

2241 FAIRVIEW BLVD



\$1,650,000
List Price

HIGHLIGHTS

Newly renovated
Fully occupied
Long-term leases
Yearly rent increases
NNN
Cap Rate 6.5%

COMMERCIAL BUILDING IN THE HEART OF FAIRVIEW

Ideally situated in the center of growing Fairview, TN. Currently leased to a pediatric dentist and a national insurance agency. Each space has been fully renovated and both tenants are at the beginning of their long-term leases (10 & 5 yrs).

Contact:

Dwayne Spradlin, owner

email: dwayne@spradlin.net

mobile: (615) 815-9805



SPECIFICS

List Price – \$1,650,000

Built in 2011

Property on .34 acres

Newly renovated in 2023, improvements totaling \$1MM

Property currently contains two leasable units
(footprint allows for up to three units)

Net rentable area is +/- 3860 square feet
Total building square footage +/- 4300

Fully-occupied with current leases ending in 2028 and 2033,
both with renewal options for two terms of 5 years each

Yearly rent escalation clauses in both leases

Fully NNN leases

Net operating income \$107,587 per year

Cap rate of 6.5%

Fairview, TN is in Williamson County, one of the fastest growing
counties in the state

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LOCATION



Taken from the Fairview Forward – 2040 Comprehensive Plan

Fairview is well-located within the Nashville Metropolitan Statistical Area in terms of proximity to downtown while offering a rural lifestyle. Fairview offers Williamson County image and schools, along with excellent interstate access via I-40W and I-840.

As noted above, Fairview offers a rural setting surrounded by significant natural topography and stunning scenery. Natural areas including Bowie Nature Park are wonderful amenities, especially for a community located so close to downtown Nashville. Fairview offers a rural/small-town feel that is increasingly difficult to find near Nashville.