

Drone Video

FOR SALE

REDUCED PRICE

Fully-Leased Donelson Executive Building

±9,000 SF Office Building Available

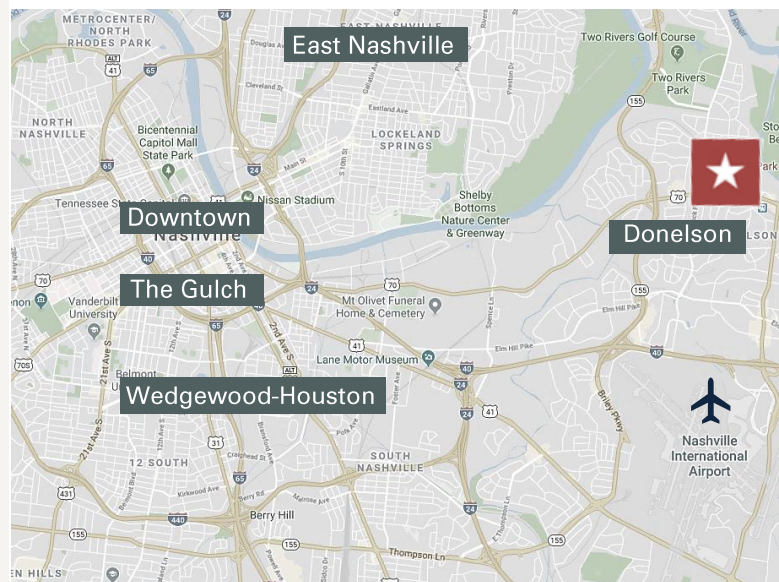
Offers Direct Frontage on Lebanon Pike in the Heart of Donelson

2821 Lebanon Pike, Donelson, TN 37214



HIGHLIGHTS

- ±9,000 SF
- Fully-leased with shorter term, below-market lease rates
- ±0.79 Acre Lot
- Reduced Price: \$1,599,000**
- 11 Office Suites
- 36 Parking Spots
- Direct frontage on Lebanon Pike, in the heart of Donelson
- Zoning: CS
- 33,482 AADT Traffic County on Lebanon Pike
- 7.5 Miles to Downtown Nashville
- 3 Miles to Nashville International Airport
- 1.5 Miles to Briley Parkway



Bradley Worthington

Vice President

C: 615.517.1386

bworthington@charleshawkinsco.com

R. Stephen Prather

Senior Vice President

O: 615.345.7254

sprather@charleshawkinsco.com

Exclusively listed by:

Charles Hawkins Co.

760 Melrose Avenue

Nashville, TN 37211


T: 615.256.3189 / F: 615.254.4026

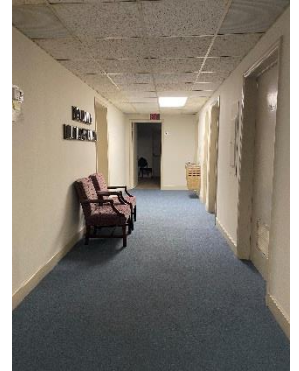
For Sale
 ±9,000 SF Available
 Commercial Space

2821 Lebanon Pike
 Donelson, TN 37214
 Davidson County

**CHARLES
 HAWKINS CO.**

DEMOGRAPHICS / AERIAL

DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
 Population	16,248	119,340	608,254
 HH Income	\$62,050	\$60,699	\$58,917
 Households	7,438	50,587	248,378
Traffic Count 33,482 on Lebanon Pike			



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