

NASHVILLE VACANT QSR

6308 Charlotte Pike | Nashville, TN 37209

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

6308 Charlotte Pike
Nashville, TN 37209



EXECUTIVE SUMMARY

6308 Charlotte Pike
Nashville, TN 37209

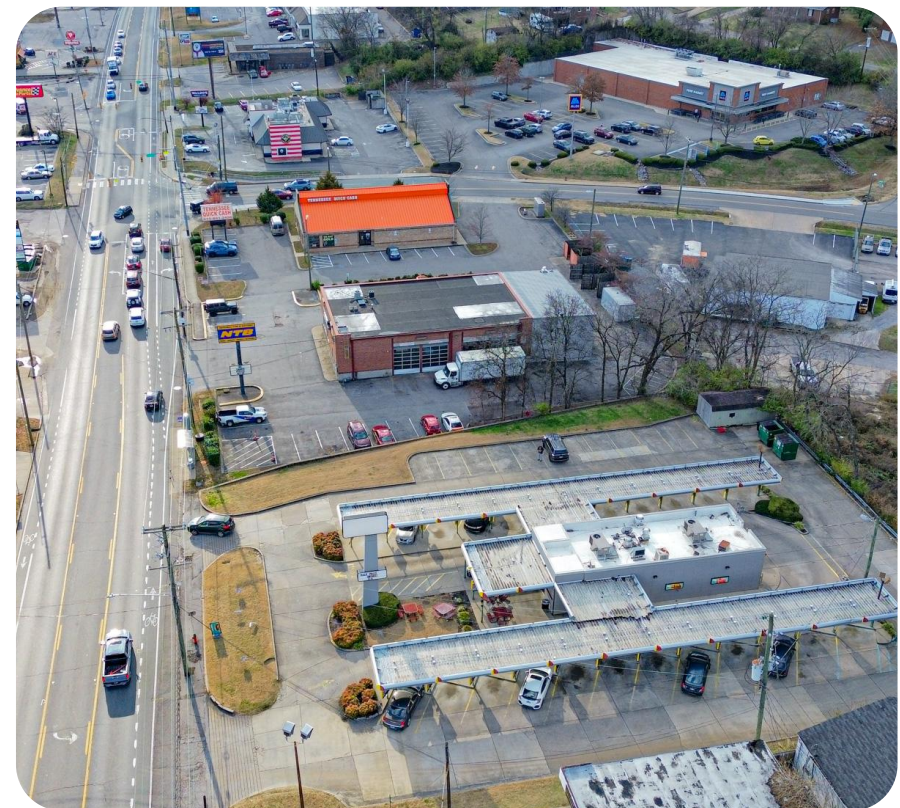
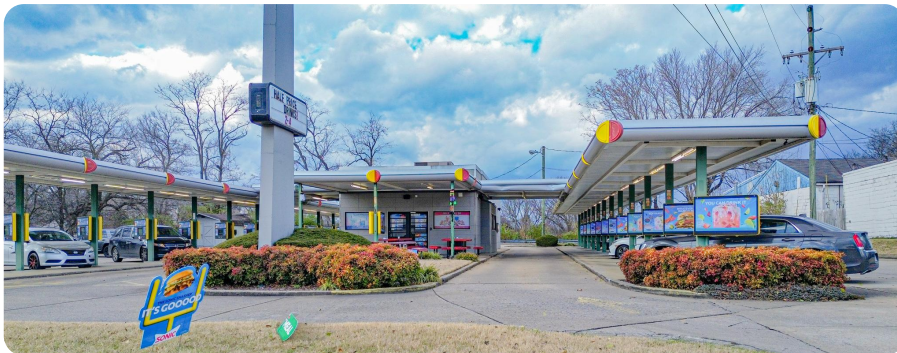
1990
Year Built

±1,264 SF
GLA

The Opportunity

Matthews™ is pleased to present a unique opportunity to reposition a quick-service restaurant located on Charlotte Pike in Nashville, TN. Currently operating as a Sonic Drive-In, the property will be delivered vacant at the time of sale, offering flexibility for a new operator or concept.

Strategically positioned along Charlotte Pike—one of Nashville's most heavily trafficked and sought-after thoroughfares—the site benefits from over 25,000 vehicles per day and close proximity to some of the city's most vibrant and rapidly growing neighborhoods. This high-visibility corridor supports strong consumer traffic and is surrounded by a dynamic mix of residential, retail, and commercial demand drivers, further enhancing the property's long-term value.



INVESTMENT HIGHLIGHTS

Property Highlights

- **Property Delivered Vacant** – Sonic is set to close their operation upon sale, allowing for the next owner to occupy or redevelop the site.
- **Premier West Nashville Location** – Located on Charlotte Pike, one of Nashville's most sought after thoroughfares, seeing over $\pm 25,000$ vehicles per day.
- **Spacious Lot** – ± 0.90 Acres lot in an area with very limited lot sizes.
- **Drive Thru Concept** – Property currently operates as a drive-thru making the property allowing for a seamless redevelopment.
- **Wealthy Demographic** – Within a 5-mile radius the average household income exceeds \$110,000.
- **Proximity to Nashville's Most Appealing Neighborhoods** – This property sits just down the road from Sylvan Park, West Meade and The Nations, which are some of Nashville's most appealing neighborhoods.

\$3,000,000

Price

Contact Broker

For Additional Financial Information

± 0.90 AC ($\pm 39,204$ SF)

Lot Size

Vacant

Delivered





John C Tune
Airport-Jwn
±4.8 Miles Away

Nashville West Shopping Center



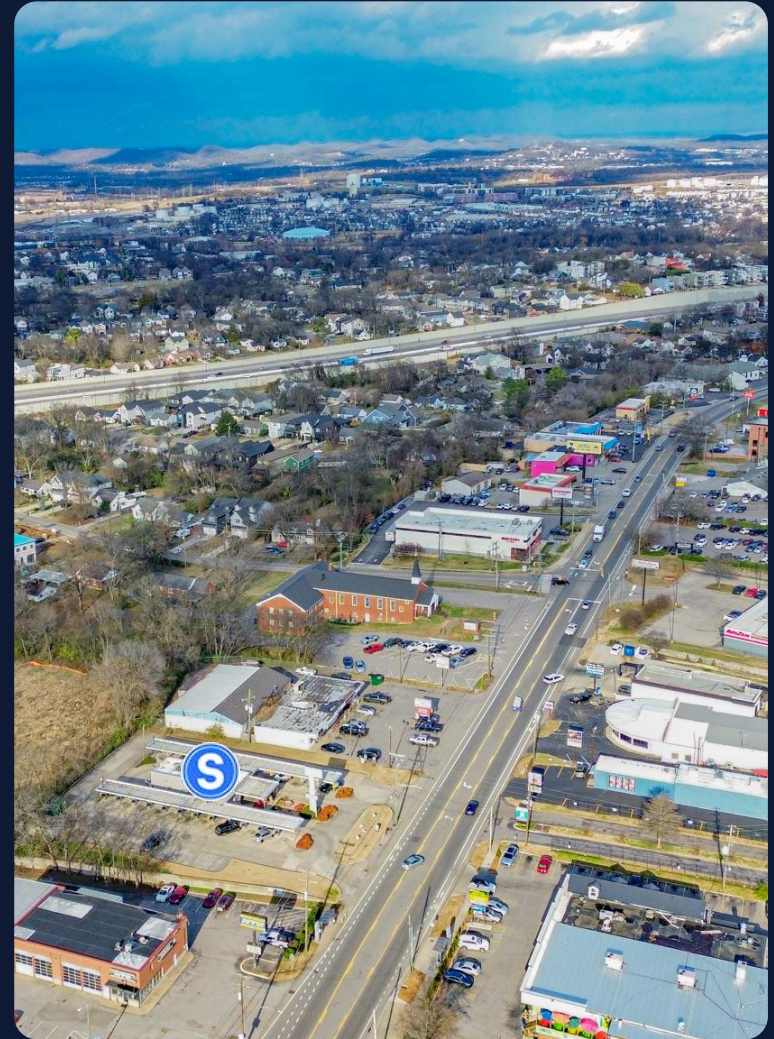
± 106,860 VPD
INTERSTATE 40



Charlotte Pike ± 25,600 VPD



PROPERTY PHOTOS



MARKET OVERVIEW

6308 Charlotte Pike
Nashville, TN 37209



NASHVILLE, TN

Market Demographics



2,040,000

Total Population

\$82,499

Median HH Income

770,000

of Households

53.4%

Homeownership Rate

1,080,000

Employed Population

33%

% Bachelor's Degree

36.8

Median Age

\$376,800

Median Property Value

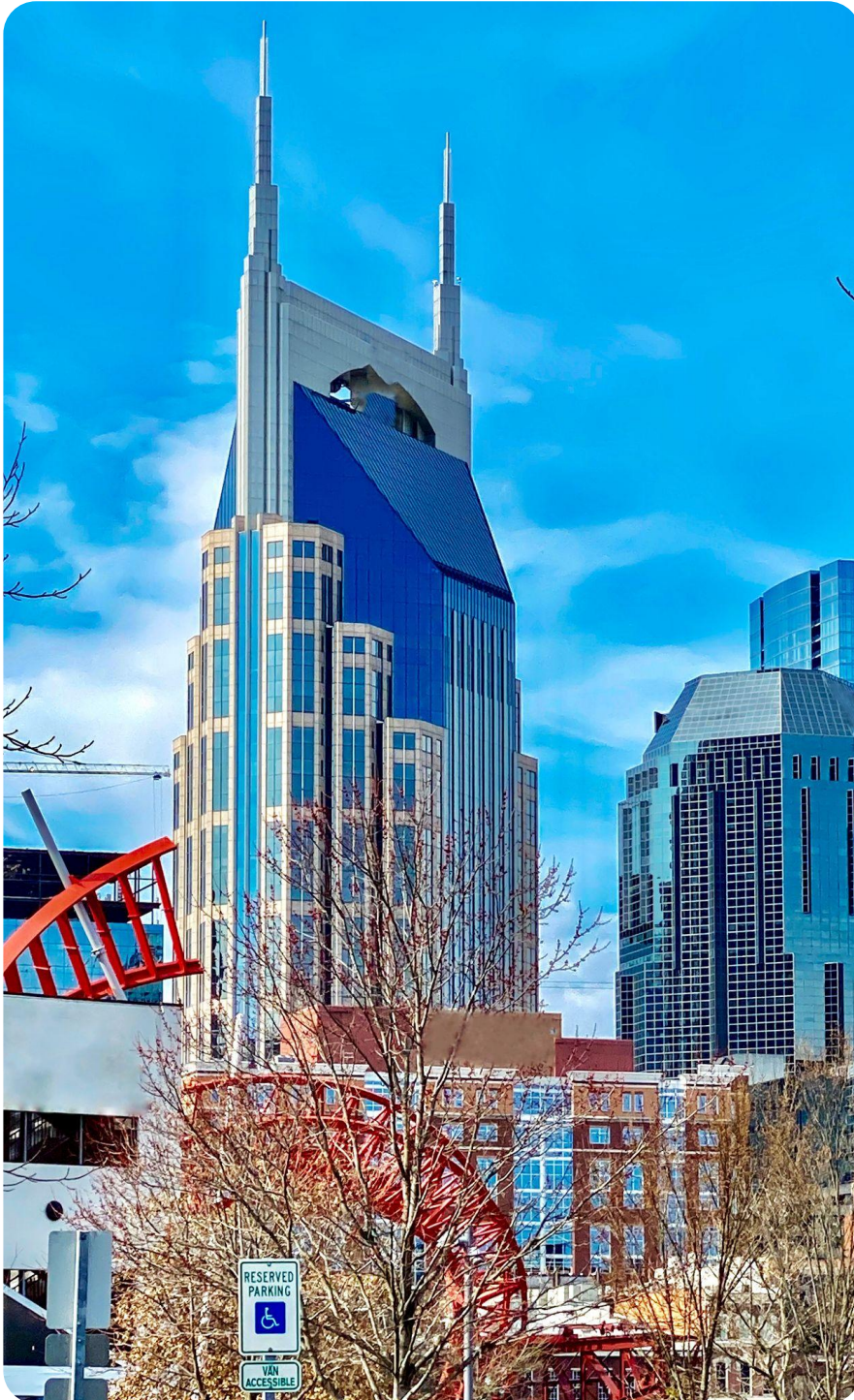
Local Market Overview

The Nashville metro area continues to experience meaningful population growth, driven by inbound migration, favorable tax climate (no personal income tax on wages in Tennessee) and strong employment fundamentals. With over two million residents and a growing reputation as a business relocation hub, the area offers a compelling office-market backdrop.

Household income levels are rising, and new entrants to the labor force and relocating companies are choosing middle-Tennessee as a location of choice. This influx supports office leasing demand, particularly for modern, amenity-rich product. The lifestyle advantages—including access to cultural amenities, major transportation corridors (I-40, I-65, I-24) and a well-educated workforce—further enhance Nashville's appeal for both tenants and investors.

The region's economy is relatively well-diversified; while entertainment and tourism remain visible, business services, healthcare and manufacturing provide the underpinning that supports office demand and resilience through broader economic cycles.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	16,875	130,217	278,440
Current Year Estimate	15,173	117,931	261,997
2020 Census	12,877	98,474	238,344
Growth Current Year-Five-Year	11.22%	10.42%	6.28%
Growth 2020-Current Year	17.83%	19.76%	9.92%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,868	65,398	130,681
Current Year Estimate	7,074	58,140	121,750
2020 Census	5,967	44,777	103,381
Growth Current Year-Five-Year	11.23%	12.48%	7.34%
Growth 2020-Current Year	18.55%	29.84%	17.77%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$157,692	\$142,696	\$138,230



Berry Hill

Berry Hill is a small, incorporated city surrounded by Nashville that maintains its own distinct identity despite its close proximity to downtown. Known for its mix of mid-century homes, independent businesses, and creative workspaces, Berry Hill blends residential charm with commercial functionality in a setting that appeals to both long-time residents and newcomers. Its location—just minutes from I-65, Downtown Nashville, and 12 South—provides easy connectivity while maintaining a neighborhood-scale environment.

Adding to its significance, Universal Music Group is developing a major \$250 million creative campus within Berry Hill that is expected to elevate the area's long standing role in the music industry. The multi-building site will feature cutting-edge recording and production facilities, Nashville's first large-scale scoring stage, an education center focused on music and entertainment careers, and public green spaces. The development is expected to strengthen the neighborhood's appeal among professionals in entertainment, education, and the broader creative economy.

Economic Drivers

Nashville's economy is anchored by a diverse set of industries, with healthcare, education, and business services leading as primary drivers. Home to more than 500 healthcare companies—including HCA Healthcare and Vanderbilt University Medical Center—the city is a national hub for medical administration and innovation. The higher education sector, with institutions like Vanderbilt University, Belmont University, and Tennessee State University, fuels workforce development and research.

Nashville also supports a growing corporate services sector, attracting regional headquarters and tech operations due to its favorable business climate and central location. Music, tourism, and media continue to play vital cultural and economic roles, while manufacturing and logistics benefit from the city's strategic interstate and rail access. This mix of stable institutional anchors and expanding private-sector investment contributes to Nashville's economic resilience and consistent growth trajectory.

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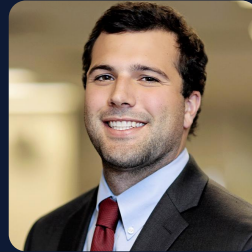
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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6308 Charlotte Pike, Nashville, TN, 37209** ("Property"). The Offering Memorandum may not 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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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™. 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™., the property, or the seller by such entity.

Owner and Matthews™. 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™. 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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.