

FOR SALE

CHARLES
HAWKINS CO.

corcoran
REVERIE



100 OAKS

2844B Logan Street, Nashville, TN 37211

Unique Opportunity to Purchase a Stand-Alone Flex
Building in the One Hundred Oaks Submarket

EXECUTIVE SUMMARY

EXCLUSIVE OFFERING

Charles Hawkins Co. and Corcoran Reverie are pleased to bring to market a unique opportunity to purchase a versatile flex building located at 2844B Logan Street in the heart of the One Hundred Oaks submarket.

The property consists of a $\pm 10,000$ SF stand-alone flex building situated on a 0.68-acre site.

The building is located in a highly desirable part of Nashville that is centrally located with convenient access to major interstates and thoroughfares.

The site is surrounded by strong demographics and numerous desired amenities, from unique small businesses to major retailers.

SALE PRICE: \$4,250,000



PROPERTY HIGHLIGHTS

- Opportunity to own a nearly 10,000 square foot stand-alone flex building in the One Hundred Oaks submarket.
- Originally built in 1997 and the property was completely renovated after the current owner purchased it in 2017.
- Zoned Cs: Commercial Service.
- The building could be used for a wide variety of uses.
- Located a stone's throw from one of the busiest intersections in Nashville (Thompson Lane/Nolensville Road), which experiences high volumes of vehicle traffic daily.
- Surrounded by a densely filled retail epicenter anchored by the 100 Oaks Mall.

Property Specifications



Size:

The building is $\pm 9,570$ square feet with $\pm 6,804$ square feet on the 1st floor and $\pm 2,766$ square feet on the 2nd floor

± 0.68 -Acre site



Parking:

Parking is offered on both sides of the building

100 OAKS

UNIQUE SUBMARKET

The One Hundred Oaks community is most well-known for the One Hundred Oaks Mall, whose anchor tenant is Vanderbilt University Medical Center. The mall was Nashville's first enclosed shopping center, but started to flounder in the 1990's. Vanderbilt Health repurposed the 880,000-square-foot mall into a 450,000-square-foot medical center, that is now home to 22 specialty clinics (as well as pharmacy, imaging, and a lab), and 5-story office building. Vanderbilt Health recently completed phase 1 of a 61,000-square-foot expansion of clinical space.

The Mall is still home to numerous major retailers such as Michaels, TJ Maxx, Kirkland's, Electronic Express, PetSmart, Ulta Beauty, etc.

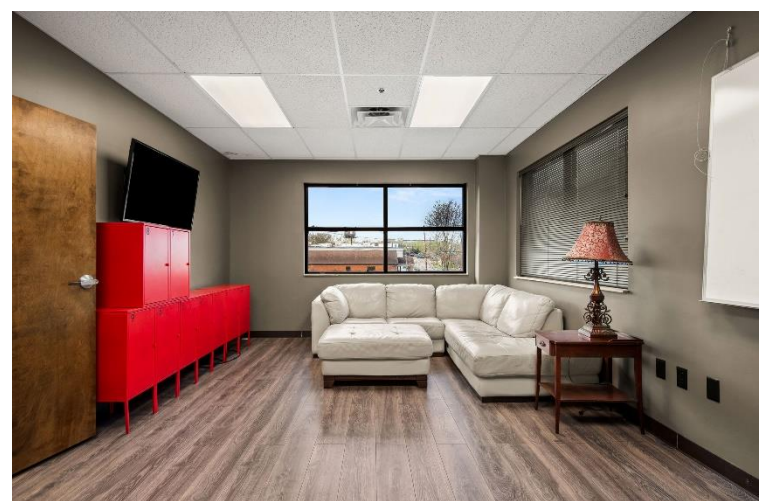
Tennessee's largest movie theater, the Regal Cinemas Hollywood 27, is located next to the mall.

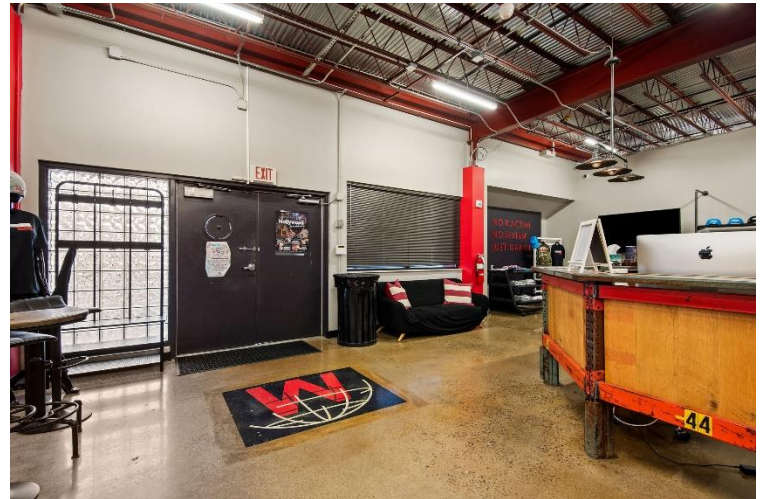
Photo-Credit: LoopNet

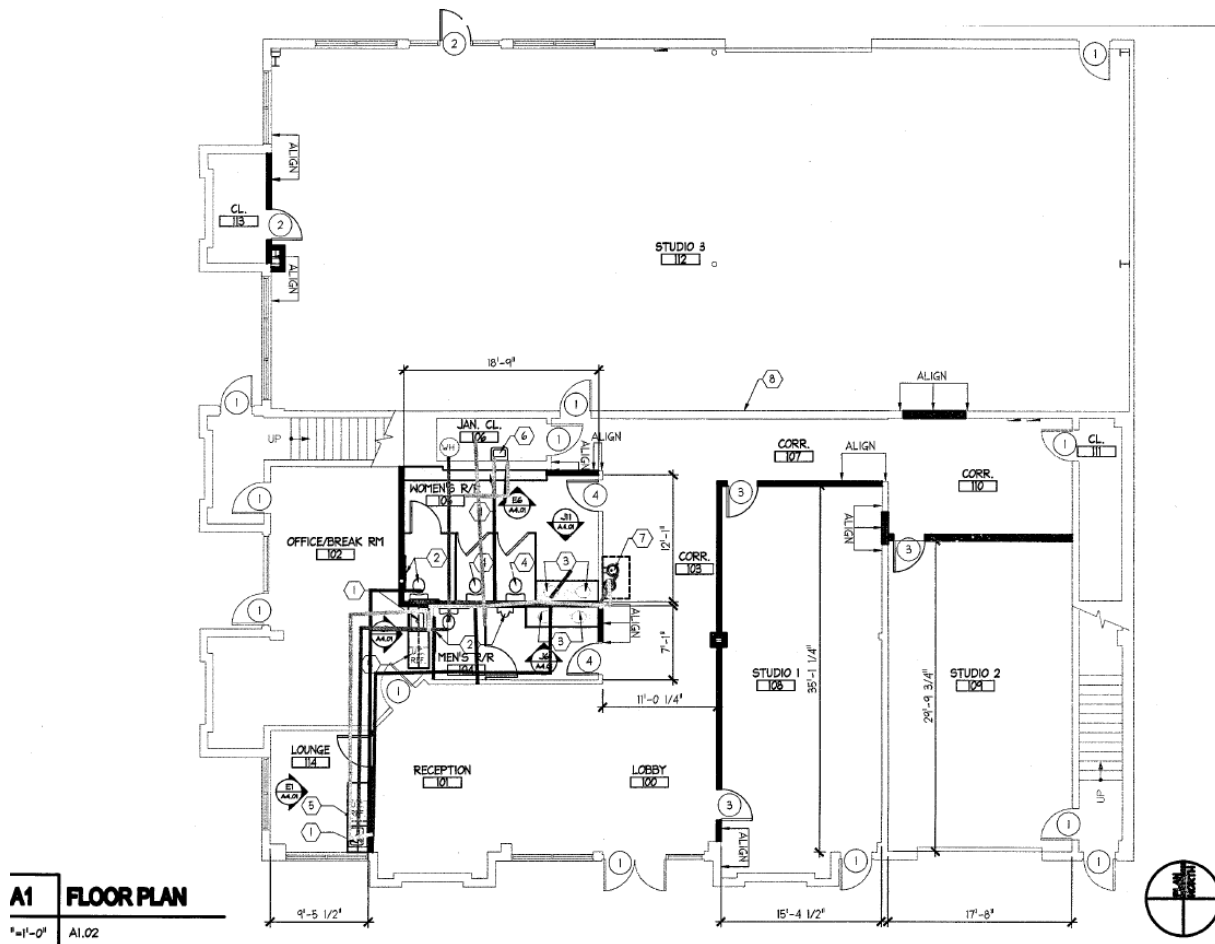
One Hundred Oaks is an area on the move due to its premier central location. Its biggest advantage is its accessibility to many of the desirable areas in Nashville.

Photo Credit: Nashville Guru



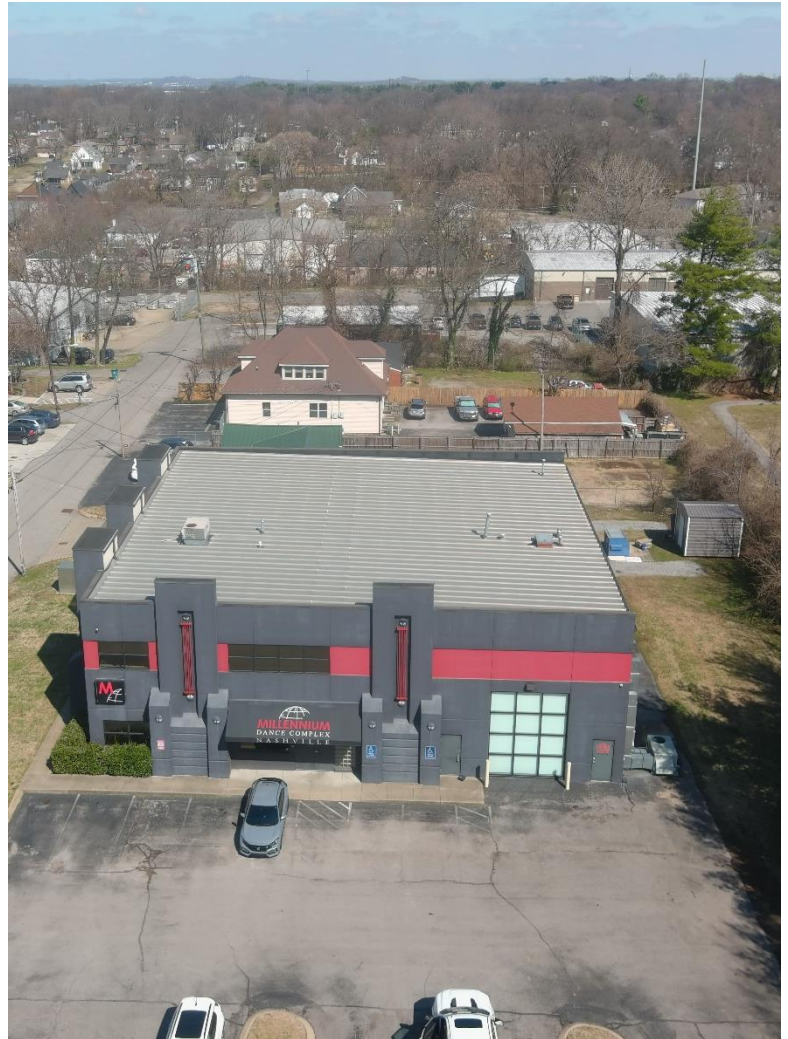






One Hundred Oaks Mall

Berry Hill





Downtown

Wedgwood-Houston

GEODIS Park

PREMIER LOCATION

The One Hundred Oaks submarket offers convenience and accessibility.

Strategically positioned less than six miles from downtown Nashville, and situated next to the distinctive Berry Hill neighborhood, home to over forty recording studios and unique shopping and dining amenities.

Because of its central location and quick interstate access, it's easy to travel to highly desirable surrounding areas such as Green Hills, 12 South, the Fairgrounds, GEODIS Park, Wedgwood-Houston, and Melrose.

There are many thriving businesses in the area



NASHVILLE, TN

"MUSIC CITY, USA"

Nashville consistently ranks at the top of national and international livability indexes. It has built a culture centered on creativity, music, and entrepreneurship, and features a robust dining scene, popular entertainment venues, and beautiful outdoor spaces. The opening of the Music City Center has positioned Nashville as a major convention destination.

Nashville By The Numbers

#7

Hottest Job Market in the Country
Wall Street Journal (2024)

#6

In Gen Z Net Migration
Today's Homeowner (2024)

#3

Best City for Young Adults & Professionals
Homebuyer (2024)

#3

In Economic Strength
POLICOM (2024)

#6

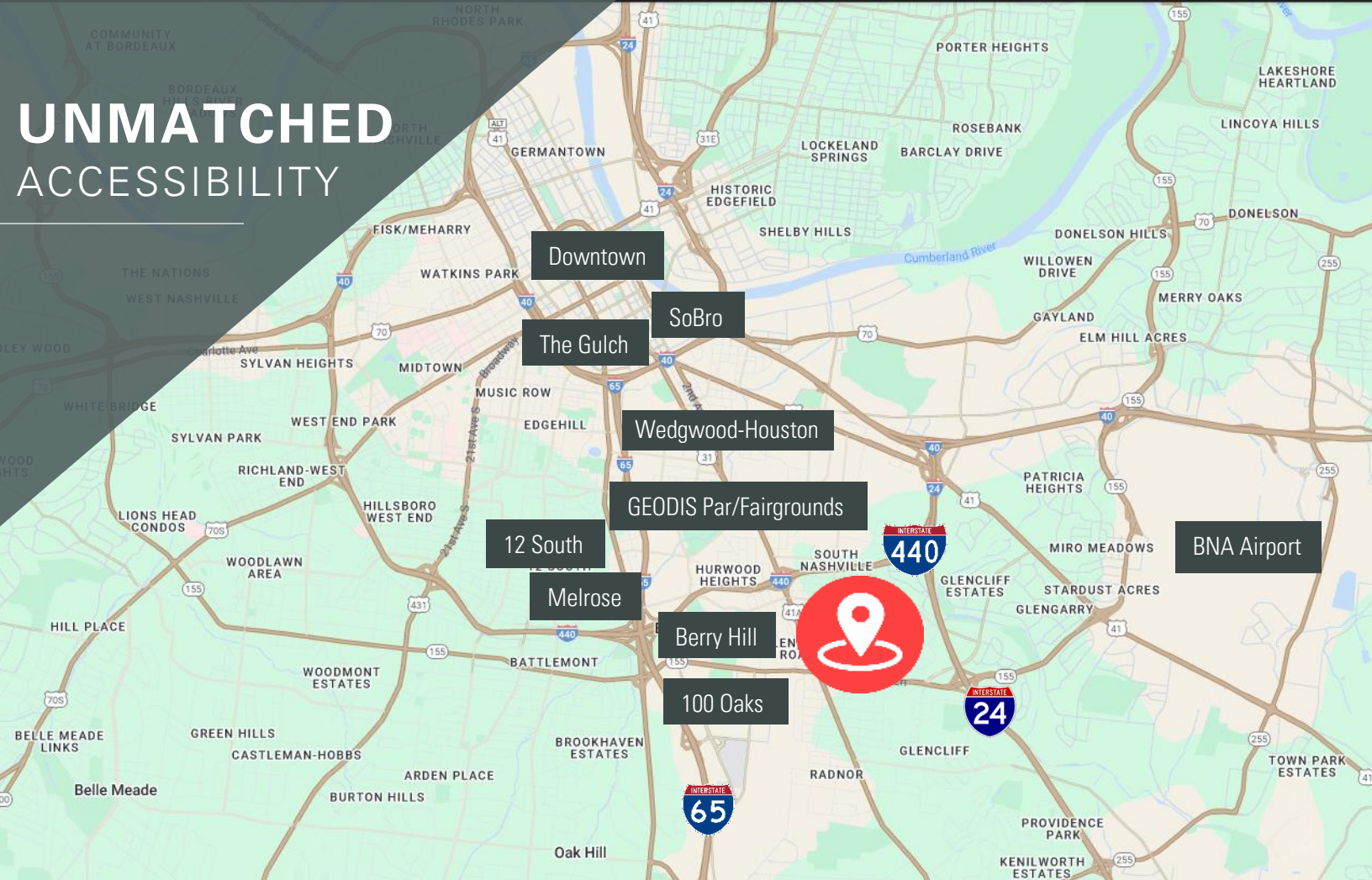
Best Performing City
Milken Institute (2024)

#1

Real Estate Market to Watch for
3 Years Straight
ULI/PwC (2024)

CHARLES
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UNMATCHED ACCESSIBILITY



LOCATION

- Located a stone's throw from one of the busiest intersections in Nashville (Thompson Lane/Nolensville Road)
- Less than **6 miles** from downtown Nashville
- Within **5 minutes** of Berry Hill, 12 South, Melrose, Fairgrounds/GEODIS Park, and Wedgewood-Houston
- Easy Access to I-65, I-24, and I-440
- BNA Airport is **8 minutes** away

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NEARBY ATTRACTIONS



100 OAKS

Nashville, TN



Convenience & Accessibility

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