

FOR LEASE OR SALE:
EXCLUSIVE OFFERING
MEMORANDUM



**1501 ROBINSON RD,
OLD HICKORY, TN 37138**

CONTACT INFO:

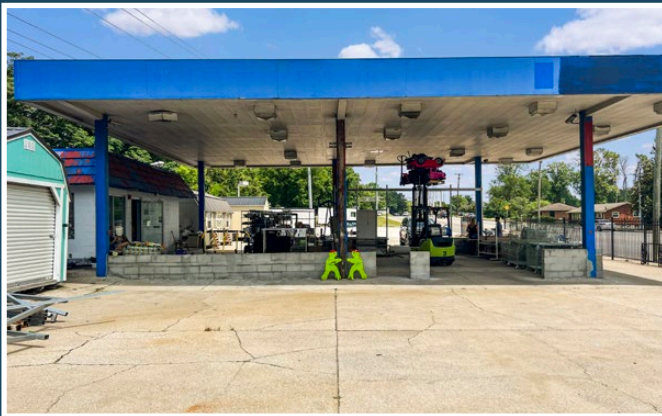
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(615) 219-9902

PROPERTY OVERVIEW

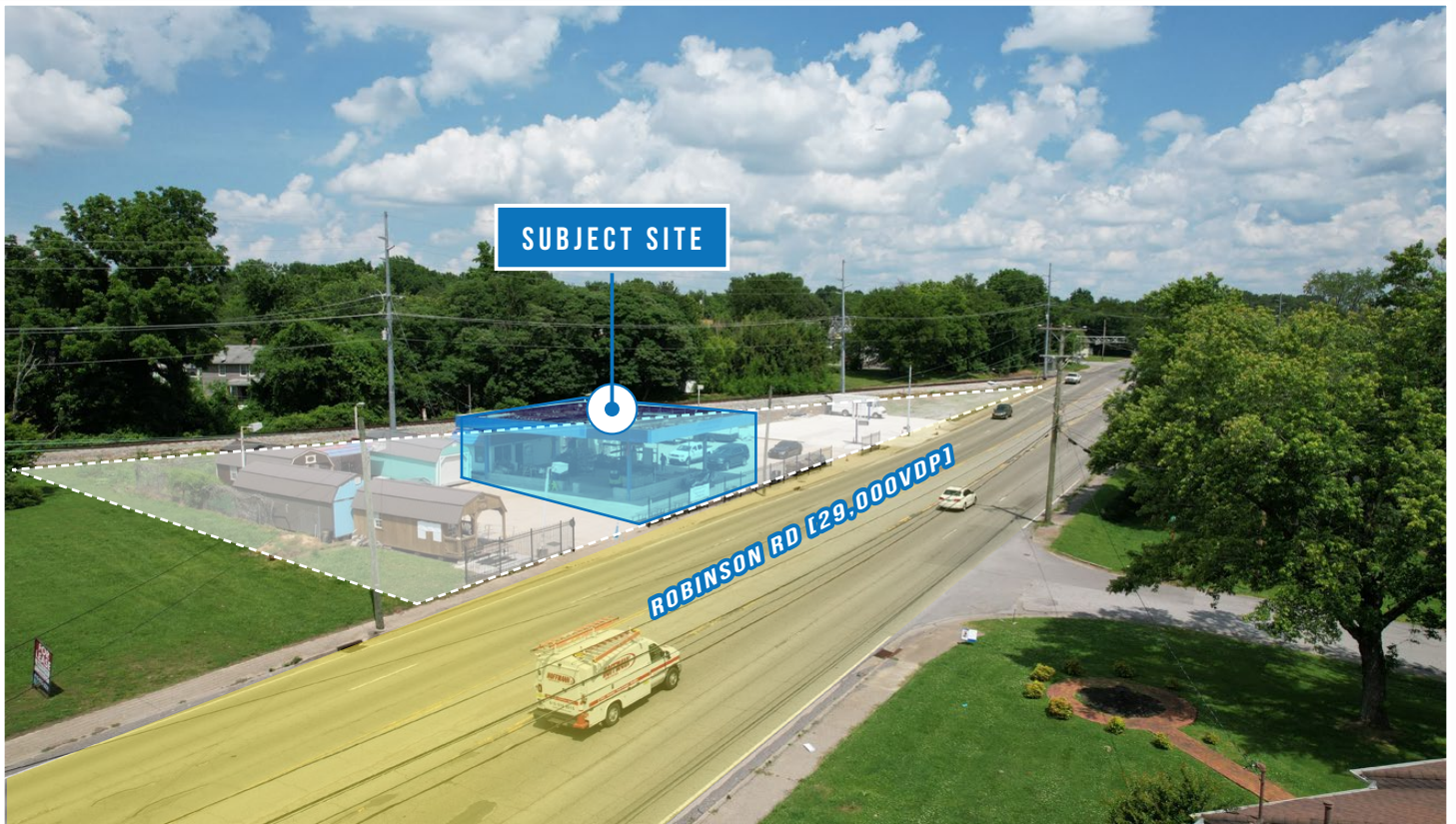
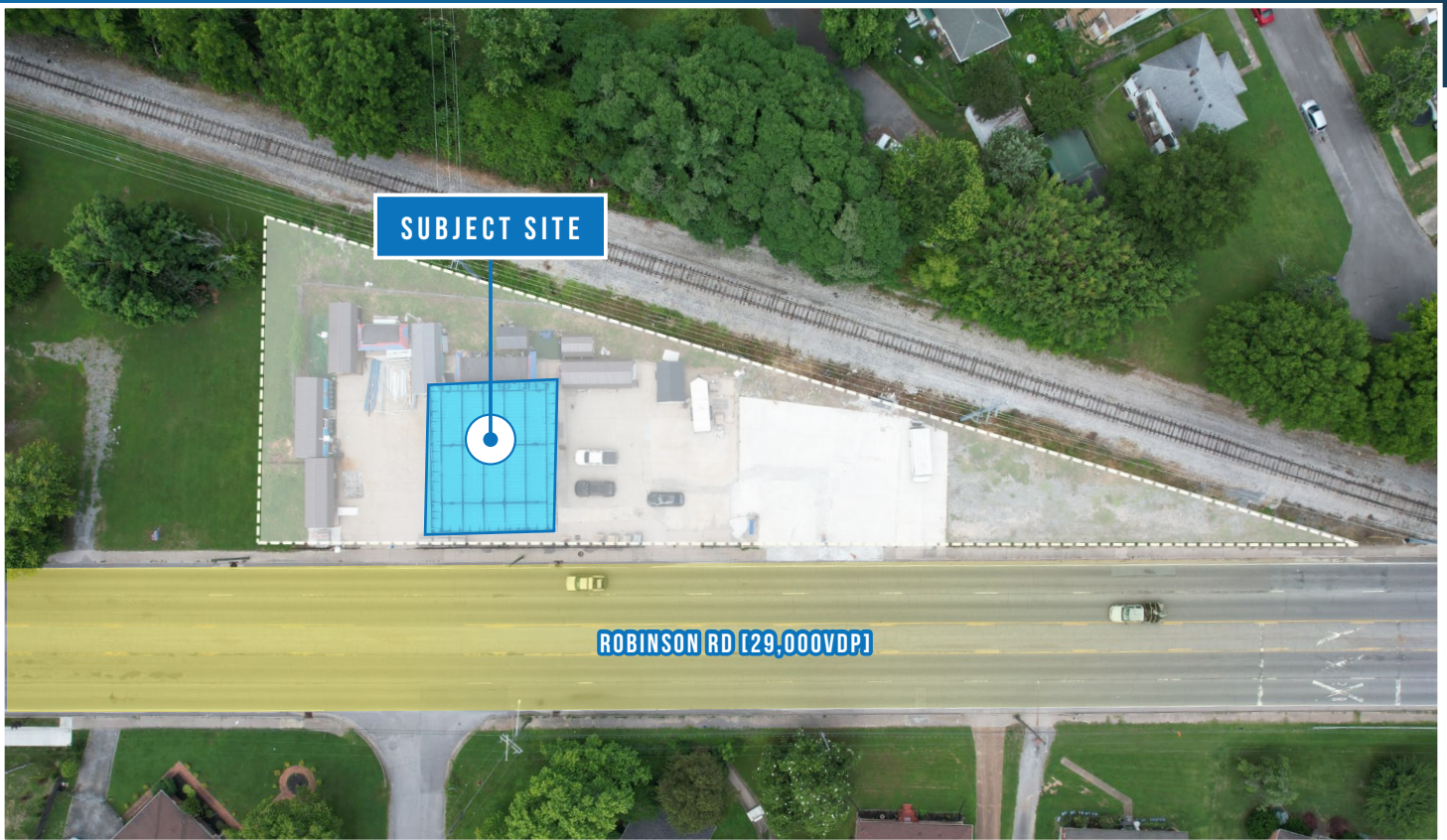
- **Utility Infrastructure** – Approximately six power and water hookups are distributed throughout the lot, supporting various potential layouts or mobile setups
- **Zoning Advantage** – Favorable CS zoning accommodates a wide variety of commercial applications
- **Ingress/Egress Flexibility** – Three points of access allow for efficient traffic flow and operational ease
- **Signage Potential** – Excellent visibility and signage opportunity along a high-traffic corridor
- **Fully Paved & Level Lot** – 0.45-acre site offering a completely flat, hardscaped surface ideal for outdoor operations or expansion opportunities
- **Covered Work Area** – 3,360 SF open-air canopy with electric access provides flexible functionality for a wide range of commercial uses
- **Support Structure** – 330 SF concrete block building abutting the canopy includes water, power, new HVAC, and two bathrooms



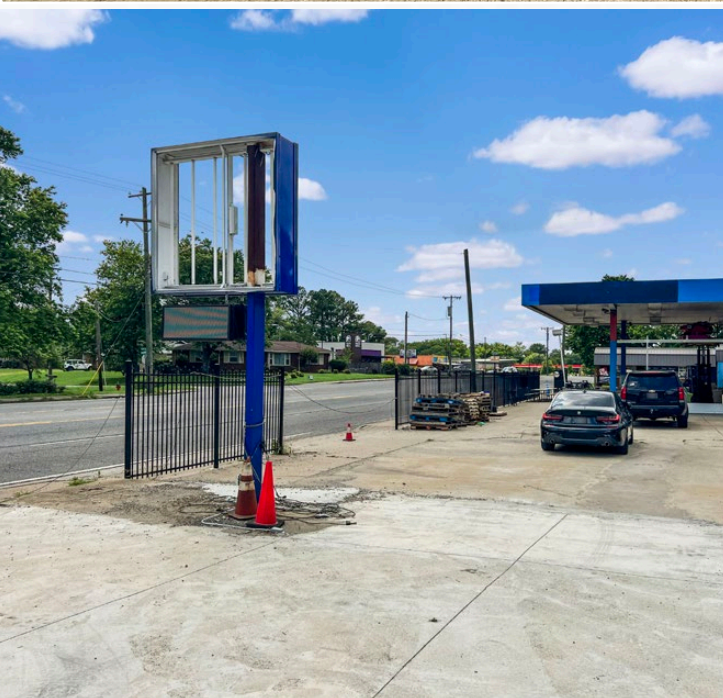
LOCATION & ACCESSIBILITY:

- **Major Frontage** – Impressive 375 feet of exposure along a four-lane highway with a center turning lane, carrying approximately 29,000 vehicles per day
- **Prime Suburban Location** – Directly across from Old Hickory Country Club and surrounded by ongoing retail, restaurant, and residential development
- **Strategic Connectivity** – Just a 10-minute drive to downtown Nashville with quick access to major arterials serving the region
- **Emerging Growth Area** – Benefiting from significant investment and momentum in the surrounding neighborhood and broader Old Hickory community

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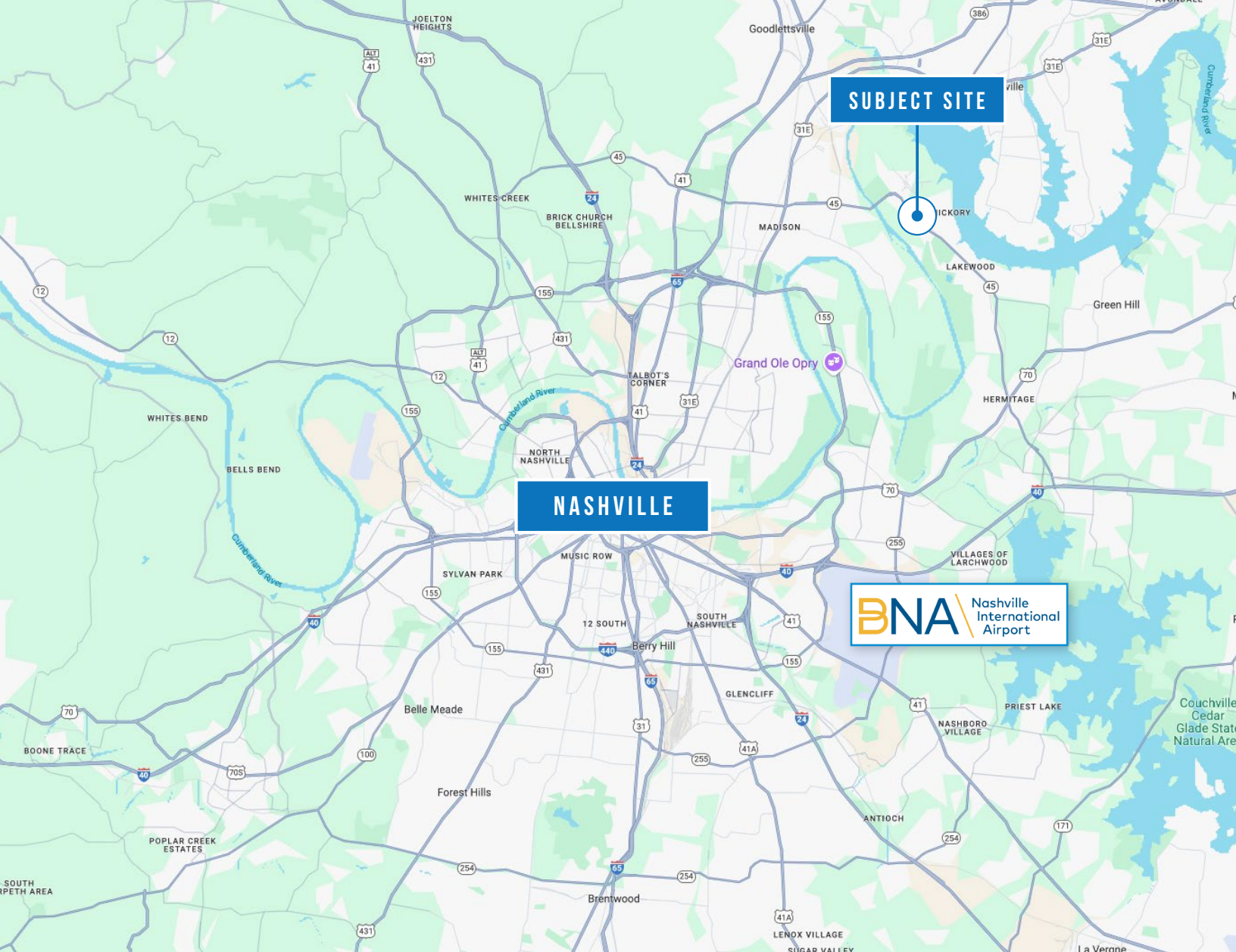
1501 ROBINSON RD, OLD HICKORY, TN 37138 PROPERTY PHOTOS



1501 ROBINSON RD, OLD HICKORY, TN 37138 NEARBY AMENITIES



ROBINSON RD (29,000 VDP)



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