

CHARLES HAWKINS CO.



SALE OR LEASE

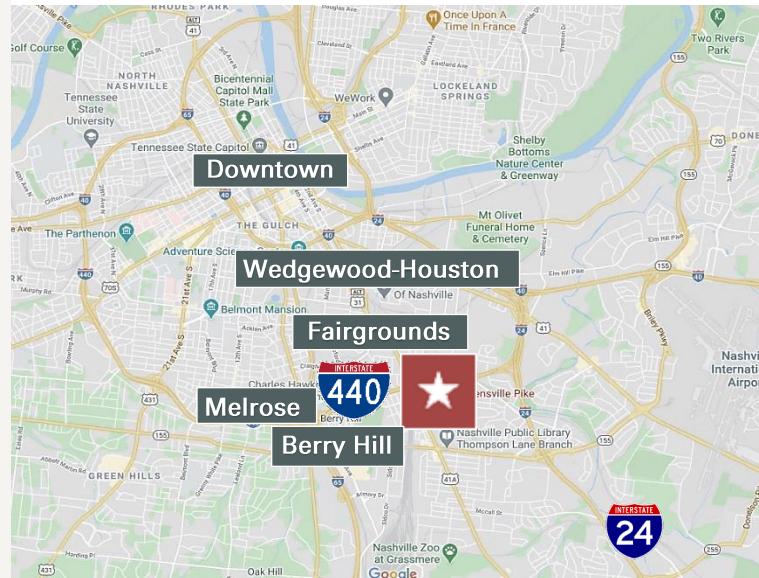
Opportunity Zone Location

±1,843 SF Small Retail/Flex Space Available
Prime Location in the Woodbine Corridor; Less than 1 Mile from I-440



HIGHLIGHTS

- ±1,843 SF Retail Storefront on Nolensville Pike
- **Located in an opportunity zone**
- Sale Price: \$399,900 Lease Rate: \$12.00/ SF Net
- Shell Condition
- 24' wide x 74' deep
- ±100 SF Office with restroom
- 14' Ceilings
- Skylight
- Fenced parking with alley access
- Street parking in front of building
- 29,662 AADT Traffic Count
- 0.1 mile from I-440
- Close proximity to future MLS stadium, Berry Hill, and Downtown
- Rare opportunity for smaller square footage on Nolensville Pike in the growing Woodbine corridor



Tee Patterson, SIOR

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Exclusively listed by:

Charles Hawkins Co. / CORFAC International

760 Melrose Avenue

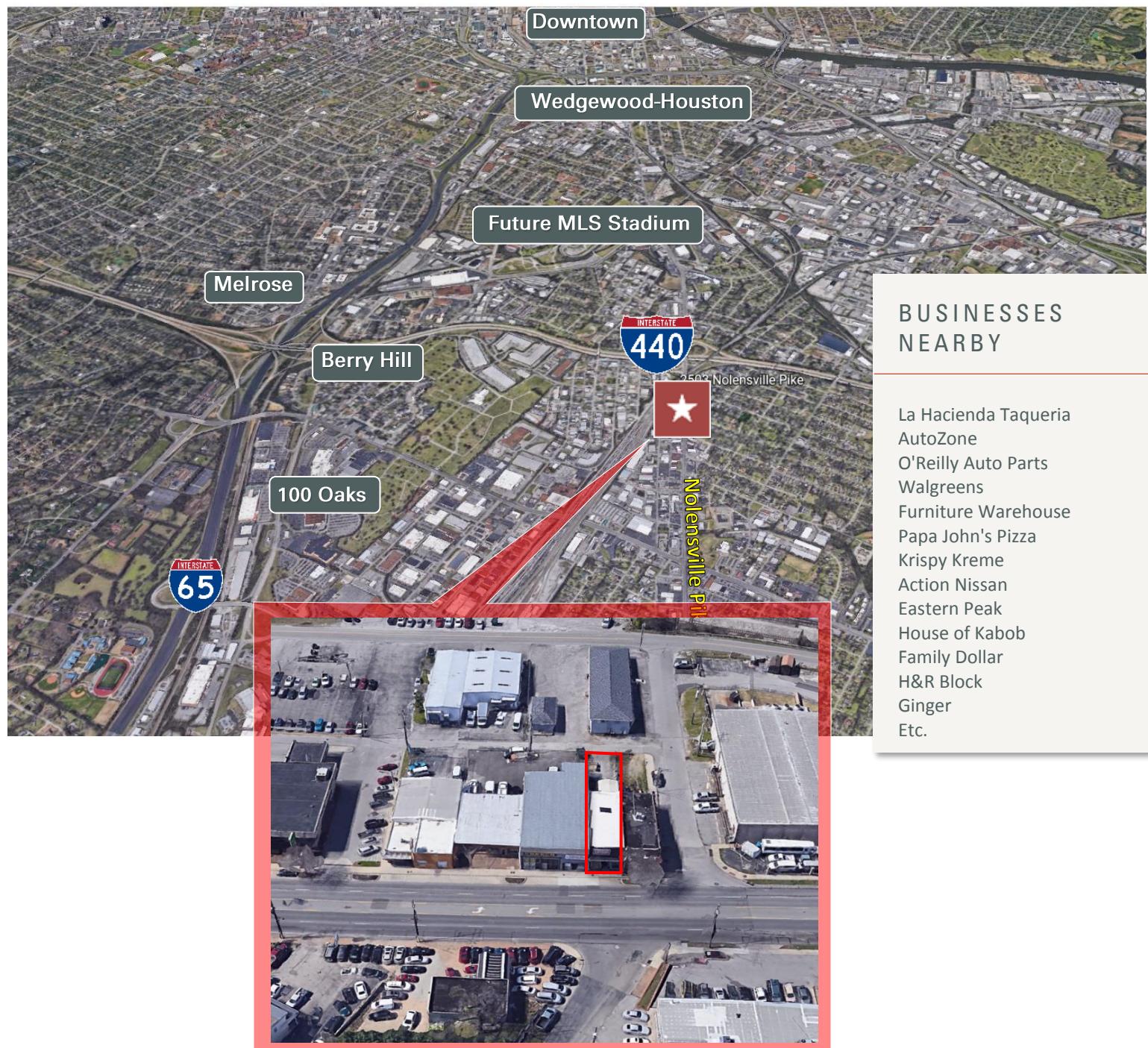
Nashville, TN 37211

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Sale or Lease
±1,843 SF Small Retail/Flex Space

2503 Nolensville Pike
Nashville, TN 37211
Davidson County

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