

**FOR SALE**

**savills**

**2303 Crestmoor Road**

**Nashville TN 37215**

**PROPERTY SUMMARY**

**Address:** 2303 Crestmoor Road,  
Nashville, TN 37215

**Parcel Number:** 117-10-0-084

**Submarket:** Green Hills

**Square Footage:** 4,292 SF

**Site Acreage:** 0.40

**Year Built:** 1990

(Completely renovated in 2020)

**Stories:** 1

**Zoning:** OR-20

**Parking:** 20+ spaces

**Sale Type:** Investment

**SALE PRICE:** **\$3,500,000.00**



**savills**

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# **FOR SALE** 2303 Crestmoor Road, Nashville TN 37215

## **Prime Location in a High Demand Submarket:**

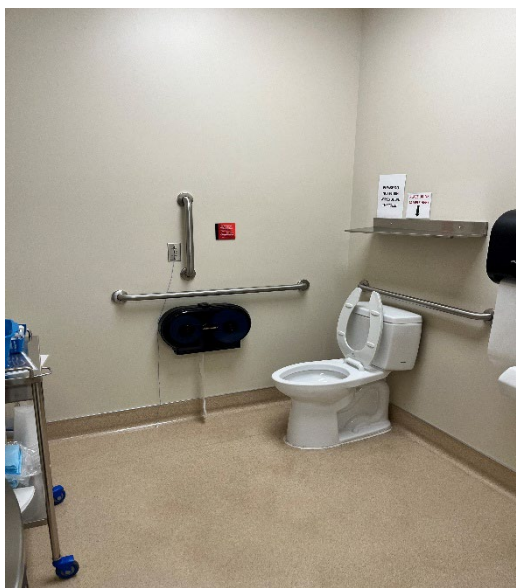
Located in one of Nashville's most affluent submarkets, Green Hills combines upscale residential living with exceptional professional and retail amenities. The building offers unmatched proximity to The Mall at Green Hills, along with convenient access to Hillsboro Pike, I-440, and several major medical centers.

## **Standalone Building with Credit Tenant:**

This standalone building is fully leased to a nationally recognized, high-credit healthcare tenant through May 2030, offering investors immediate cash flow and making it an ideal option for 1031 Exchange buyers.

## **Development Activity & Improvements:**

Crestmoor Road is experiencing significant development, including the highly anticipated 2121 Crestmoor project, which will feature 98 luxury residential units and 9,000 square feet of retail space. In addition, improvements to the intersection of Crestmoor Road and Hillsboro Pike are underway, with completion expected by December 2025.





## Investment Summary

- Lease Type: NNN
- Expiration Date: 5/31/2030
- 2026 NOI: \$169,959.69
- Renewal Options: Two (2) options for five (5) years each



## Aerial Map

