

FOR SALE | OWNER-USER OR REDEVELOPMENT OPPORTUNITY

# 4500 Nolensville Pike

NASHVILLE, TENNESSEE 37211



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## PROPERTY OVERVIEW

4500 Nolensville Pike presents a versatile commercial property with the flexibility to support a wide range of owner-user, institutional, and redevelopment strategies. The property consists of two connected brick buildings situated on  $\pm 0.42$  acres along the Nolensville Pike corridor, providing excellent visibility and convenient access within South Nashville.

The existing improvements feature large assembly areas, classrooms, private offices, kitchen facilities, administrative space, and six restrooms, creating a functional layout that can accommodate a variety of commercial, educational, institutional, or professional users. The property's adaptable floor plan allows future owners to occupy the facility with minimal modifications or reconfigure the improvements to meet evolving operational needs.

Being delivered vacant at closing, the property provides immediate occupancy for an owner-user while also presenting an opportunity to renovate, reposition, or redevelop the site over the long term. Combined with OR20 zoning, existing monument signage, and exposure to more than 45,000 vehicles per day along Nolensville Pike, the property is well positioned for buyers seeking both immediate functionality and future flexibility.



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| PROPERTY DETAILS |                                      |
|------------------|--------------------------------------|
| Address          | 4500 Nolensville Pike, Nashville, TN |
| County           | Davidson                             |
| Submarket        | South Nashville                      |
| Asset Type       | Office                               |
| Sale Price       | \$2,999,995                          |
| Building Size    | ±7,140 SF                            |
| Lot Size         | ±0.42 Acres                          |
| Year Built       | 1950 (Original)   2015 (Addition)    |
| Construction     | Brick                                |
| Restrooms        | 6                                    |
| Signage          | Monument                             |
| Zoning           | OR20                                 |
| Traffic Count    | 45,155 VPD (2025)                    |
| Delivered Vacant |                                      |





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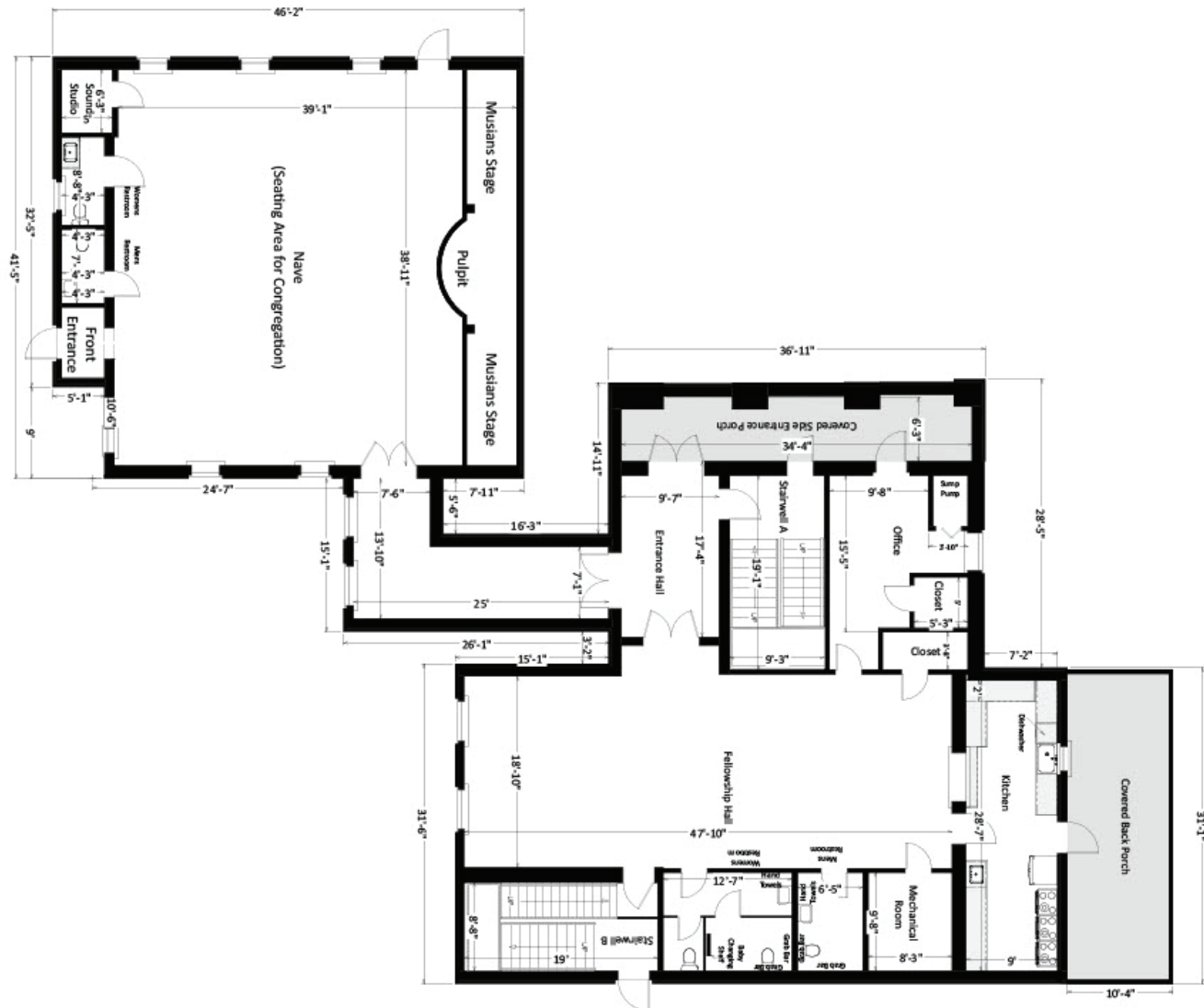
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## PROPERTY HIGHLIGHTS

- Vacant at closing for immediate occupancy
- Flexible owner-user opportunity with redevelopment potential
- Two connected brick buildings with a versatile interior layout
- Original building constructed in 1950 with a significant two-story addition completed in 2015
- Large assembly areas complemented by classrooms, private offices, kitchen, and support space
- Six restrooms throughout the facility
- Existing monument signage
- OR20 zoning
- ±0.42-acre site with approximately 53 feet of frontage
- Prominent Nolensville Pike location with traffic counts exceeding 45,000 vehicles per day



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## SECOND LEVEL FLOOR PLAN | 1,960 SF





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## LOCATION OVERVIEW

- Positioned along Nolensville Pike with **45,155 vehicles per day** (2025)
- Located within one of South Nashville's most established commercial corridors, serving a diverse mix of retail, office, service, and institutional users
- Surrounded by established residential neighborhoods, providing a strong population base for businesses and organizations
- Convenient access to downtown Nashville, I-24, I-65, and major east-west thoroughfares
- OR20 zoning supports a variety of office and commercial uses in an established urban corridor
- Excellent visibility with existing monument signage and approximately 53 feet of frontage on Nolensville Pike





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