



FOX FUEL

2716

2716 WESTWOOD DRIVE

FOR SALE | 2,496 SF | MELROSE/BERRY HILL

FOUNDRY
COMMERCIAL

PROPERTY OVERVIEW



PROPERTY DETAILS

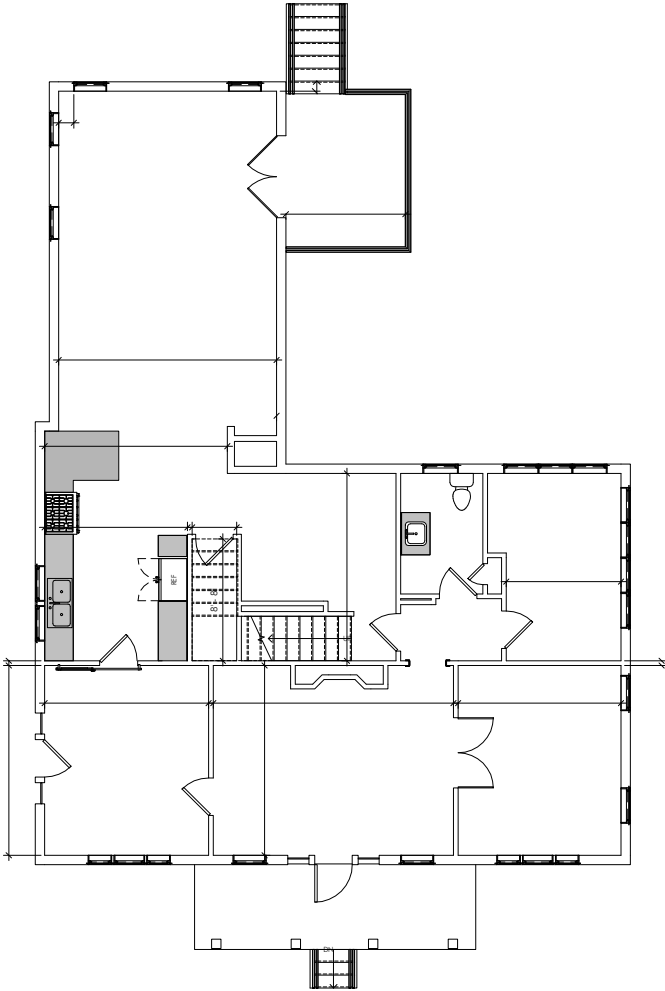
Address	2716 Westwood Drive Nashville, Tennessee 37204
Sub Market	Melrose / Berry Hill
Price	\$2,200,000
Size	2,496 SF 0.32 AC
Improvements	± 2,894 SF not including covered patio
Parking	8 Spaces; ability to add more in the backyard
Layout	4 Offices, Conference, Kitchen, 3 Restrooms, Open Workspace, Front/Back Porches

PROPERTY HIGHLIGHTS

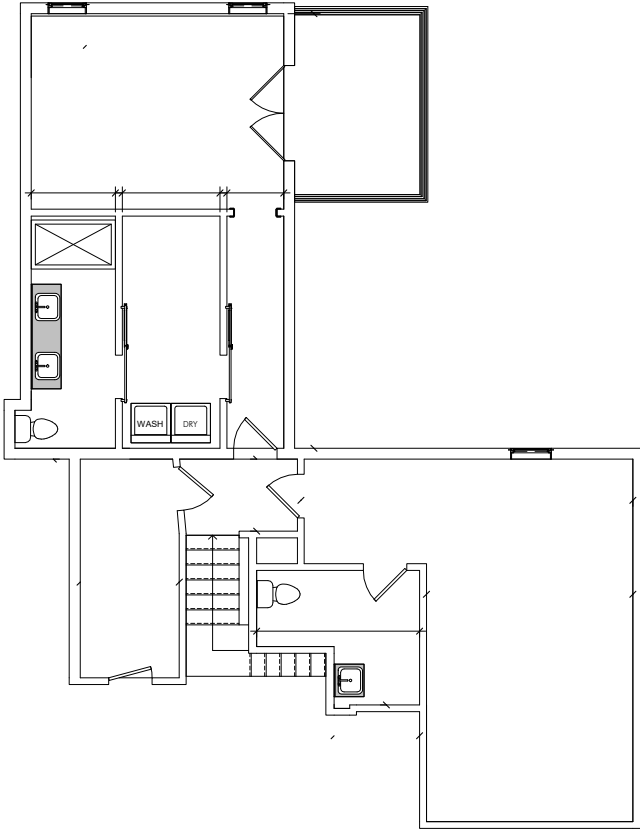
- Excellent location In the heart of Melrose/Berry Hill
- Easy access to I-440/I-65
- 1.1 miles to Geodis Park
- 10 minute drive to Downtown
- Dry unfinished basement
- Sound system with speakers throughout
- Furniture negotiable
- Updated entry
- Outdoor Patio

FLOOR PLAN

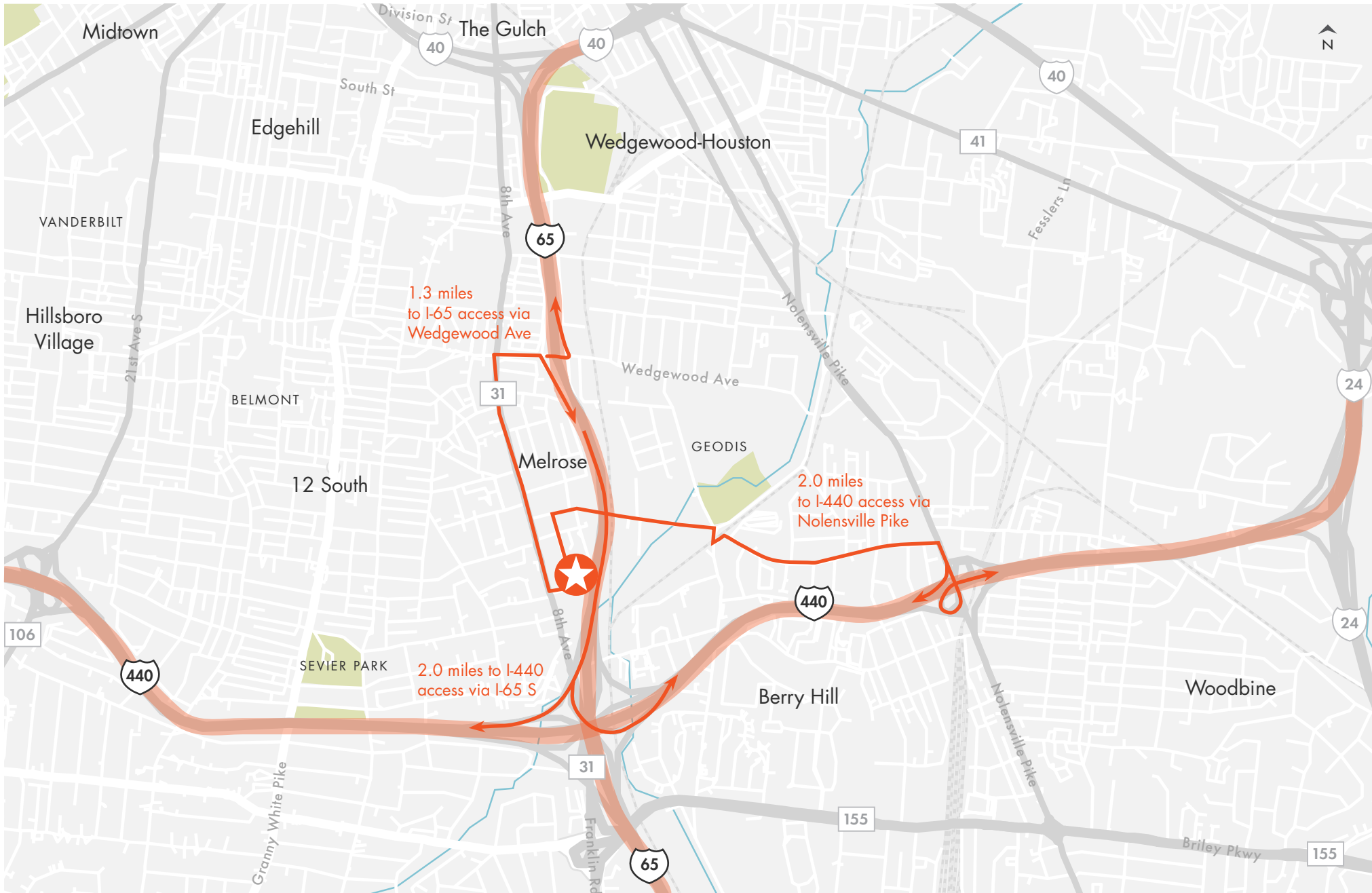
FIRST FLOOR



SECOND FLOOR



INTERSTATE ACCESS MAP



THE NEIGHBORHOOD



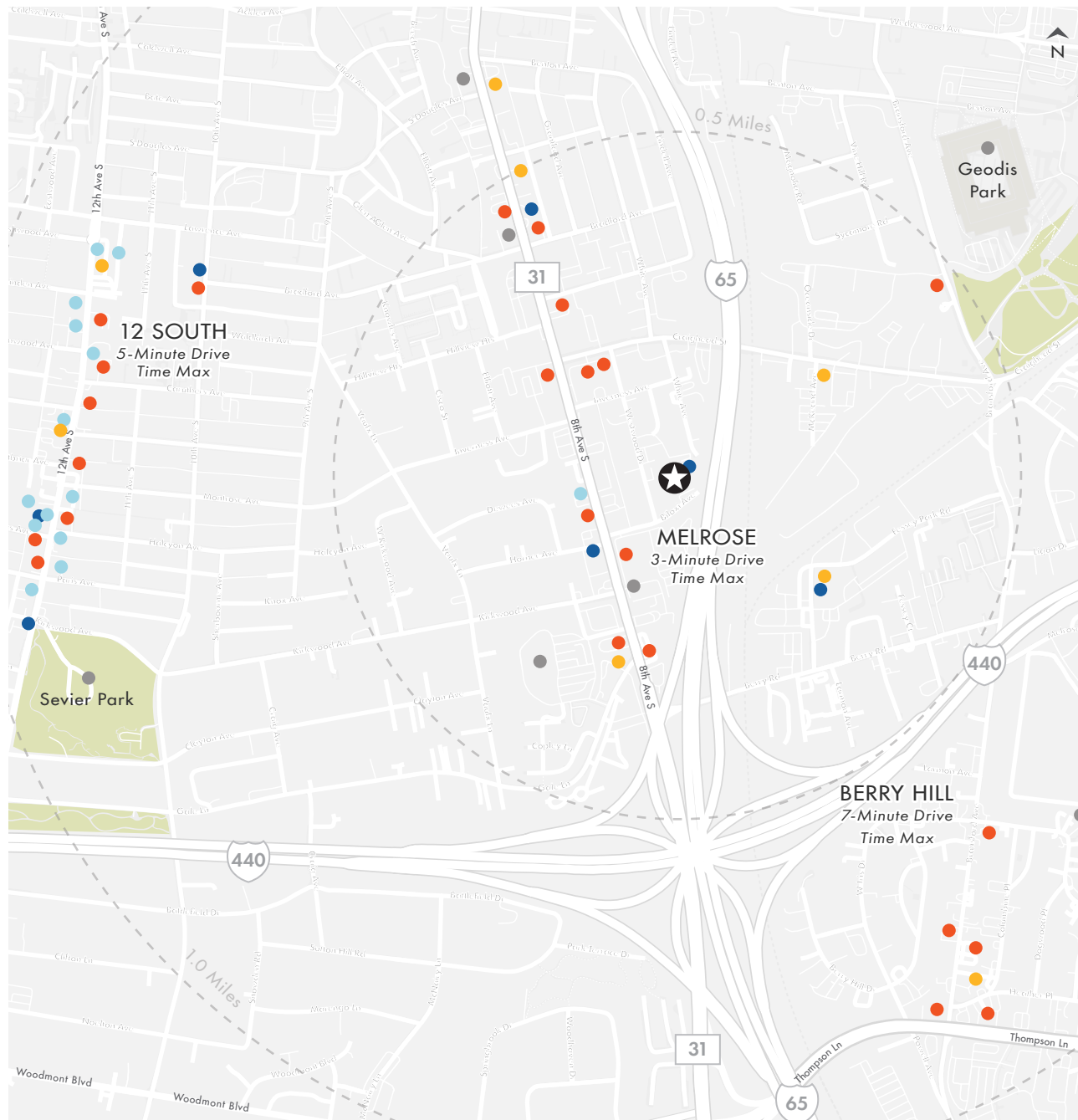
MELROSE/BERRY HILL

Berry Hill features a creative atmosphere with a mix of locally loved restaurants, music industry roots, and a growing collection of trendy spaces and coffee shops, making it one of the most dynamic areas to explore and live in Nashville.

Located just south of downtown, the area is home to numerous recording studios and production companies. Melrose's 8th Avenue corridor is lined with popular dining spots, coffee shops, and boutiques that give the neighborhood its energetic, local feel.



NEARBY AMENITIES



DINING + DRINKING

- Baja Burrito
- bartaco
- Big Machine Distillery & Tavern
- Brothers Burger Joint
- Burger Up
- Chick-fil-A
- Cilantro Mexican Grill
- Common Ground
- Edley's Bar-B-Que
- Fat Mo's
- Five Daughters Bakery
- Hattie B's Hot Chicken
- Jeni's
- ladybird Taco
- Little Gourmand Berry Hill
- Mangia
- M.L.Rose Neighborhood Pub
- Pancho and Lefty's Cantina
- Santa's Pub
- Sumo Sushi Thai and Bar
- The Henry
- The Pfunky Griddle
- The Smiling Elephant
- Urban Grub

SHOPPING

- BIRKENSTOCK Nashville
- Buck Mason
- Draper James
- Faherty
- Judith Bright
- Madewell
- Marine Layer
- Molly Green
- Patina + Co
- Ranger Station
- Serendipity
- Sezane
- Vuori
- White's Mercantile 12 South

SERVICES + ACTIVITIES

- Geodis Park
- Kroger
- Publix Super Market at Melrose
- Sevier Park
- The Escape Game Nashville
- Vanderbilt Health Walk-In Clinic
- Zanies Comedy Night Club

COFFEE + JUICE

- 8th & Roast
- Frothy Monkey
- Glasshaus
- Just Love Coffee Cafe
- La La Land
- Paper Street Coffee
- The Urban Juicer
- Vui's Juice Cafe

FITNESS

- CROSSFIT PRVN NASHVILLE
- Fahrenheit Yoga
- Full Ride Cycling
- GetFit Anytime
- NuPower Yoga+Barre
- Orangetheory Fitness
- Pure Sweat Sauna Studio

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