

# 4801-4811 ALABAMA AVE

FOR SALE OR LEASE

NEWLY REDUCED RATE

**Max Smith, SIOR**

Principal & Executive Vice President

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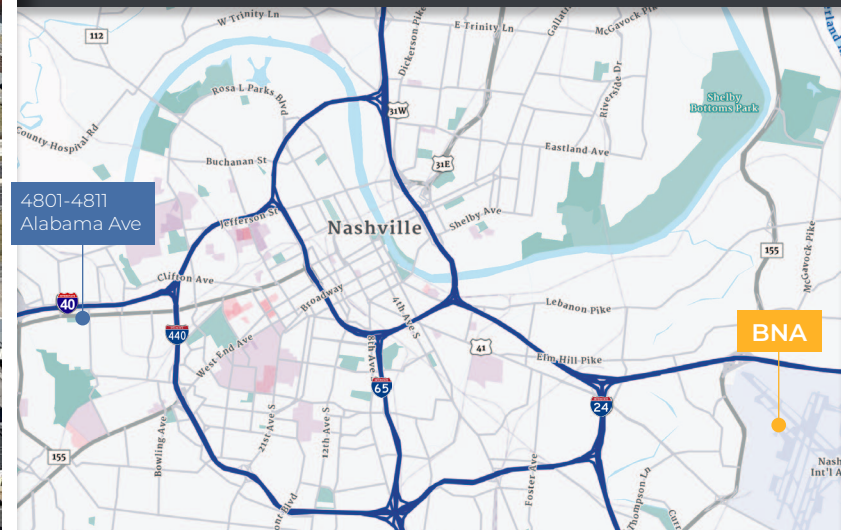
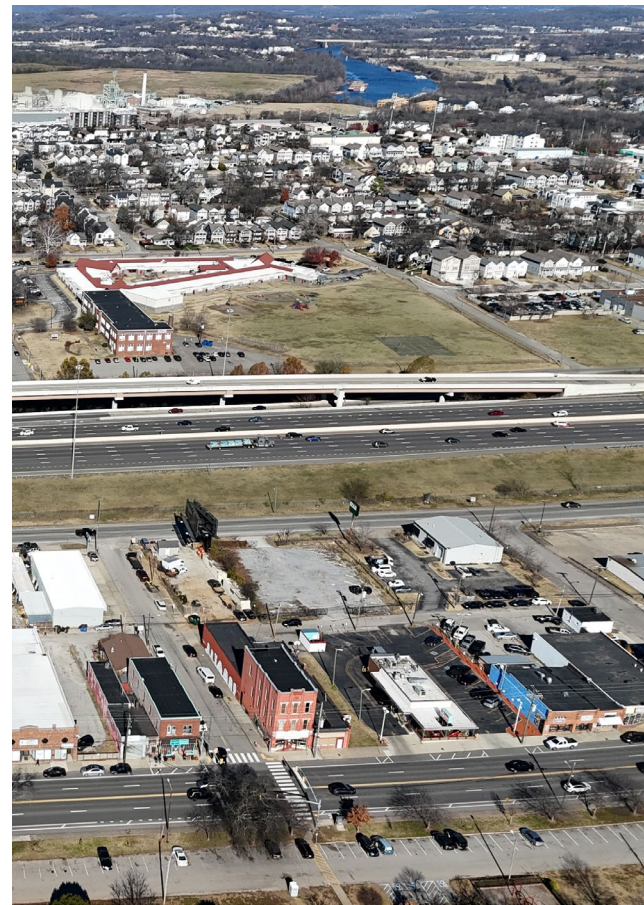
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**Colliers**



# 4801-4811 ALABAMA AVE

- ±3,000 SF office
- 0.87 Acres
- Zoning: Commercial Services (CS)
- Private, fenced yard
- Available March 2024
- Digital sign available for advertising  
Visible from I-40 with a traffic count of 148,916 per day
- Ample Parking
- I-40 Frontage
- 11 Miles from Nashville International Airport



LEASE RATE: \$13,500/MTH GROSS  
SALES PRICE: \$6,900,000

# 4801-4811 ALABAMA AVE

Nashville, Tennessee

Commonly known as “Music City,” **Nashville** is the center of the U.S. country music scene and is home to numerous artists, recording studios, and record labels, making it the largest music production center and the number one music scene in the U.S. outside of New York City. With a growing population of ±2 million people, Nashville is one of the fastest rising metropolitan areas in the country. As the city grows, its diverse workforce, unique community and Southern hospitality make Nashville a perfect location for both business ventures and residents.



**2M**  
People



**15.4%**  
Population Growth  
since 2010



**1.08M**  
Labor Force



**33.2%**  
Job Growth  
Since 2010



**\$58k**  
Per Capita  
Income



**98.5**  
Cost of Living  
Index



**14k**  
Downtown  
Residences

**5 MINUTES TO DOWNTOWN NASHVILLE**

**13 MINUTES TO BNA**



**4801-4811 ALABAMA AVE**

Alabama Ave

Charlotte Ave



# 4801-4811 ALABAMA AVE

Nashville, Tennessee



615 3rd Ave South  
Nashville, TN 37210  
615 850 2700

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