

273 WILSON PIKE



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PROPERTY DETAILS



NAI Nashville Stanton Group, as exclusive Listing Agent, is pleased to offer the opportunity to purchase 273 Wilson Pike Circle (the "Property") located in Brentwood, TN in Williamson County. The Property is approximately 3,600 square feet situated on approximately 1.92 acres of land.

Property Summary

Address:	273 Wilson Pike Cir Brentwood, TN 37027
Size:	3,600 SF
Year Built:	2014
Site Area :	1.92 Acres
Parking:	12 Spaces
Zoning:	C-2
Land Use:	Commercial

INVESTMENT HIGHLIGHTS

Location – The Property is located in Brentwood, TN, part of Williamson County. The Property is benefits from close proximity to I-65 and Franklin Road.

Investment Opportunity – The Property is location is highly sought after in the market. Due to the highly education population, Williamson County has been fortunate to attract and grhhow a diverse group of business and headquarter operation.

Building Features – The building is currently being used as a car inspection center and includes a three bay drive-thru garage. It sits on a 1.92 acre parcel, which is zoned C-2 Commercial.



AREA OVERVIEW



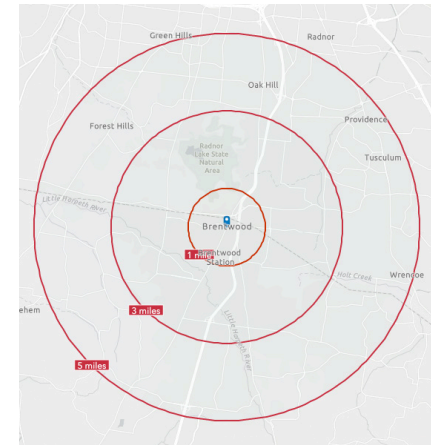
BRENTWOOD

Located in Williamson County and positioned along I-65, Nashville's primary north/south artery connecting the southern suburbs to all commerce points throughout the metro and to Nashville International Airport, Brentwood is considered the anchor of what has been Nashville's dominant growth corridor over the last 30 years. In fact, three of Nashville's major office submarkets are located along this corridor with Cool Springs and Franklin to the south, and Brentwood prominently positioned between these two and Downtown Nashville. Residents of this Williamson County community enjoy quality schools, abundant recreational amenities and easy access to all the sights and sounds of next-door Nashville.



Demographics

	1 Mile	3 Miles	5 Miles
Population			
2021 Estimate	3,576	34,557	112,459
2026 Projected	3,969	37,107	119,934
Growth 2021-2026	2.11%	1.43%	1.30%
Households			
2021 Estimate	1,283	14,217	44,806
2026 Projected	3,969	15,193	47,538
Growth 2021-2026	1.83%	1.34%	1.19%
Average Household Income			
2021 Estimated	\$140,933	\$178,260	\$152,292



Source: ESRI

SURROUNDING AREA



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