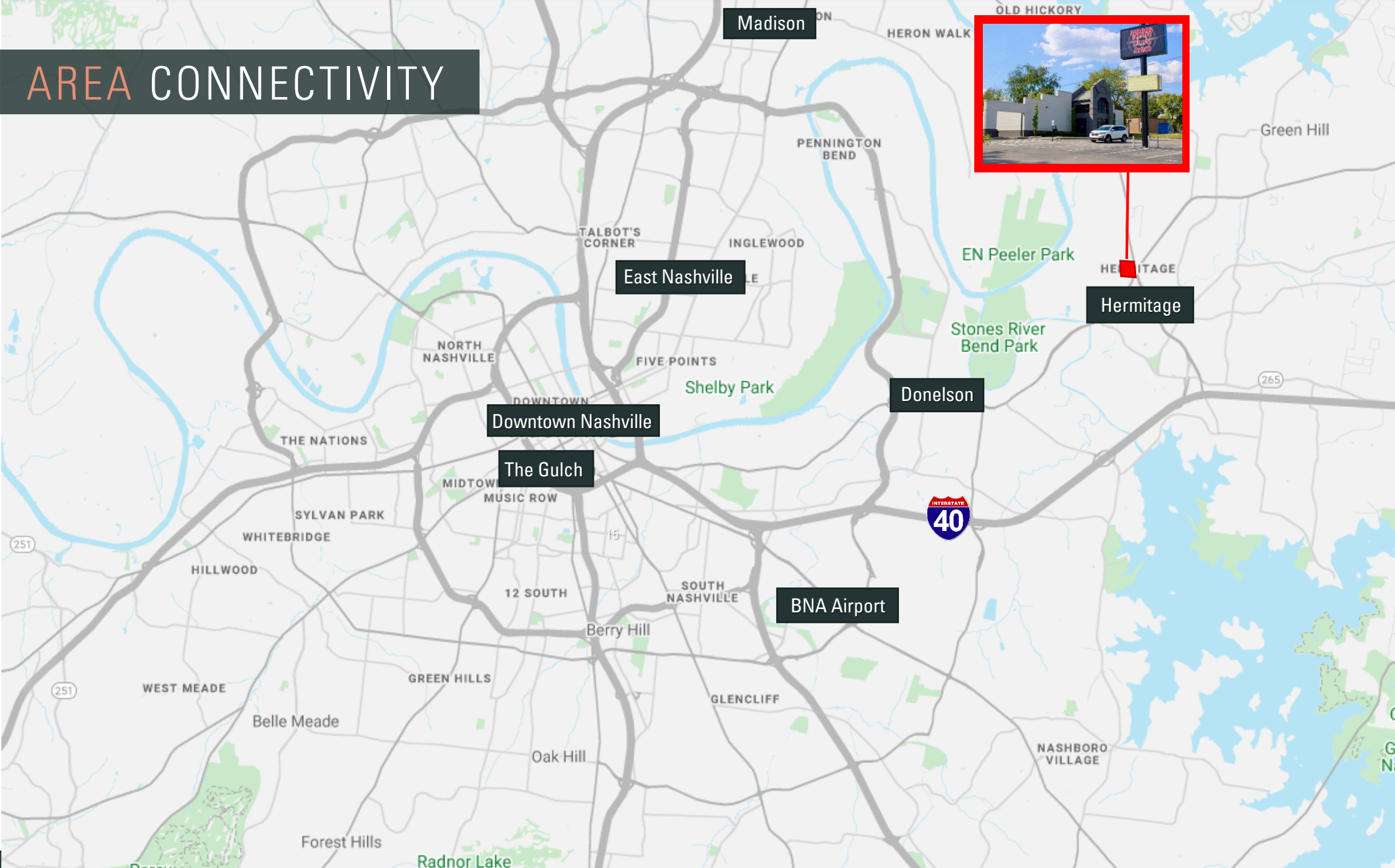
PRICING GUIDANCE \$3,325,000

INVESTMENT OPPORTUNITY

4803 OLD HICKORY BLVD, HERMITAGE, TN



AREA CONNECTIVITY

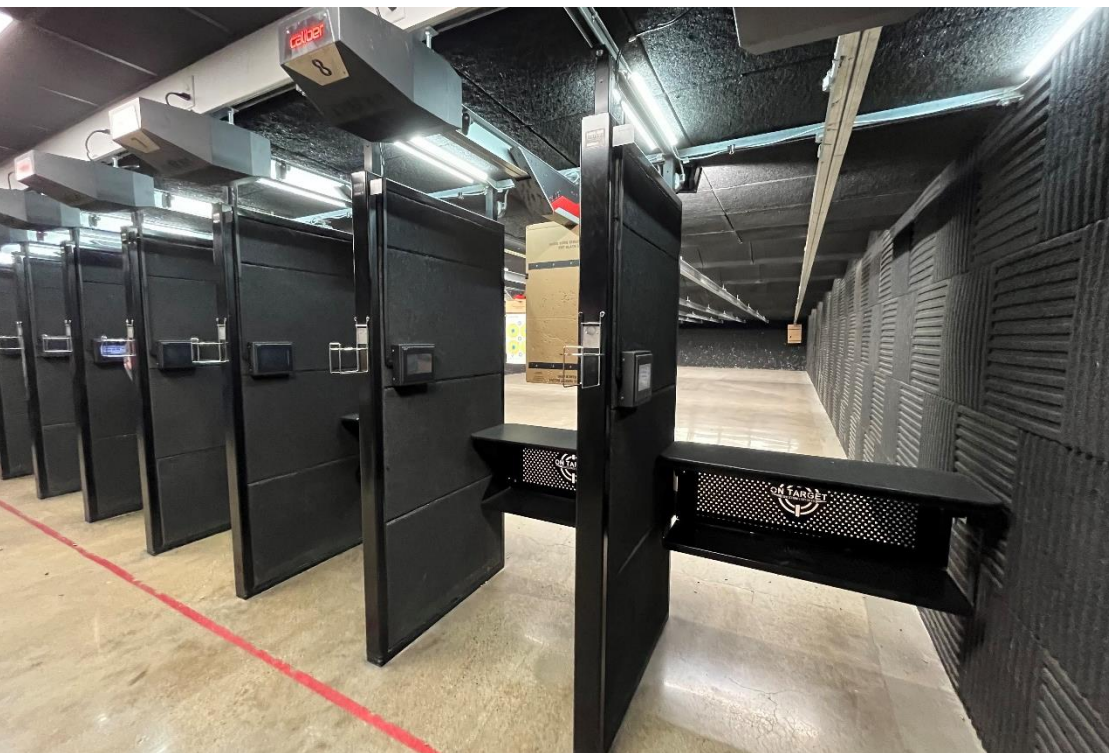


Excellent Accessibility to Major Nashville Submarkets

DISTANCES

Downtown	±14.6 miles
Donelson	±4.2 miles
Madison	±8.8 miles
BNA Airport	±6.3 miles
East Nashville	±13.4 miles

SITE PHOTOS



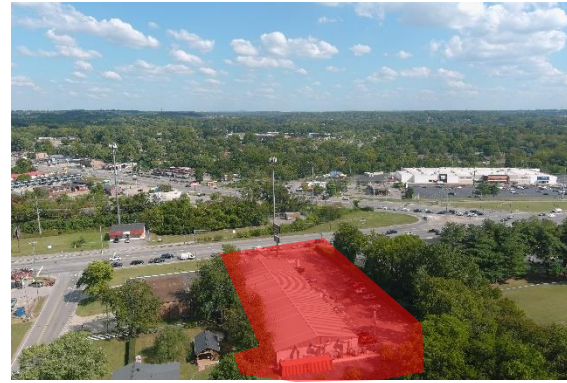
INVESTMENT OPPORTUNITY
4803 OLD HICKORY BLVD, HERMITAGE, TN

**CHARLES
HAWKINS CO.**

SITE PHOTOS

INVESTMENT OPPORTUNITY

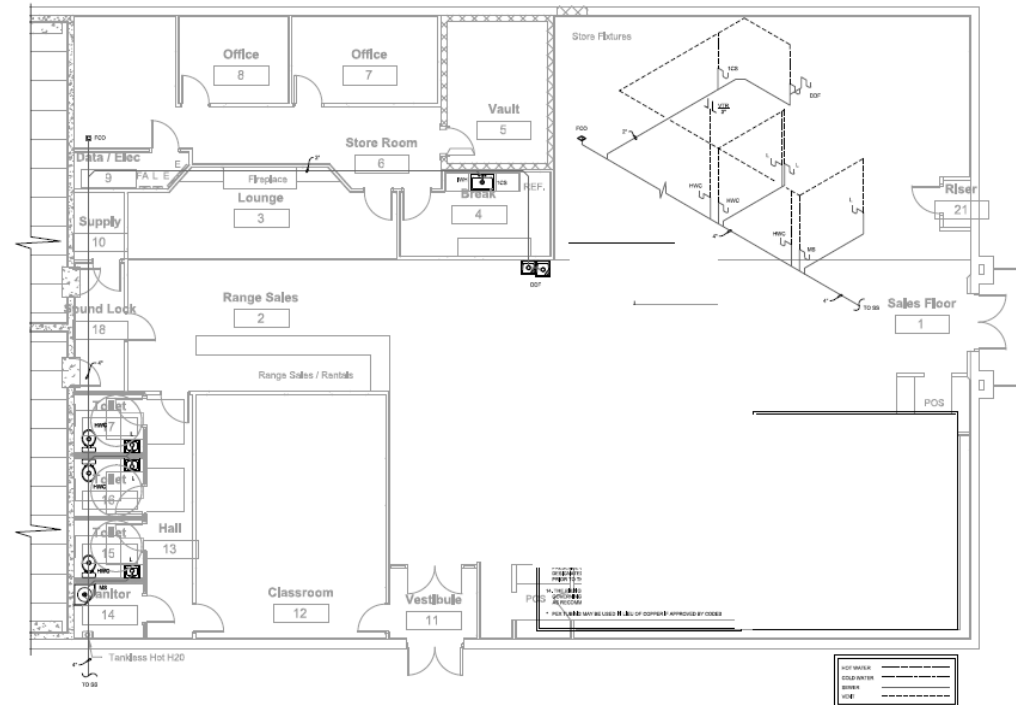
4803 OLD HICKORY BLVD, HERMITAGE, TN



CHARLES
HAWKINS CO.

FLOOR PLAN

4803 OLD HICKORY BLVD, HERMITAGE, TN



CHARLES
HAWKINS CO.

MARKET RANKINGS

Ranked #3 in The
South's Best Cities
2024.

-Southern Living

#1 Real Estate Market
to Watch for 3 Years
Straight.

-ULI/PwC

#6 in Gen Z Net
Migration.

-Today's Homeowner

Nashville #3 in
Metropolitan Economic
Strength Rankings

-Policom

Ranked #4 in the nation's
best-performing large
cities in 2023.

-Milken Institute

CITY SNAPSHOT

According to the Nashville Chamber of Commerce,
Nashville is currently home to more than 2 million people
and more than 53,000 businesses.



Home to 3 Major League Teams with a new state-of-the-art MLS soccer stadium and the new 1.7-million-square-foot Nissan Stadium that is currently under construction, expected to open in spring of 2027.



One of the most frequently-visited tourist destinations in all of North America. Over 16.83 million international and domestic tourists visited Nashville in 2023.



No State Income Tax



4803

Old Hickory Blvd, Hermitage, TN

CONTACT US

EXCLUSIVELY LISTED BY

R. Stephen Prather
First Vice President

O: (615) 345-7254
sprather@charleshawkinsco.com

Erin Badaracco
Vice President

C: (615) 406-4096
ebadaracco@charleshawkinsco.com

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100, Nashville, TN 37204
O: (615) 256-3189
www.charleshawkinsco.com

CHARLES HAWKINS CO.

