

FOR SALE

±10,000 SF Available

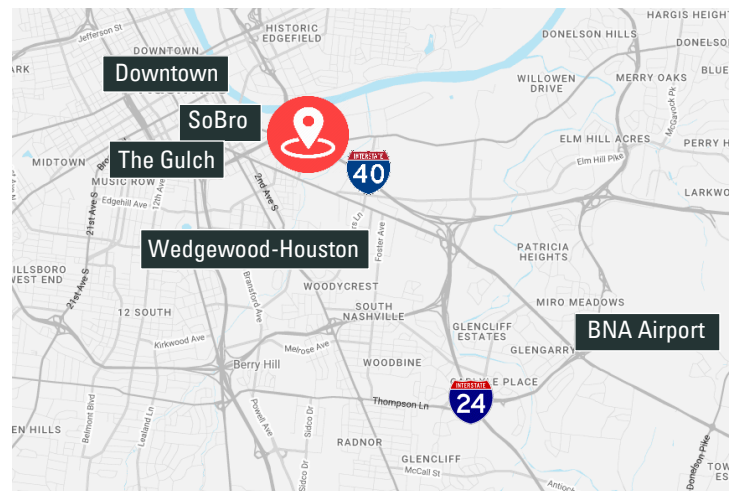
Rare Opportunity to Purchase within  
Nashville's Downtown Urban Core

147 Old Hermitage Ave, Nashville, TN 37210



## HIGHLIGHTS

- ±10,000 SF
- ±0.61 Acres
- Sale Price: \$1,500,000
- Includes a billboard sign which is leased by Lamar
- Zoned Cs: Commercial Service
- Excellent location in Nashville's downtown urban core
- Site offers interstate visibility from I-40 where over 137,508 vehicles pass per day
- Less than 1 mile to access I-40 on/off ramp
- Centrally positioned near Downtown, SoBro, the Gulch, and Wedgewood-Houston (all less than 3 miles from the subject property)



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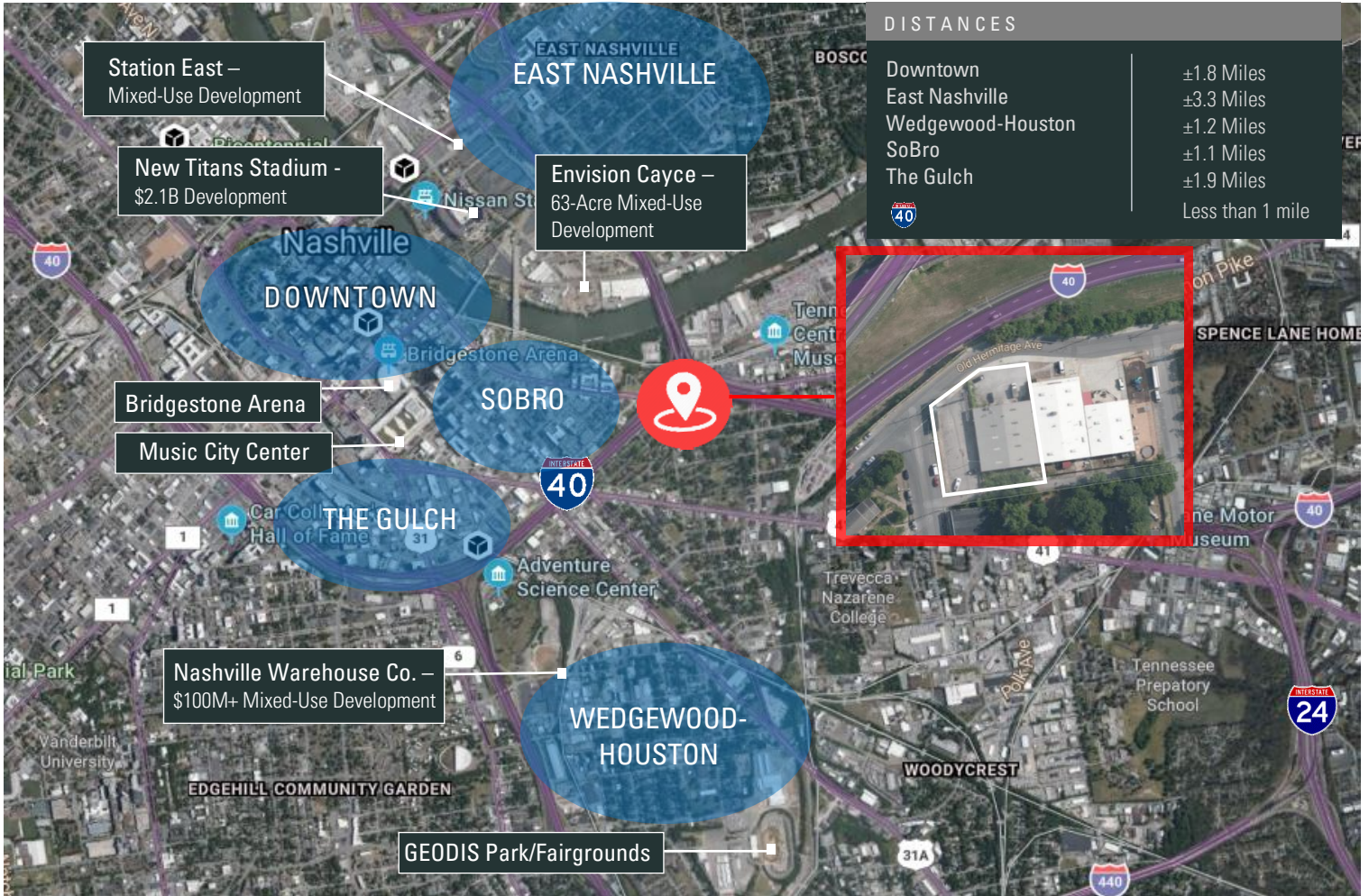
Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189

For Sale  
 ±10,000 SF  
 Industrial Building

147 Old Hermitage Ave  
 Nashville, TN 37210  
 Rutherford County

CHARLES  
 HAWKINS CO.

AERIAL



DISTANCES

Downtown	±1.8 Miles
East Nashville	±3.3 Miles
Wedgewood-Houston	±1.2 Miles
SoBro	±1.1 Miles
The Gulch	±1.9 Miles
	Less than 1 mile

DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
Population 2023	60,102	267,484	606,627
Households 2023	29,787	116,445	255,083
Average Household Income	\$94,249	\$92,662	\$92,430
Davidson County Population 2023			742,644

NASHVILLE  
 MARKET OVERVIEW

- #1 Overall Market to Watch 2022 & 2023 (ULI PwC)
- #1 Hottest Job Market in the Country (Wall Street Journal, 2023)
- #4 Metro for Economic Strength 2022 (Policom)
- #4 Hot Spot for Corporate HQ Relocation (DeWittmove.com, 2021)

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