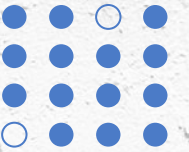


# 109 CUDE LN

Madison, TN 37115

For Sale/For Lease

**OFFERING MEMORANDUM**



# EXCLUSIVELY LISTED BY:

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# TABLE OF CONTENTS

04

EXECUTIVE SUMMARY

05

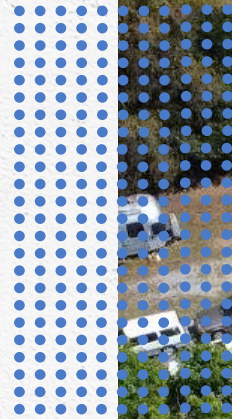
PROPERTY HIGHLIGHTS

06

PROPERTY SUMMARY

09

AREA OVERVIEW



# EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is excited to present the opportunity to purchase or lease 109 Cude Ln. This property is ±3,932 SF on ±0.49 Acres. This site is located in a dense retail corridor ±13 miles away from downtown Nashville, surrounding the tenant or owner with many retail shopping and dining locations, as well as quick access to one of the major highways in Tennessee, I-65.



# PROPERTY HIGHLIGHTS

- **DETAILS**

This ±3,932 SF building features multiple large rooms, a foyer, an upstairs loft/mezzanine area, a green room, two bathrooms, and a kitchen.

- **IRREPLACEABLE LOCATION**

This building is less than ±13 miles from downtown Nashville and ±1.5 miles from direct access to I-65.

- **HIGH QUALITY FACILITY**

This property was built in 1999 and has been professionally maintained ever since.

- **EXCESS PARKING**

Owners, employees, and clients can enjoy the convenience of a large lot with plenty of parking.

- **UNIQUE OFFERING**

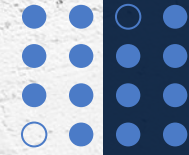
This ±3,932 SF building is currently used as an event space with the ability to be used for a variety of different uses due to its ON zoning.

- **RARE OPPORTUNITY**

There are few opportunities to occupy a building of this size in the immediate area. As there has been limited inventory of similar properties brought to the Madison/Goodlettsville market in the past year, this offers an investor or occupier a rare opportunity in an affordable market.



# PROPERTY SUMMARY



## Property Summary

<b>Address</b>	109 Cude Ln   Madison, TN 37115
<b>RBA</b>	±3,932 SF
<b>Lot Size</b>	±0.49 AC
<b>List Price</b>	\$950,000
<b>Asking Rent</b>	Contact Broker
<b>Zoning</b>	ON
<b>Year Built</b>	1999





**BOOT BARN**  
bp

McDonald's Wendy's KFC TACO BELL

Kroger  
TRUIST  
Great Clips  
SUBWAY

**HAVERTYS**  
FURNITURE · EST 1885

**THE SHOPPES AT RIVERGATE**  
SHOPPING CENTER

AMERICAN SIGNATURE FURNITURE  
Ashley HOMESTORE  
Gabe's  
DOLLAR GENERAL  
TACO BELL BURGER KING COOK-OUT

**Walmart**  
Supercenter  
ZAXBY'S MATTRESS FIRM FIVE GUYS

ASSOCIATED WHOLESALE GROCERS  
RETAILER  
FOCUS 2024  
RETAILER OWNED

target GameStop  
JOANN  
CHUCK E. CHEESE

**Academy**  
SPORTS+OUTDOORS

**+78,500 VPD**

TSC TRACTOR SUPPLY CO

Waffle House Exxon

**RIVERGATE MALL**  
SHOPPING CENTER

Dillard's JCPenney Guitar Center  
sears HOME SERVICES CHAMPS SPORTS  
AÉROPOSTALE FINISH LINE

**+108,300 VPD**  
**+78,500 VPD**

386

**GALLATIN PIKE N**  
**+39,000 VPD**

**SUBJECT PROPERTY**

**CARmax**

**NORTHSIDE MARKETPLACE**  
SHOPPING CENTER

BEST BUY DICK'S SPORTING GOODS  
BIG LOTS! OLD NAVY  
ROOMS TO GO DOLLAR TREE

**MCHENRY**  
SHOPPING CENTER

HOBBY LOBBY BAM! BOOKS-A-MILLION  
Burlington five BELOW  
Arby's Jersey Mike's  
Cici's Pizza Bath & Body Works Baskin Robbins

Goodwill Harbor Freight  
Rainbow AspenDental TWIN PEAKS EATS · DRINKS · SCENIC VIEWS

PET SMART  
OLLIE'S OUTLET Bargain GOOD STUFF CHEAP  
IHOP THE VITAMIN SHOPPE

Walgreens

bealls FAMOUS footwear Olive Garden  
OUTLET Conn's  
ANYTIME FITNESS DUTCH BROS

**RaceTrac**

Speedway

Public Storage

amazon

CALIBER COLLISION

THE HOME DEPOT  
Office DEPOT  
dd's DISCOUNTS DOLLAR GENERAL OUTBACK STEAK-HOUSE

# PROPERTY PHOTOS





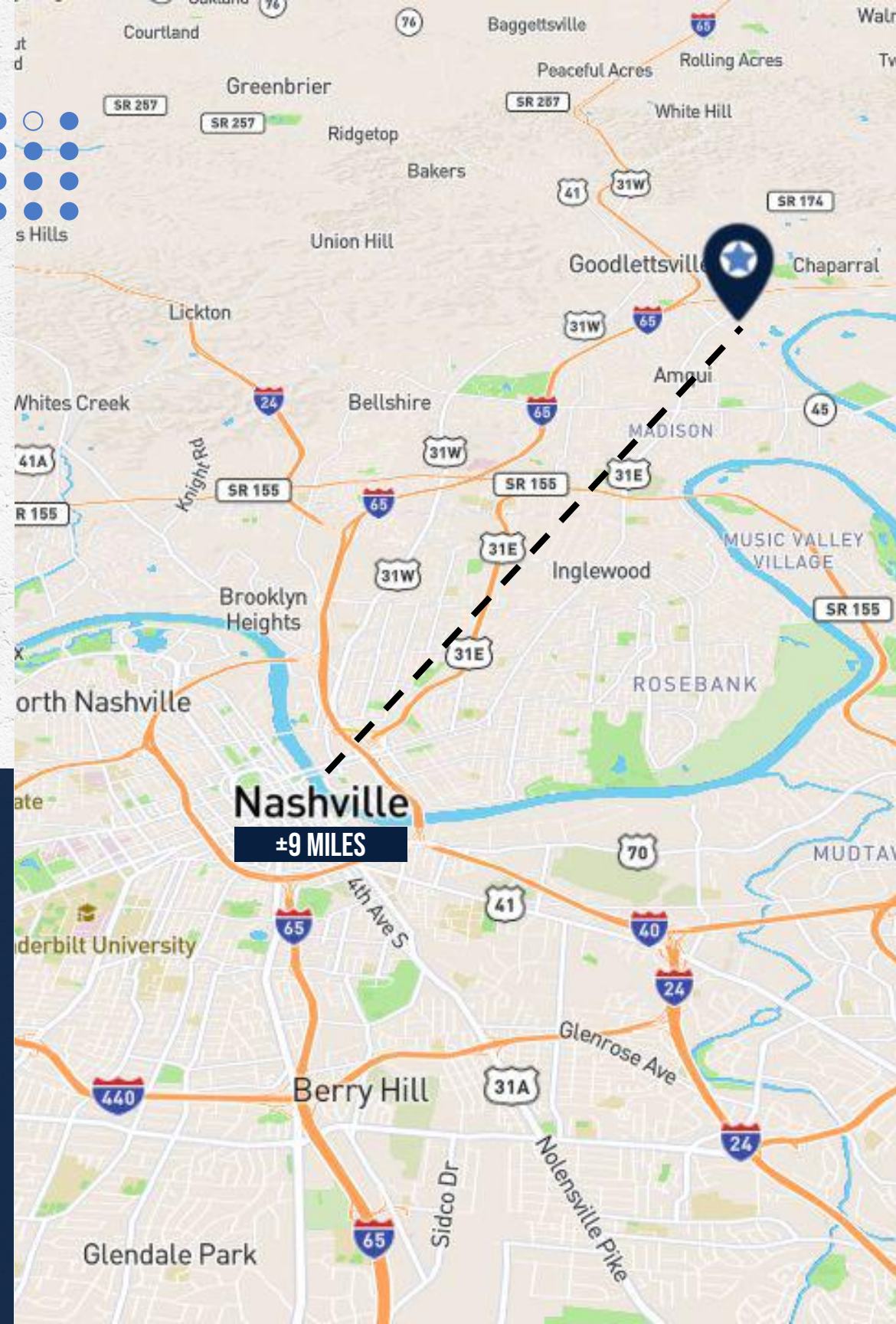
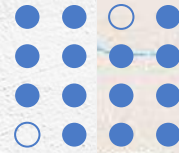
# AREA OVERVIEW

## MADISON, TN

Madison, Tennessee, is a vibrant suburban community located just northeast of downtown Nashville. Known for its historic charm and residential appeal, Madison offers a mix of older neighborhoods and new developments, making it a diverse area for both long-time residents and newcomers. Its proximity to Nashville allows easy access to the bustling city life while maintaining a quieter, more relaxed atmosphere.

Madison is home to a variety of local businesses, parks, and schools that contribute to a strong sense of community. With amenities such as the Madison Station Boulevard and Peeler Park, residents enjoy recreational opportunities along the Cumberland River and green spaces ideal for outdoor activities. The community also boasts a growing commercial sector, with shopping centers, restaurants, and service providers meeting the needs of the local population.

Over recent years, Madison has experienced steady growth and development, attracting families, young professionals, and retirees alike. Its central location, affordable housing, and close-knit community atmosphere continue to make Madison an appealing destination for those seeking a balance between urban convenience and suburban tranquility.



## DEMOGRAPHICS

### POPULATION

1-MILE 3-MILE 5-MILE

Current Year Estimate 4,425 40,911 101,692

### HOUSEHOLDS

1-MILE 3-MILE 5-MILE

Current Year Estimate 2,122 17,945 43,775

### INCOME

1-MILE 3-MILE 5-MILE

Average Household Income \$75,294 \$84,509 \$99,366

## NASHVILLE, TN MSA

Nashville, the capital of Tennessee, is a vibrant city known for its rich musical heritage, diverse cultural scene, and burgeoning economy. Often referred to as "Music City," Nashville is the heart of the country music industry, home to the Grand Ole Opry, the Country Music Hall of Fame, and a plethora of honky-tonk bars lining Broadway where live music fills the streets day and night. The city's deep musical roots extend beyond country music, embracing genres like rock, pop, jazz, and blues, contributing to a dynamic and eclectic musical landscape.

Beyond its musical fame, Nashville boasts a robust cultural and educational infrastructure. The city is home to several renowned institutions such as Vanderbilt University, Belmont University, and Tennessee State University, which contribute to its vibrant student population and intellectual climate. Nashville's cultural offerings are further enriched by its numerous museums, art galleries, theaters, and historic sites, including the Parthenon in Centennial Park, a full-scale replica of the ancient Greek monument. The city's culinary scene has also gained national attention, with a diverse array of restaurants offering everything from traditional Southern cuisine to innovative culinary creations.

Economically, Nashville is one of the fastest-growing cities in the United States, driven by a diverse range of industries including healthcare, finance, education, and technology. The healthcare sector is particularly prominent, with Nashville hosting the headquarters of several major healthcare companies and numerous hospitals and research institutions. The city's business-friendly environment, coupled with its high quality of life and relatively low cost of living, has attracted a steady influx of new residents and businesses, fueling its growth and transformation into a major metropolitan hub.

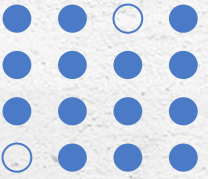


## ECONOMY

In recent times Nashville has been described as a “southern boomtown” by numerous publications, with it having the third fastest growing economy in the United States as of 2019. It has been stated by the US Census Bureau that Nashville “adds an average of 100 people a day to its net population increase”. The Nashville region was also stated to be the “Number One” Metro Area for Professional and Business Service Jobs in America, as well as having the “Hottest Housing market in America” as stated by the company Zillow.

Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Nashville is home to more than 300 healthcare companies, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals. The Nashville health care industry contributes an overall economic benefit of \$46.7 billion and more than 270,000 jobs to the local economy annually. Globally, Nashville’s health care industry generates more than \$92 billion in revenue and more than 570,000 jobs.





## UNIVERSITIES

- Vanderbilt University** - 12,686 Students
- Fisk University** - 855 Students
- Belmont University** - 7,350 Students
- Middle Tennessee State University** - 22,511 Students

## PROFESSIONAL SPORTS TEAMS

- Tennessee Titans** - 1,047,496 2019 Attendance
- Nashville Predators** - 715,276 2019 Attendance



## MUSIC CITY CENTER

Nashville's downtown convention facility, opened in May 2013. The 2.1 million-square-foot Music City Center features more than 375,000 square feet of exhibit space, 128,000 square feet of meeting space, two ballrooms, a business center, and a 2,500-seat theater.

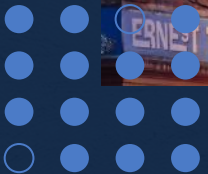
## GAYLORD OPRYLAND RESORT & CONVENTION CENTER

The largest non-gaming hotel property in the United States with 2,888 rooms and more than 700,000 square feet of meeting space, including 263,772 of contiguous exhibit space.



## NASHVILLE'S HONKY TONK HIGHWAY

Broadway is the busiest street in Nashville. The thriving downtown area is home to over 100 restaurants, bars, and music venues. Lower Broadway, also known as Nashville's Honky Tonk Highway, is the center of entertainment in Music City. A honky-tonk is an establishment that contains at least one stage and a bar. Lower Broadway is filled with honky-tonks giving it the popular tourist destination name.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **109 Cude Ln, Madison, TN, 37115** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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REAL ESTATE INVESTMENT SERVICES