

RETAIL SPACE AVAILABLE FOR LEASE

598 Waldron Road

LA VERGNE, TN 37086



Wes Wray
Leasing Advisor
wes@realequitycre.com
270.320.7522

Jamie Brandenburg, SIOR
Commercial Real Estate Advisor
jamie@realequitycre.com
615.487.2100

THE
REAL EQUITY
GROUP

COMPASS RE
COMMERCIAL

598 Waldron Road

LA VERGNE, TN 37086

RETAIL SPACE AVAILABLE FOR LEASE

THE
REAL EQUITY
GROUP

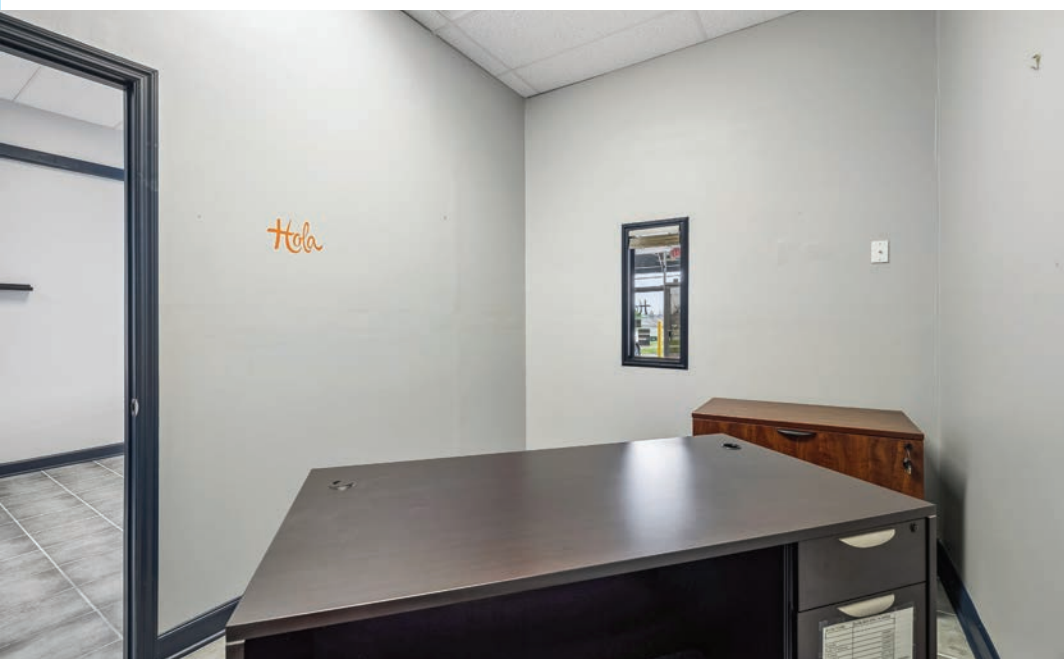
PROPERTY OVERVIEW

Address	598 Waldron Rd, La Vergne, TN
Property Type	Retail
Available Space	±1,200 SF
Building Size	±15,300 SF
Year Built	2007
Traffic Count	±10,100 VPD (Waldron Rd)
Leasing Rate	\$19.95/SF/YR NNN
Operating Expenses	\$5.65/SF/YR



598 Waldron Road
LA VERGNE, TN 37086
RETAIL SPACE AVAILABLE FOR LEASE

THE
REAL EQUITY
GROUP



598 Waldron Road

LA VERGNE, TN 37086

RETAIL SPACE AVAILABLE FOR LEASE

THE
REAL EQUITY
GROUP

PROPERTY HIGHLIGHTS

- Retail space available in established neighborhood shopping center
- Excellent visibility along Waldron Road
- Pylon Sign Available
- Strong parking ratio (approximately 8 spaces per 1,000 SF)
- Convenient access to I-24
- Positioned within a rapidly growing residential corridor
- Surrounded by national and local retailers, restaurants, and service businesses



598 Waldron Road

LA VERGNE, TN 37086

RETAIL SPACE AVAILABLE FOR LEASE

THE
REAL EQUITY
GROUP

LOCATION

Located along Waldron Road in the heart of La Vergne, the property offers excellent visibility and accessibility with quick access to Interstate 24. The site is positioned within one of Rutherford County's fastest-growing trade areas, benefiting from continued residential growth and strong daily traffic counts.

- Less than one mile from I-24
- Located in the heart of La Vergne's primary retail corridor
- Strong daytime and residential population base
- Benefiting from significant residential growth throughout the Waldron Road trade area
- Near major employers and distribution facilities throughout La Vergne and Smyrna



598 Waldron Road

LA VERGNE, TN 37086

RETAIL SPACE AVAILABLE FOR LEASE

THE
REAL EQUITY
GROUP

DEMOGRAPHICS & GROWTH

Waldron Road continues to experience significant residential and commercial growth, with thousands of new homes planned or under construction throughout the surrounding trade area. The corridor is also slated for roadway improvements, including the widening of Waldron Road, further enhancing accessibility and visibility.

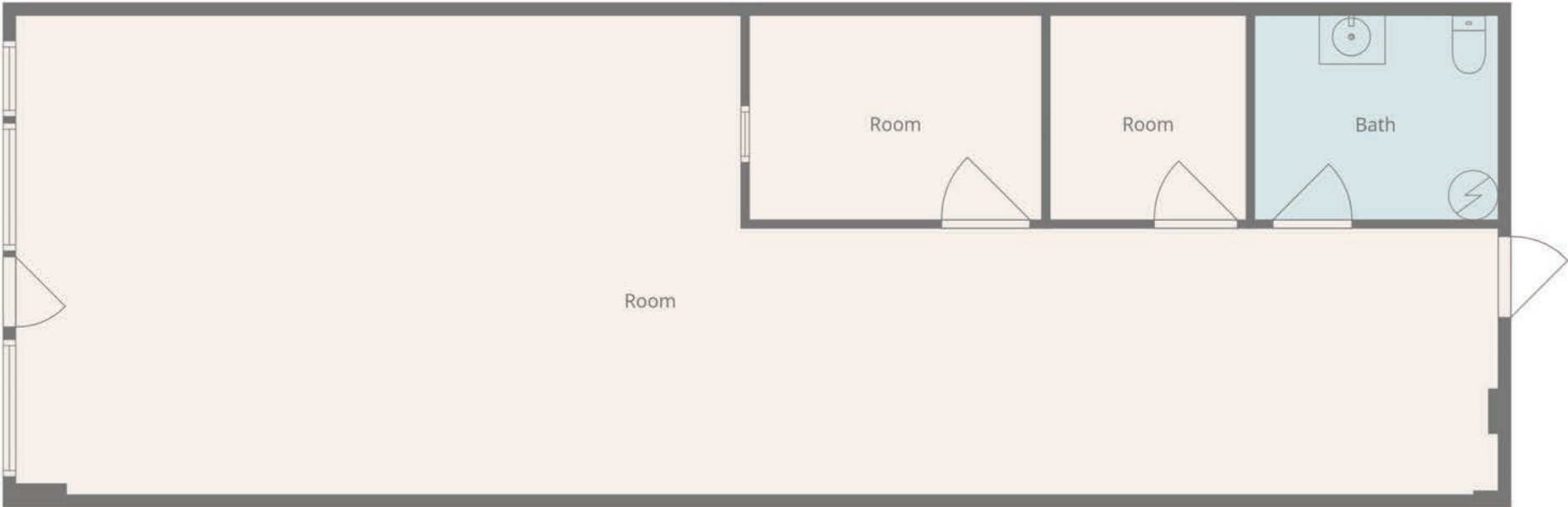


598 Waldron Road

LA VERGNE, TN 37086

RETAIL SPACE AVAILABLE FOR LEASE

FLOOR PLAN | ±1,200 SF



RETAIL SPACE AVAILABLE FOR LEASE

598 Waldron Road

LA VERGNE, TN 37086



Wes Wray
Leasing Advisor
wes@realequitycre.com
270.320.7522

Jamie Brandenburg, SIOR
Commercial Real Estate Advisor
jamie@realequitycre.com
615.487.2100

THE
REAL EQUITY
GROUP

COMPASS RE
COMMERCIAL