

**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 tiles is 8' 10".

**For More Information Please Contact:**

**James P. Spellman II, CCIM  
CEO and Managing Director  
Direct (615) 403-6298**

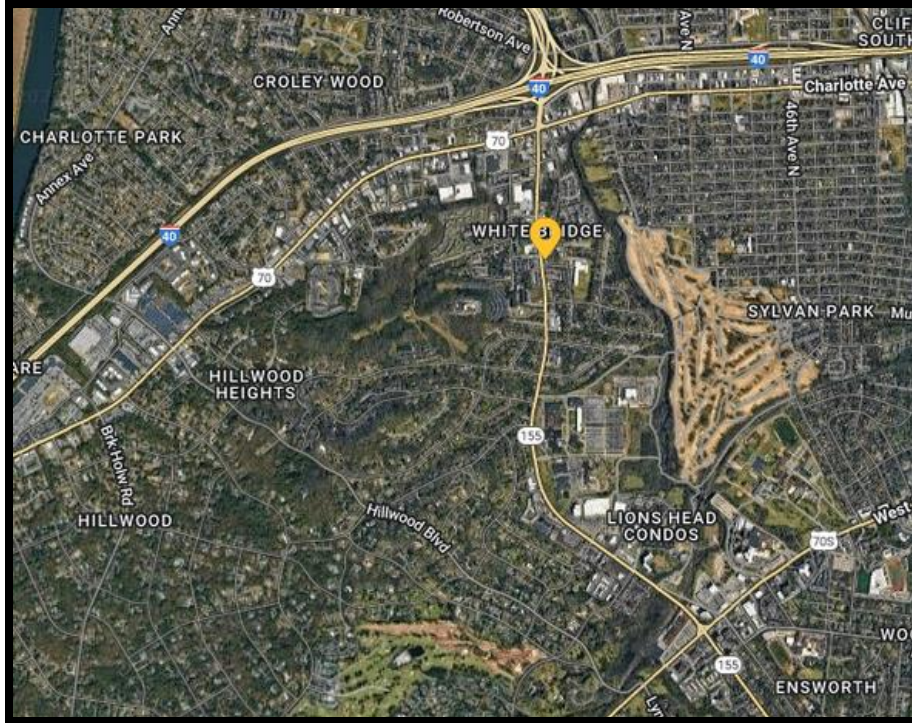
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- |                                  | <u><b>1-Mile Radius</b></u> | <u><b>3-Mile Radius</b></u> | <u><b>5-Mile Radius</b></u> |
|----------------------------------|-----------------------------|-----------------------------|-----------------------------|
| • 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...

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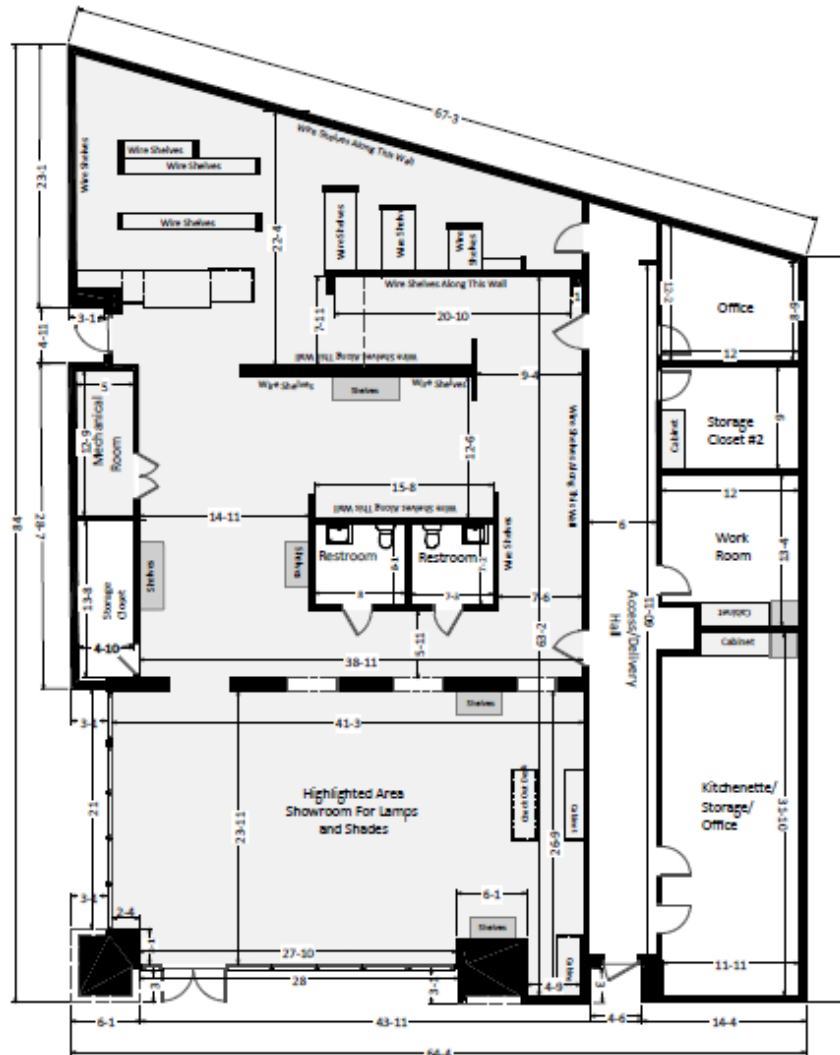
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**BUILDING PLAN**



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.

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