

**JPS REALTY PARTNERS**  
**ECONOMIC & COMMUNITY DEVELOPMENT PROPERTIES**  
**FOR LEASE**

**4,578 Square Foot Building on +/- 0.37 Acre Lot**

*280 White Bridge Pike  
Nashville, Tennessee 37209*



- Excellent for a Tenant wanting to serve the Nashville market and wanting great visibility.
- +/- 149 feet of frontage along White Bridge Pike.
- +/- 109 feet of frontage along Corbett Lane.
- Excellent property and corner lot for redevelopment or adaptive-reuse.
- All 13 parking spaces are located in the front of the building. Potential space on the site for one/two more parking spaces.
- Well maintained landscape and mature trees on the property.
- Lots of glass to allow sunlight into the building.
- Existing highly-visible pole mounted building sign.
- 28,570 Vehicles Per Day along White Bridge Pike (2024).
- +/- 0.59 miles from I-40, down the street from several retailers including Target, Trader Joe's, etc..., +/- 0.83 miles from Nashville State Community College/Tennessee College of Applied Technology Nashville, +/- 1.71 miles from the future Belle Meade Village (780,000-square-foot mixed-use development) and +/- 2.14 miles from Ascension Saint Thomas Hospital West.
- Ceiling height below the roof structure is 12' 10". Height below the current ceiling titles is 8' 10".

**For More Information Please Contact:**

**James P. Spellman II, CCIM**

**CEO and Managing Director**

**Direct (615) 403-6298**

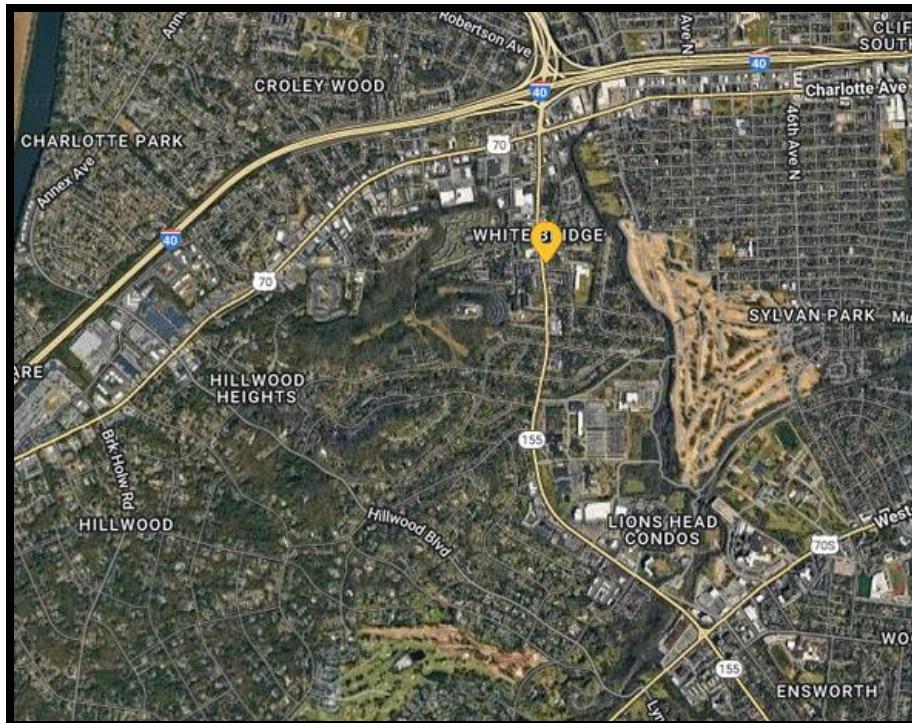
**[jspellman@jpsrealtypartners.com](mailto:jspellman@jpsrealtypartners.com)**

**DISCLAIMER:** The information herein was obtained from sources considered reliable. JPS Realty Partners, LLC cannot be responsible, however, for errors or omissions.

**JPS REALTY PARTNERS**  
**ECONOMIC & COMMUNITY DEVELOPMENT PROPERTIES**  
**FOR LEASE**

**4,578 Square Foot Building on +/- 0.37 Acre Lot**

**280 White Bridge Pike**  
**Nashville, Tennessee 37209**



|  | <b>1-Mile Radius</b> | <b>3-Mile Radius</b> | <b>5-Mile Radius</b> |
|--|----------------------|----------------------|----------------------|
| • 2024 Total Population:   | 8,313                | 72,404               | 188,672              |
| • 2024 Average Household Income:   | \$121,151            | \$148,144            | \$145,566            |
| • 2024 Median Home Value   | \$613,623            | \$678,859            | \$683,180            |
| • Zoned CS Commercial for possible uses such as plastic surgery, specialty home goods, jewelry store, coffee shop, veterinarian office, veterinarian urgent care, antique sales, private personal fitness/training center, law office, title office, medi-spa, counseling center, pharmacy, financial institution, chiropractic office, dental office, bank branch, general office, medical office, psychiatric clinic, urgent care, physical therapy, neighborhood wine and spirits store, family-owned bakery, clothing sales, florist, home design center, gourmet ice cream/yogurt/cookie shop, boutique women's apparel shop, endodontist, periodontist, oral surgeon, CPA office, optometrist office/specialty eyewear center, credit union branch, insurance office, tutoring center, pediatric dentist, pediatrician, dermatologist, boutique hair salon, nail spa, dry cleaner/tailor, etc... |                      |                      |                      |

**For More Information Please Contact:**

**James P. Spellman II, CCIM**

**CEO and Managing Director**

**Direct (615) 403-6298**

**[jspellman@jpsrealtypartners.com](mailto:jspellman@jpsrealtypartners.com)**

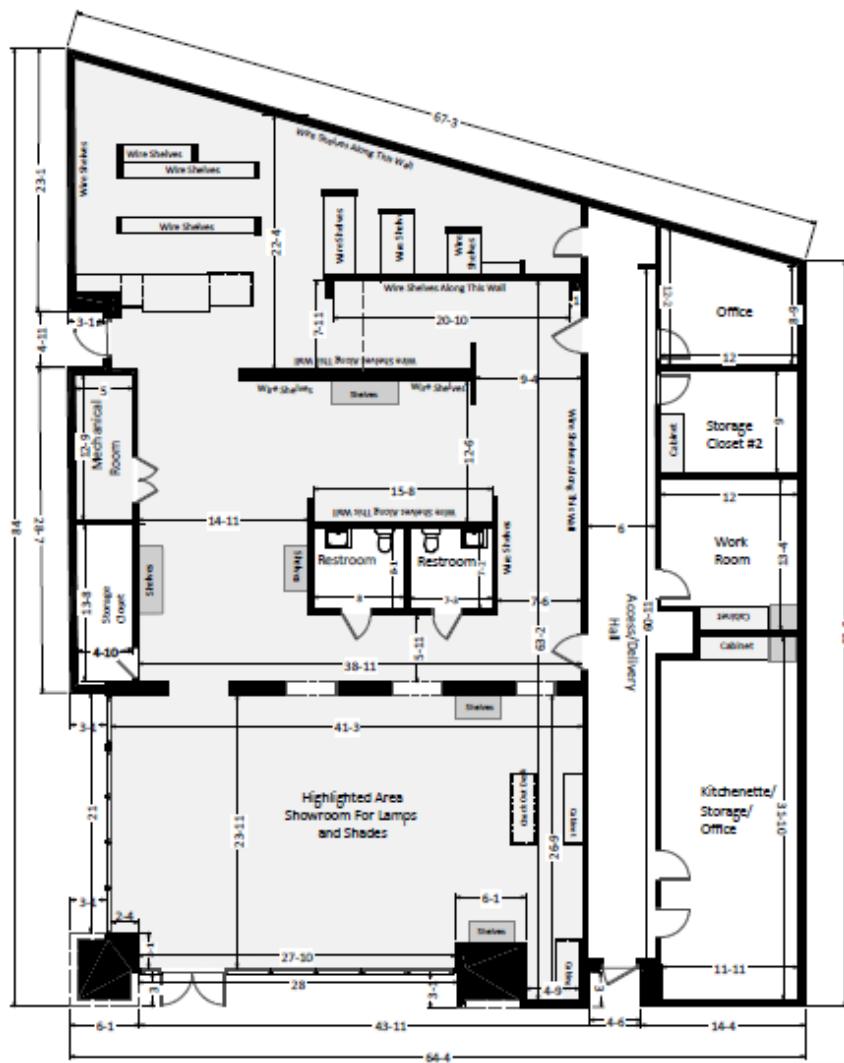
**DISCLAIMER:** The information herein was obtained from sources considered reliable. JPS Realty Partners, LLC cannot be responsible, however, for errors or omissions.

**JPS REALTY PARTNERS**  
**ECONOMIC & COMMUNITY DEVELOPMENT PROPERTIES**  
**FOR LEASE**

**4,578 Square Foot Building on +/- 0.37 Acre Lot**

*280 White Bridge Pike  
Nashville, Tennessee 37209*

**BUILDING PLAN**



Description of Measurement Technique: The square footage measurements used in calculating rentable space for commercial real estate are recognized by the "AMERICAN NATIONAL STANDARD FOR SQUARE FOOTAGE-METHOD FOR CALCULATING: ANSI/BOMA - Z265.5.2020, (ANSI standard). In this case the "Rentable Square Footage calculations" were made based on direct measurement of exterior dimensions with an inspection of interior space to confirm rentable area.

**For More Information Please Contact:**

**James P. Spellman II, CCIM**

**CEO and Managing Director**

**Direct (615) 403-6298**

**[jspellman@jpsrealtpartners.com](mailto:jspellman@jpsrealtpartners.com)**

**DISCLAIMER:** The information herein was obtained from sources considered reliable. JPS Realty Partners, LLC cannot be responsible, however, for errors or omissions.