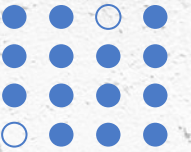


933 VISCO DR | NASHVILLE, TN 37210

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:

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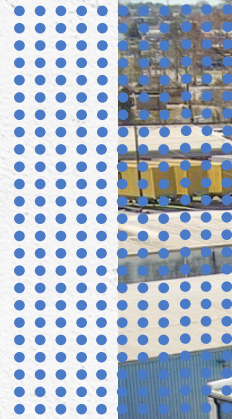
EXECUTIVE SUMMARY

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AREA OVERVIEW



EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is pleased to present the opportunity to acquire 933 Visco Dr in Nashville, Tennessee. Featuring a ±8,240 SF flex building on ±0.64 AC of IR zoned land, this site is a rare find with proximity to multiple interstates and the downtown core. There is a substantial amount of demand for small-bay industrial space in the area, making this property a rare opportunity for either an investor or owner-user to consider.

PROPERTY HIGHLIGHTS

• OWNER/USER OR INVESTOR OPPORTUNITY

933 Visco Dr features both dock high and grade level access to the warehouse. With limited supply of similar properties in the immediate and surrounding areas, this opportunity will fit the needs of countless different users.

• IRREPLACEABLE LOCATION

933 Visco Dr is only ±2.5 miles away from Downtown Nashville. Surrounding interstates and highways include I-40 (±1.0 miles away) and I-24 (±2.0 miles away).

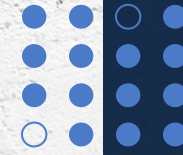
• SUBMARKET FUNDAMENTALS

With limited industrial development or available supply over the past 18 months, landlords have been able to push rental rates much higher than the regional average as the market becomes tighter.

Industrial vacancies in the submarket are hovering near all-time lows, as tenants continue to have difficulty finding available facilities within reach of the metro's core.



PROPERTY SUMMARY



Property Summary

Address	933 Visco Dr
City, State	Nashville, TN 37210
Total RBA (SF)	±8,240 SF
Warehouse (SF)	±4,960 SF
Office (SF)	±3,280 SF
Land Area (AC)	±0.64 AC
Dock Doors	1
Drive-In Doors	2
Zoning	IR, OV-FLD
LIST PRICE	\$2,350,000





Since 1948
LCW



±140,100 VPD

DOWNTOWN NASHVILLE
±2.8 MILES

ENTERPRISE HOLDINGS.



NASHVILLE
WAREHOUSE
CO.



SUBJECT PROPERTY

VISCO DR



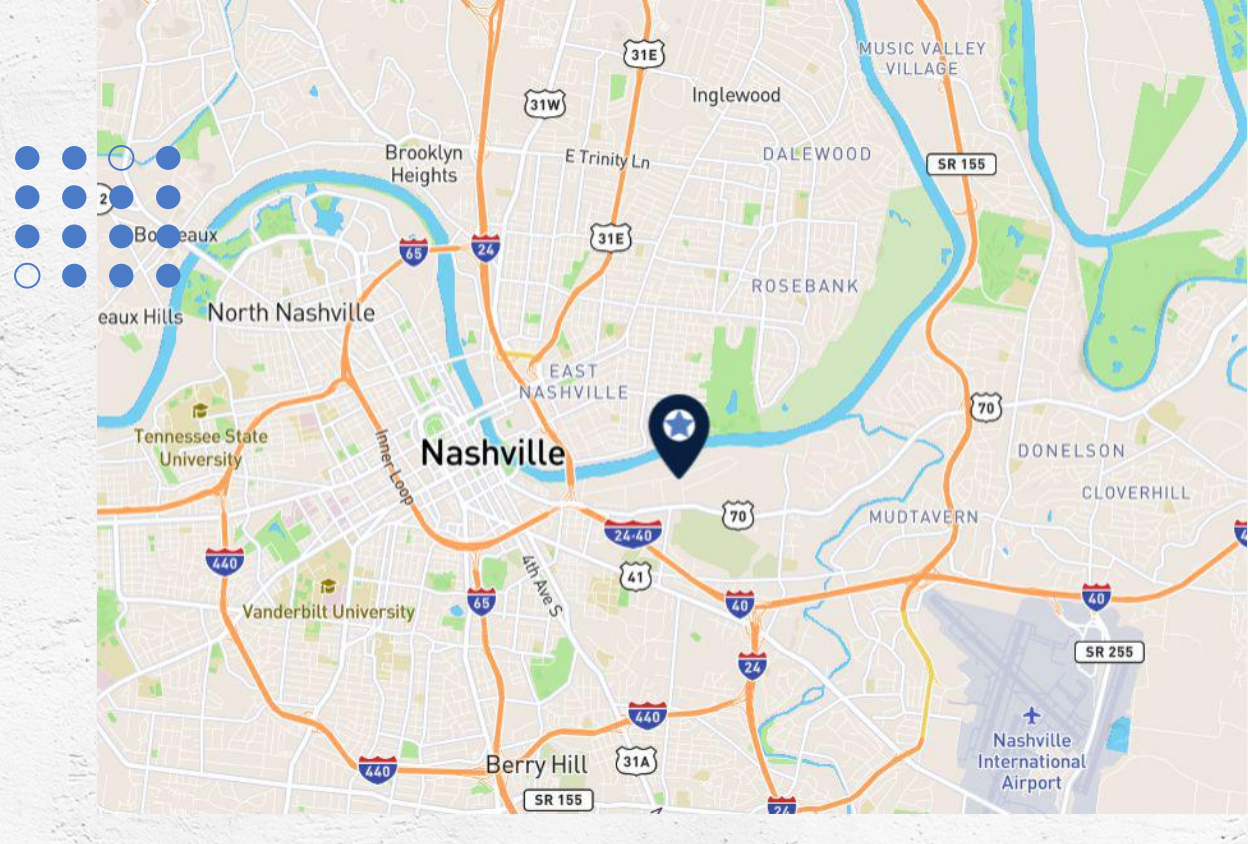
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AREA OVERVIEW

NASHVILLE, TN

Nashville, Tennessee, affectionately known as "Music City," is a vibrant cultural hub with a rich tapestry of history, music, and southern charm. Renowned worldwide for its pivotal role in country music, Nashville is home to iconic venues like the Grand Ole Opry House and the Ryman Auditorium, where legendary performers have left indelible marks on the music industry.

Beyond its musical heritage, Nashville offers a diverse array of attractions, from historic landmarks such as the Tennessee State Capitol and Belle Meade Plantation to the vibrant nightlife of Broadway, lined with honky-tonks and live music venues. The city's culinary scene is equally dynamic, featuring a blend of traditional southern cuisine and innovative dining experiences. Nashville's thriving economy is bolstered by sectors like healthcare, higher education, and tourism, with institutions like Vanderbilt University and the Vanderbilt University Medical Center playing pivotal roles. With its welcoming atmosphere, lively entertainment options, and rich cultural offerings, Nashville continues to captivate visitors and residents alike as a dynamic city with a unique blend of tradition and modernity.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	4,342	118,880	270,334
Current Year Estimate	4,226	103,030	243,358
2010 Census	3,990	74,879	189,599
Growth Current Year-Five-Year	2.74%	15.38%	11.08%
Growth 2020-Current Year	4.34%	11.62%	6.85%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,023	59,323	125,654
Current Year Estimate	2,045	52,302	115,139
2010 Census	1,804	30,953	77,530
Growth Current Year-Five-Year	-1.06%	13.42%	9.13%
Growth 2020-Current Year	9.03%	27.30%	18.02%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$116,123	\$115,298	\$116,786

ECONOMY

Nashville, Tennessee, boasts a robust and diversified economy that serves as a regional economic powerhouse in the southeastern United States. Central to its economic strength is the healthcare sector, anchored by renowned institutions like Vanderbilt University Medical Center, which not only provides world-class medical care but also drives substantial research and innovation. Additionally, Nashville is a major center for music and entertainment, leveraging its reputation as "Music City" to support a thriving industry that encompasses recording studios, live music venues, and music publishing firms. The city's tourism sector benefits from its cultural attractions, including the Country Music Hall of Fame and Museum, drawing millions of visitors annually and contributing significantly to the local economy. Beyond healthcare and entertainment, Nashville hosts a burgeoning technology and entrepreneurial ecosystem, supported by initiatives like the Nashville Entrepreneur Center and a growing number of tech startups. The city's strategic location with strong transportation links and a favorable business climate further enhances its appeal as a dynamic economic hub. Overall, Nashville's diverse economic landscape continues to foster growth and opportunity, making it a magnet for talent and investment in the southeastern United States.



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 **933 Visco Dr, Nashville, TN, 37210** ("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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