

FOR SALE / Nashville - 4.03 Acre Commercial Site at I-40 (Exit 213)

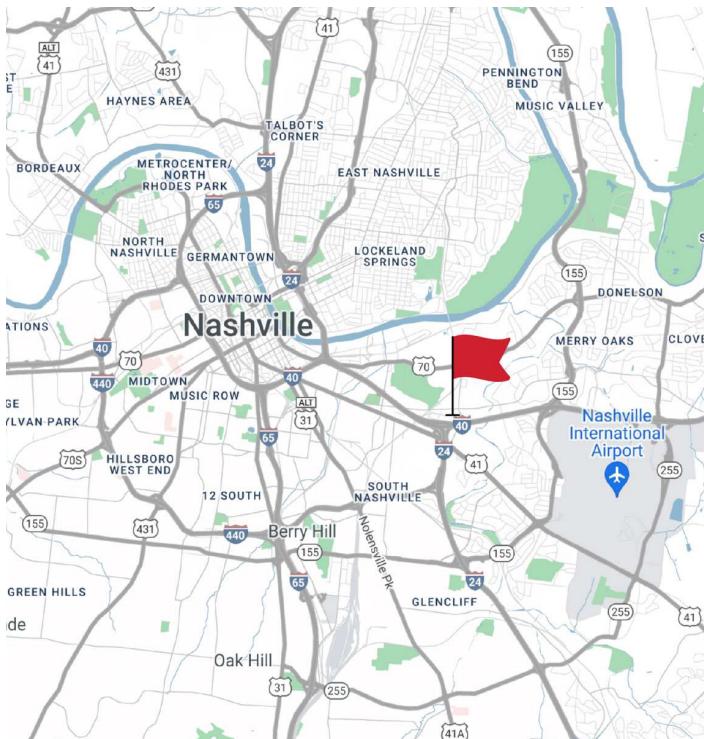


551 SPENCE LN NASHVILLE, TN 37210

PROPERTY HIGHLIGHTS

- **SIZE:** 4.03 Acres
- **ZONING:** IR
- **PRICE:** Unpriced
- Unique **Corner Lot** with great interstate visibility and frontage at I-40, exit 213 at traffic light.
- Previously leased for trailer parking, generating strong rental income
- **Ideal for Gas Station, Truck Stop, Auto Dealer, Auto Service Center, Event Space, Retail Center etc.**
- Located less than 5 miles from Downtown Nashville CBD and less than 3 miles from Nashville International Airport (BNA)

Immediate access to I-40 via exit #213 (161,482 CPD)



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Example Site Plans

