

4010 Clarksville Pike Nashville, TN 37218



COMMERCIAL SPACE *For Sale*

Commercial building zoned CL, 4,848 sq ft space located in a major development corridor with 213 feet of frontage road with immediate access to Hwy 41 and proximity to Briley Pkwy.



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Ron Wallace



Property Description

Location: 4010 Clarksville Pike Nashville, TN 37218

Price: \$1,700,000

Improvement Characteristics:

GBA: 4,848 SF Office space finished: +/- 908 SF

Year built: 2019

Utilities on site: Water, sewer, power (high and low voltage), and gas

Ceilings: Exposed, 18-foot max height sloped ceilings, recessed tile (office)

Doors: Four entry doors, two 14'x14' rolling doors, one 10'x10' rolling door

Heating and cooling: 100% heated and cooled with 3 Ruud split units

Frame: Steel Exterior: Crimped metal and concrete block Foundation: Slab

Parking: Asphalt lot and open parking, 13 lined spaces

Lot size: 1.19 acres

Frontage: +/-213.4

Storage: Above office, steel frame, storage room, and exterior storage shed

Flooring: Tile and concrete

Easements: Utility easements, temporary easement during road construction

Property Description

Miscellaneous:

Type: Flex Space

Zone: CL Overlay: Urban design

Direct access: Hwy 41 Proximity to: Briley Parkway

TDOT Average daily traffic: +1,500

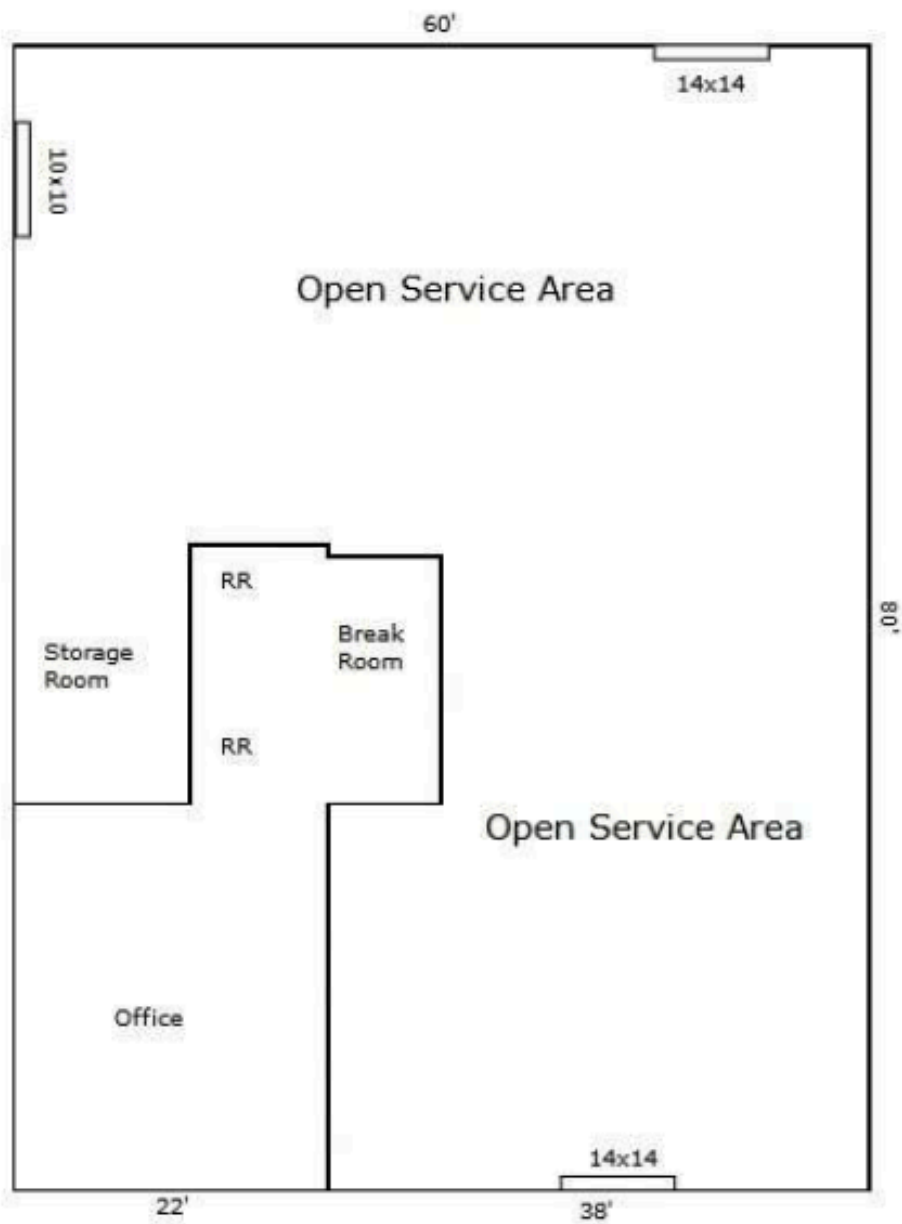
Flood zone: X: FIRM 47037C0229H

2023 Tax burden: \$15,123.29

Adjacent property: Back lot currently zoned RS 7.5 also for sale

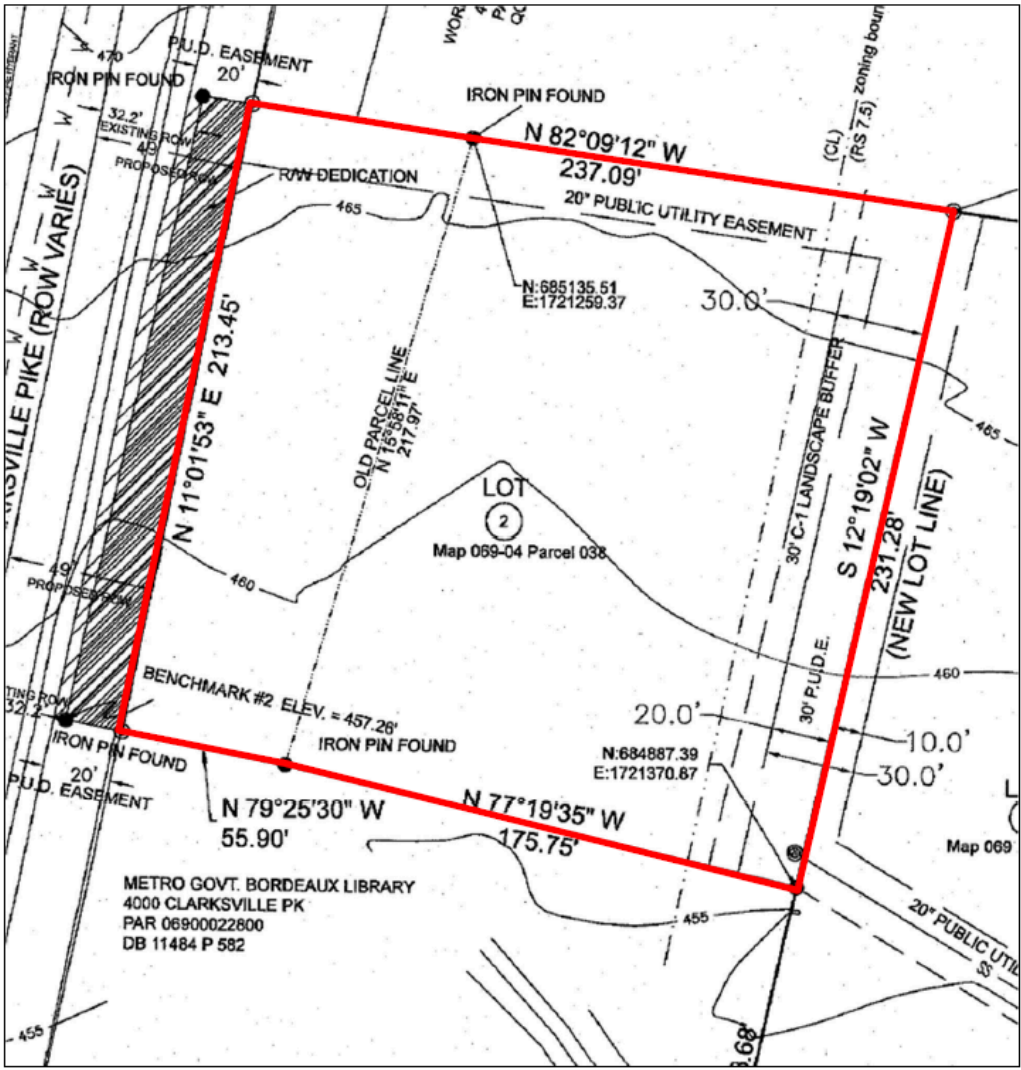
Sketch

Sketch



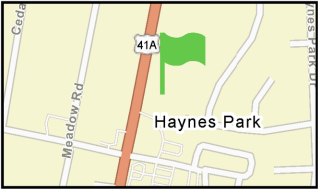
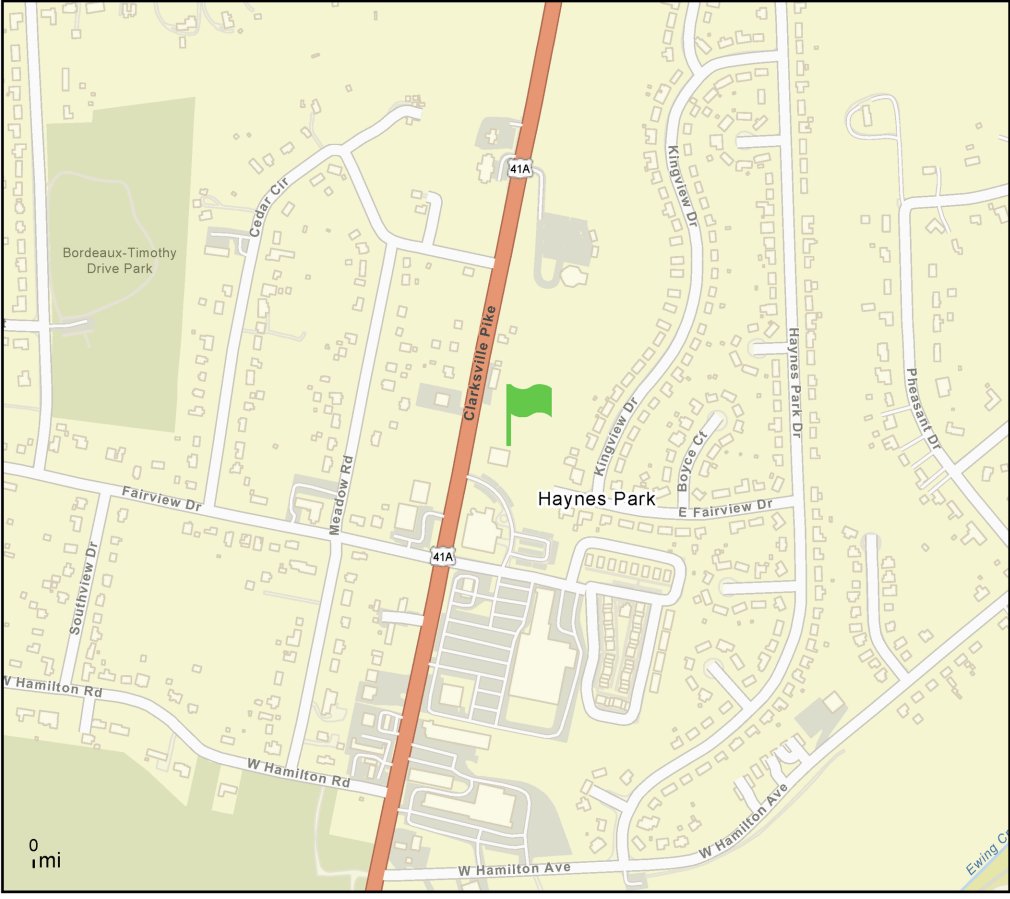


Plat Map



Traffic Count Map - Close Up

4010 Clarksville Pike, Nashville, Tennessee, 37218 Prepared by Enrique Hurtado - Commercial Real Estate
 Latitude: 36.21231
 Longitude: -86.83801



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

June 03, 2024

Community Information

COMMUNITY SUMMARY

4010 Clarksville Pike, Nashville, Tennessee, 37218
Drive time of 10 minutes

59,614 Population Total 1.81% Population Growth 2.38 Average HH Size 52.3 Diversity Index 34.1 Median Age \$53,283 Median HH Income \$412,370 Median Home Value \$56,640 Median Net Worth 21.1% Age <18 64.6% Age 18-64 14.3% Age 65+



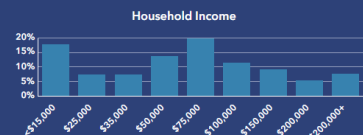
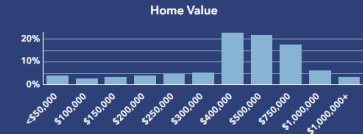
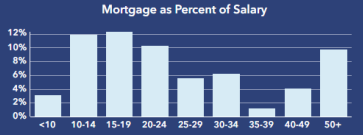
20.1% Services



19.4% Blue Collar



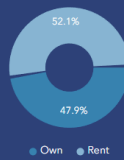
60.4% White Collar



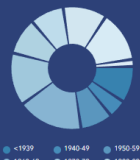
Age Profile: 5 Year Increments



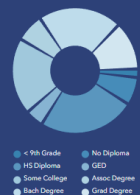
Home Ownership



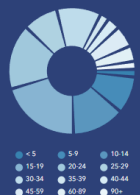
Housing: Year Built



Educational Attainment



Commute Time: Minutes



esri Source: This infographic contains data provided by Esri (2024), ACS (2018-2022). Dots show comparison to Davidson Co... © 2024 Esri



What's in My Community?

Places that make your life richer and community better

4010 Clarksville Pike, Nashville, Tennessee, 37218
10 minutes



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are sourced from [FourSquare](#) and updated 3 times per year. Each category shows a maximum of 1250 locations. © 2024 Esri

Demographic and Economic Development Information

DEMOGRAPHIC SUMMARY

4010 Clarksville Pike, Nashville, Tennessee, 37218
Drive time of 10 minutes

KEY FACTS

59,614

Population

34.1

Median Age



23,107

Households

\$45,038

Median Disposable Income

EDUCATION

9.4%

No High School Diploma



29.6%

High School Graduate



27.0%

Some College/ Associate's Degree



34.0%

Bachelor's/Grad/ Prof Degree

INCOME



\$53,283

Median Household Income



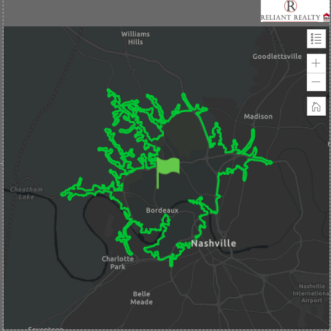
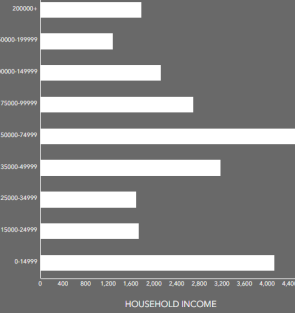
\$32,820

Per Capita Income



\$56,640

Median Net Worth



EMPLOYMENT

White Collar 64.5%

Blue Collar 19.4%

Services 20.1%

5.8%

Unemployment Rate

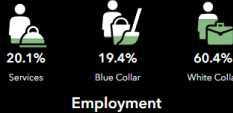
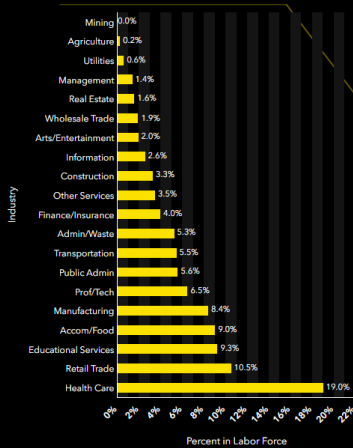
Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

Economic Development Profile

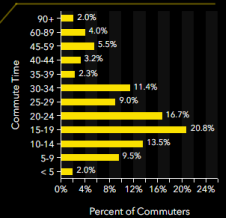
4010 Clarksville Pike, Nashville, Tennessee, 37218
Drive time of 10 minutes



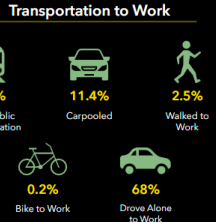
Labor Force by Industry



Commute Time: Minutes



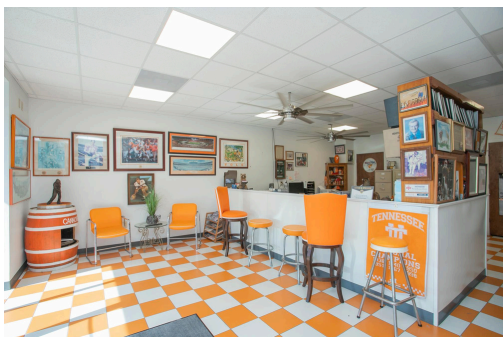
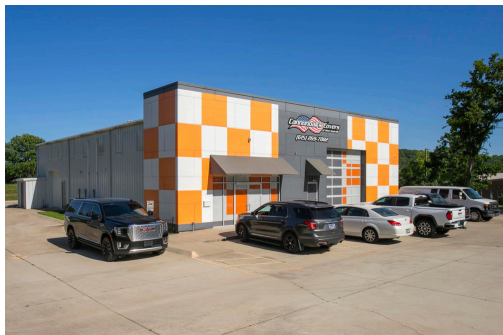
Workforce Overview



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

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Building Pictures



Aerial Pictures



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