



FOX FUEL

2716

2716 WESTWOOD DRIVE

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

FOUNDRY
COMMERCIAL

PROPERTY OVERVIEW



PROPERTY DETAILS

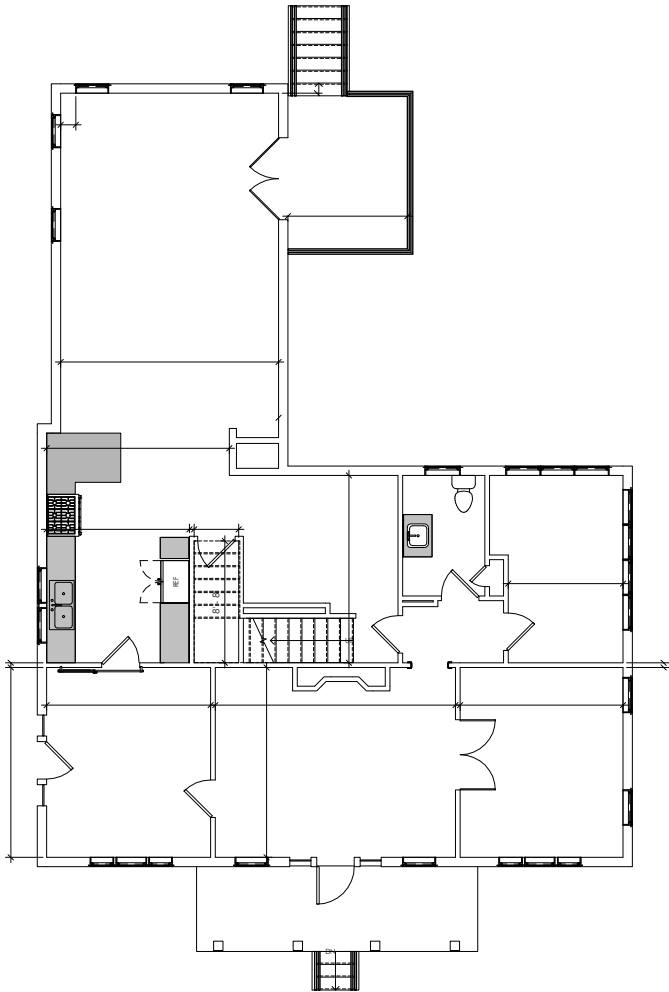
Address	2716 Westwood Drive Nashville, Tennessee 37204
Sub Market	Melrose / Berry Hill
Price	\$2,100,000
Size	2,496 SF 0.32 AC
Improvements	± 2,894 SF not including covered patio
Parking	8 Spaces; ability to add more in the backyard
Layout	4 Offices, Conference, Kitchen, 3 Restrooms, Open Workspace, Front/Back Porches

PROPERTY HIGHLIGHTS

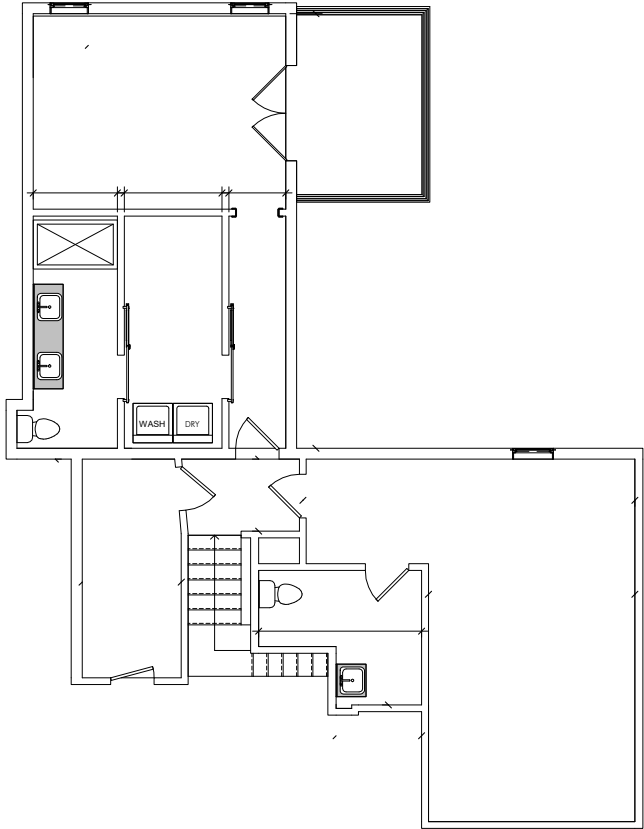
- Excellent location In the heart of Melrose/Berry Hill
- Easy access to I-440/I-65
- 1.1 miles to Geodis Park
- 10 minute drive to Downtown
- Dry unfinished basement
- Sound system with speakers throughout
- Furniture negotiable
- Updated entry
- Outdoor Patio

FLOOR PLAN

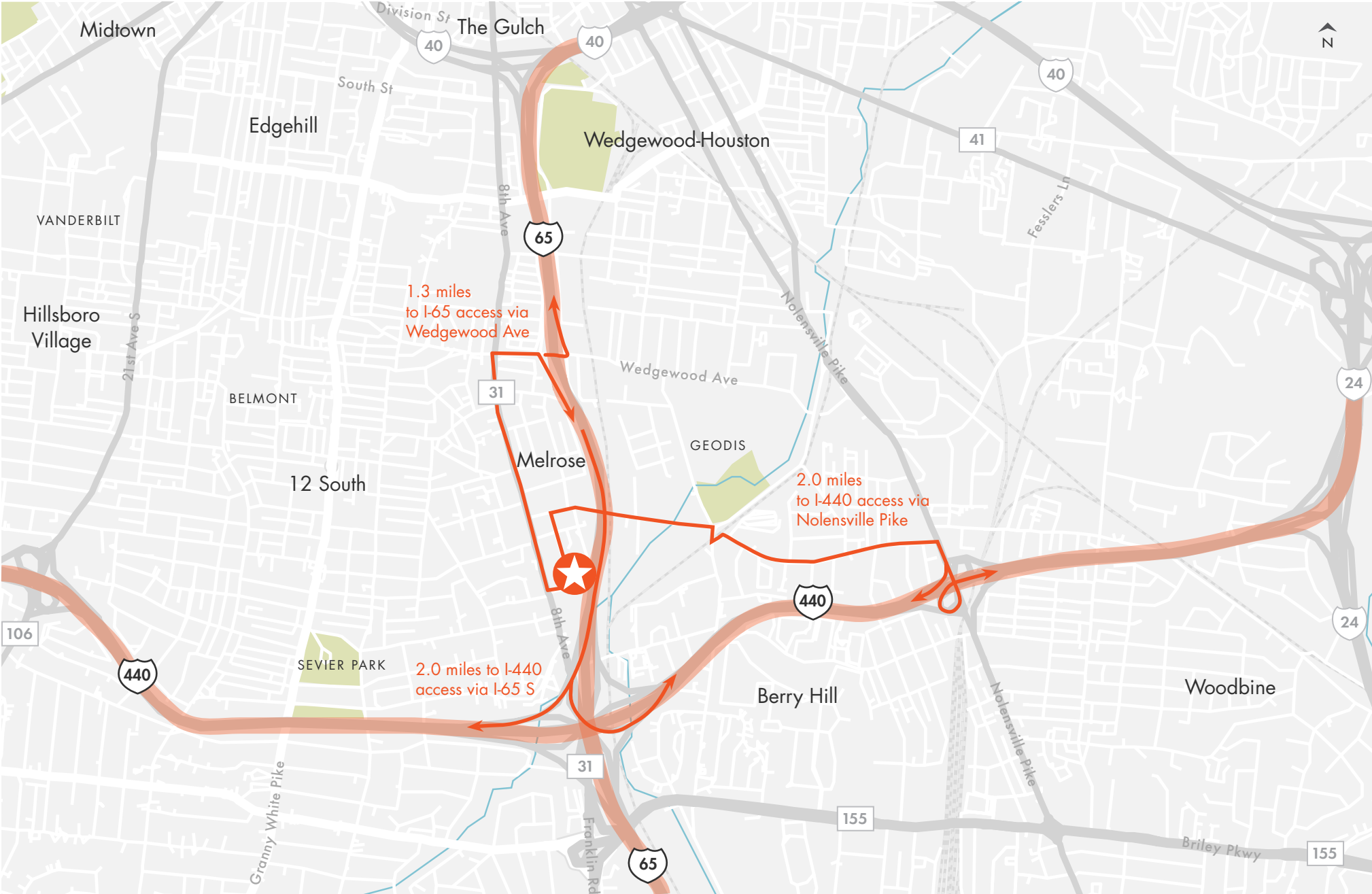
FIRST FLOOR



SECOND FLOOR



INTERSTATE ACCESS MAP



THE NEIGHBORHOOD



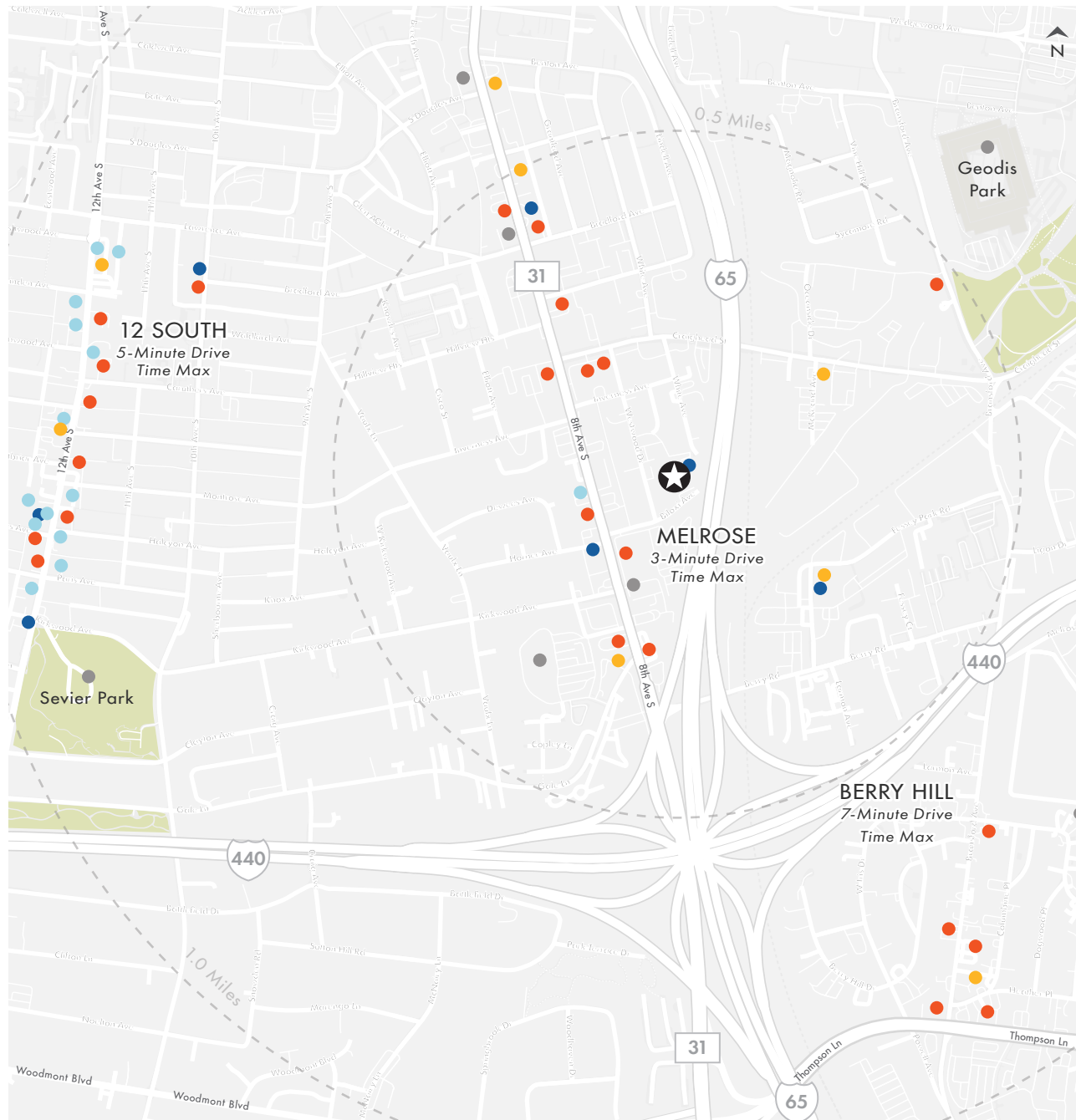
MELROSE/BERRY HILL

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

FITNESS

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

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

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