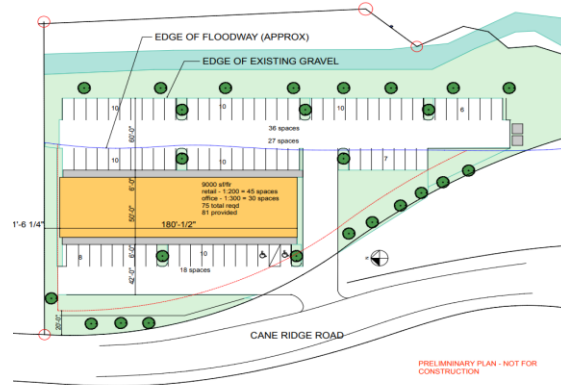


5250 Cane Ridge Road, Nashville, TN

Retail, Flex, and Office Space | For Lease



Property Overview



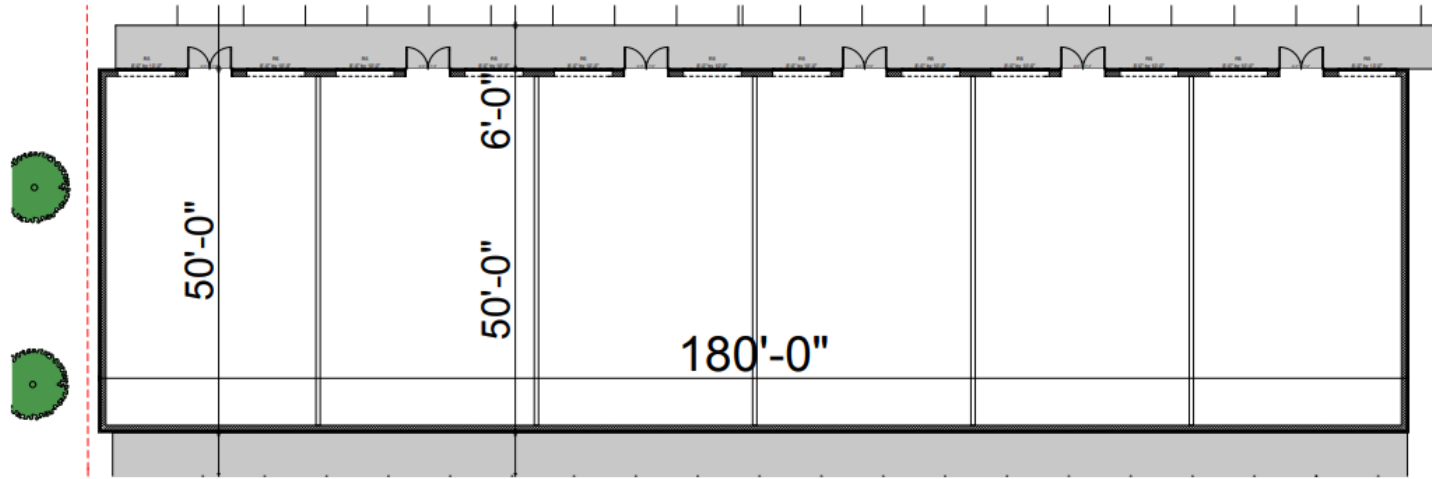
Total Property

- **Site Area:** 2.61 acres
- **Frontage:** 500' of visibility on I-24
- **Zoning:** SCR
- **Parking:** 81 Spaces (4.5 per 1,000)
- **Access:** Stoplight Intersection via Bell Road

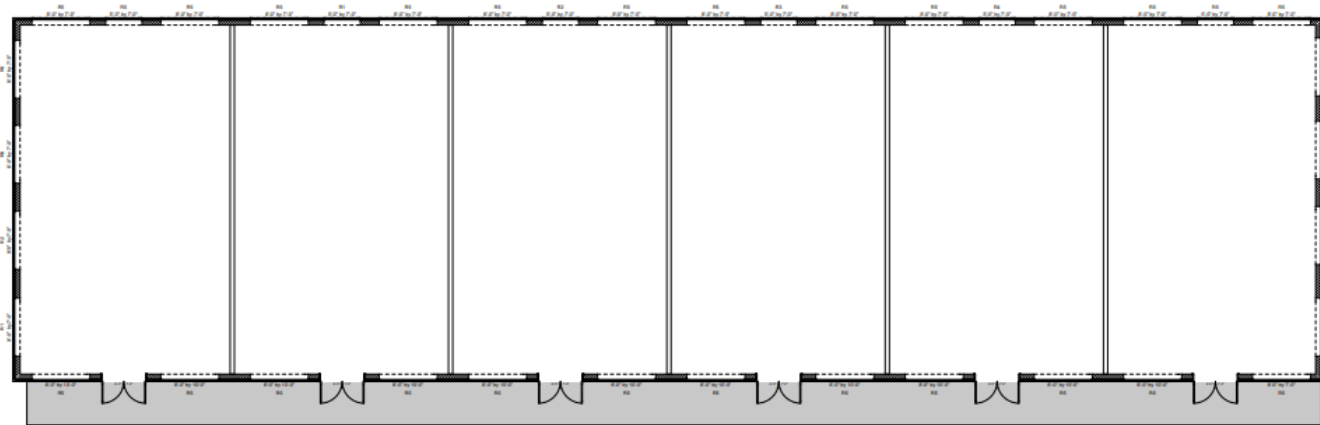
Building

- **Square Footage:** 18,000 sqft
- **Stories:** 2 (Both Stories at Grade)
- **Suites:** 1,500 – 9,000 sqft
- **Delivery:** Whitebox or Fully Furnished
- **Quality:** Class A

Floorplan

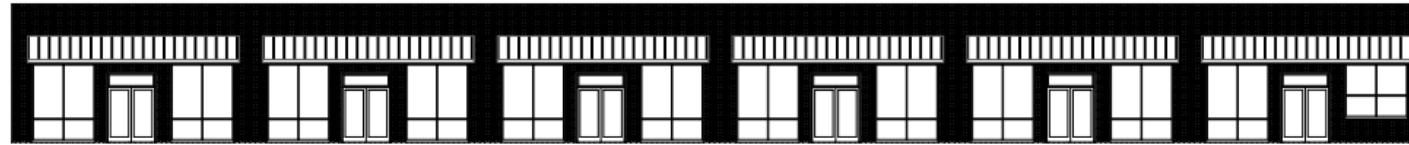


① 1st FLOOR
SCALE: 1/8" = 1'-0"



② 2nd flr plan
SCALE: 1/8" = 1'-0"

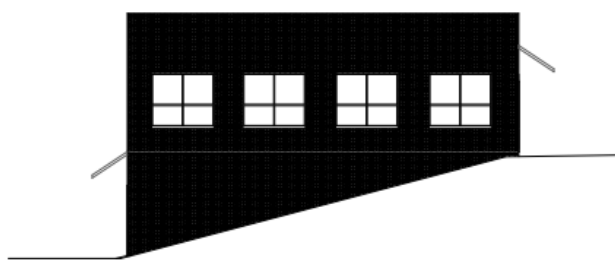
Elevations



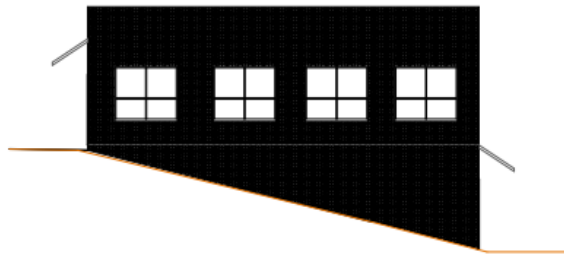
2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"

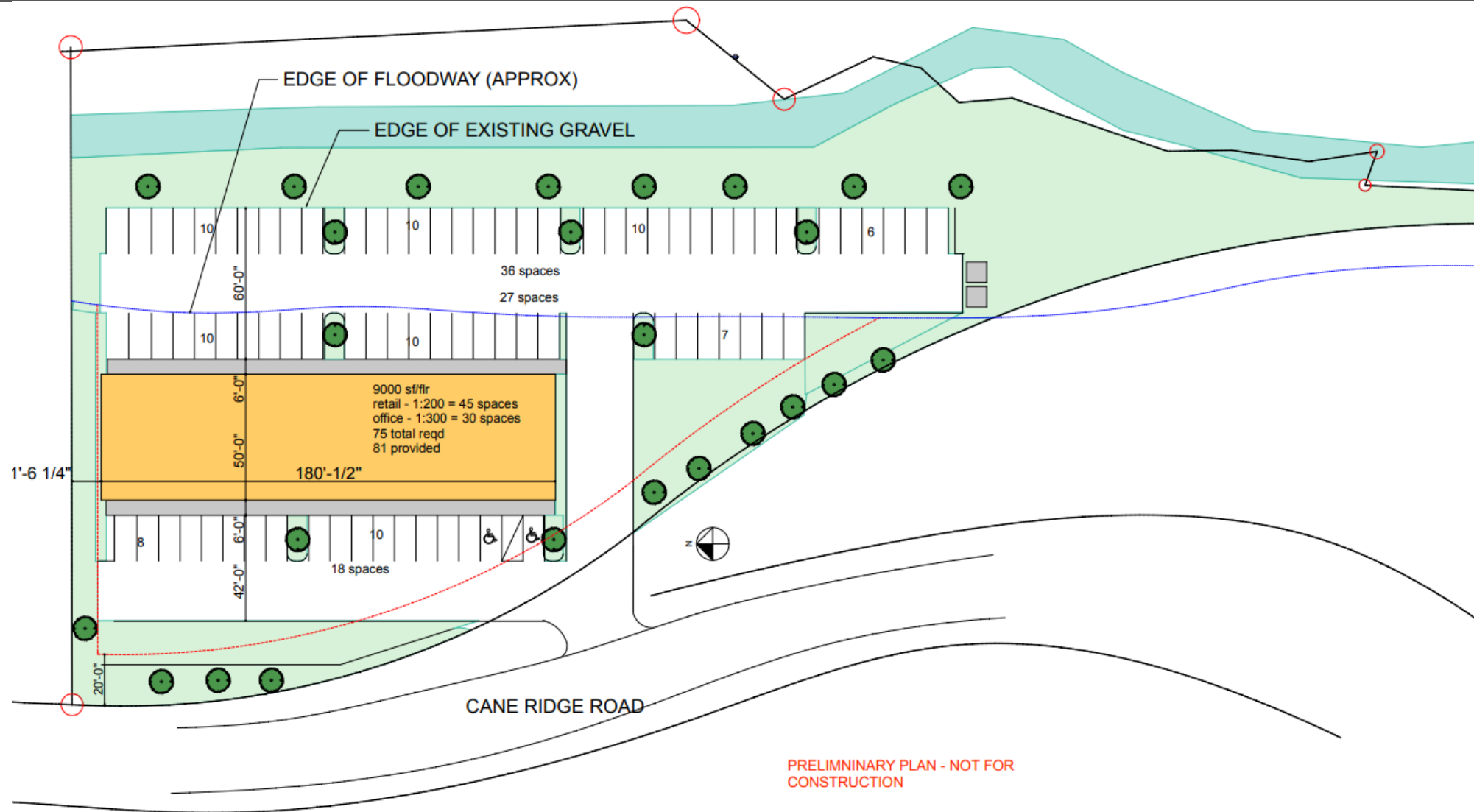


4 LEFT/NORTH ELEVATION
SCALE: 1/8" = 1'-0"



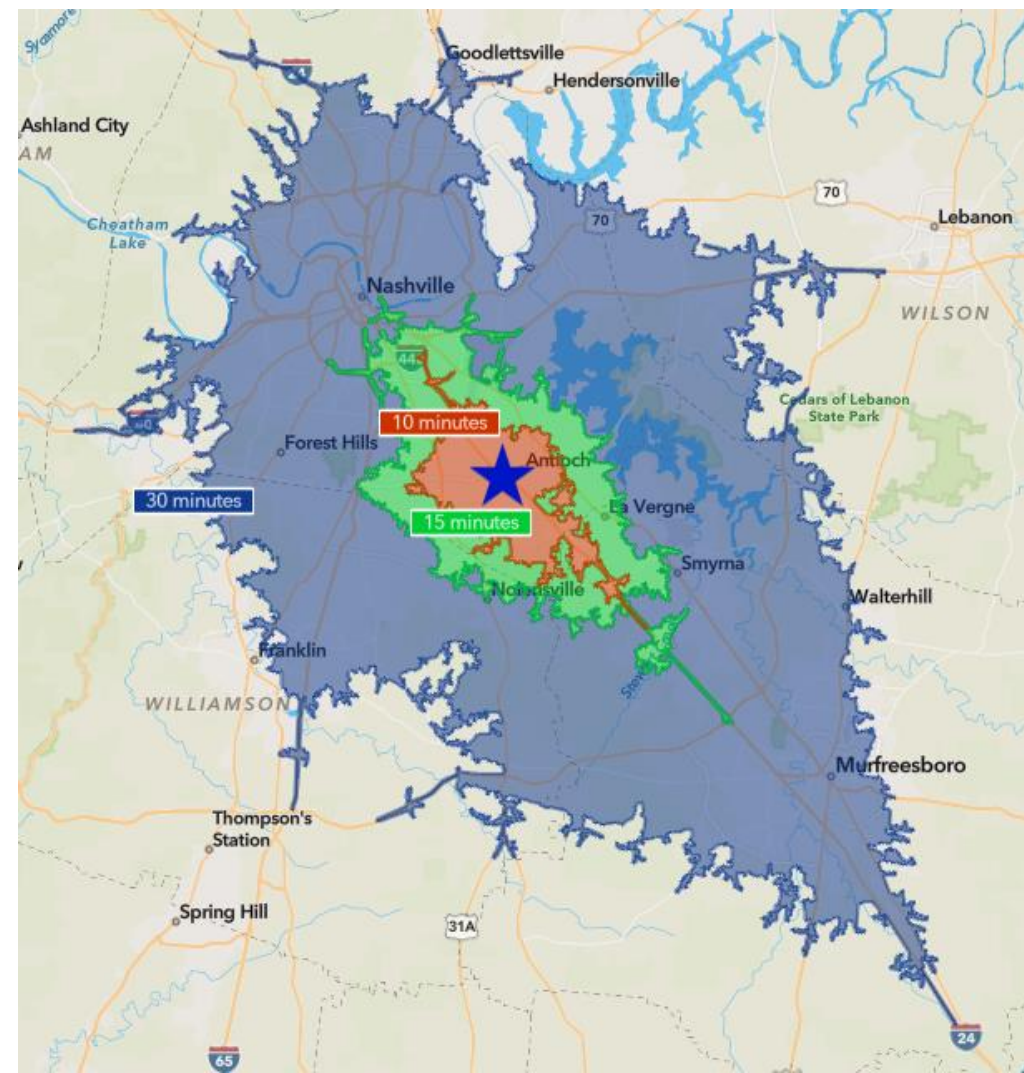
5 RIGHT/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Site Plan



PRELIMINARY PLAN - NOT FOR
CONSTRUCTION

Location



- **Access:**

- Located on I-24
- 16 minutes to Downtown Nashville
- 24 minutes to Downtown Murfreesboro

- **Demographics in 37013 Zip Code:**

- Highest Population Zip Code in Davidson County
- 12% increase in population from 2020 to 2024
- \$74k Average Disposable Income

- **Retail Desert:**

- The 37013 zip code has double the income per store compared to Davidson County

	37013 Zip Code	Davidson County
Disposable Income per Retail Store	\$33M*	\$16M

- *Source: ESRI
- See glossary for math

Build-to-Suit



Build-To Suit

12-Month Horizon

Leasable Space

1,500 – 18,000 sqft

Rent Guidance

\$35 per sqft

Glossary: Spending per Retail Store

	37013 Zip Code	Davidson County
Average Disposable Income	\$ 74,036	\$ 85,020
Population	106,954	765,747
Total Disp Income	\$ 7,918,446,344	\$ 65,103,809,940
Retail Stores (NAICS)	239	4,000
Disp Income per Store	\$ 33,131,574.66	\$ 16,275,952.49