

CHARLES  
HAWKINS co.

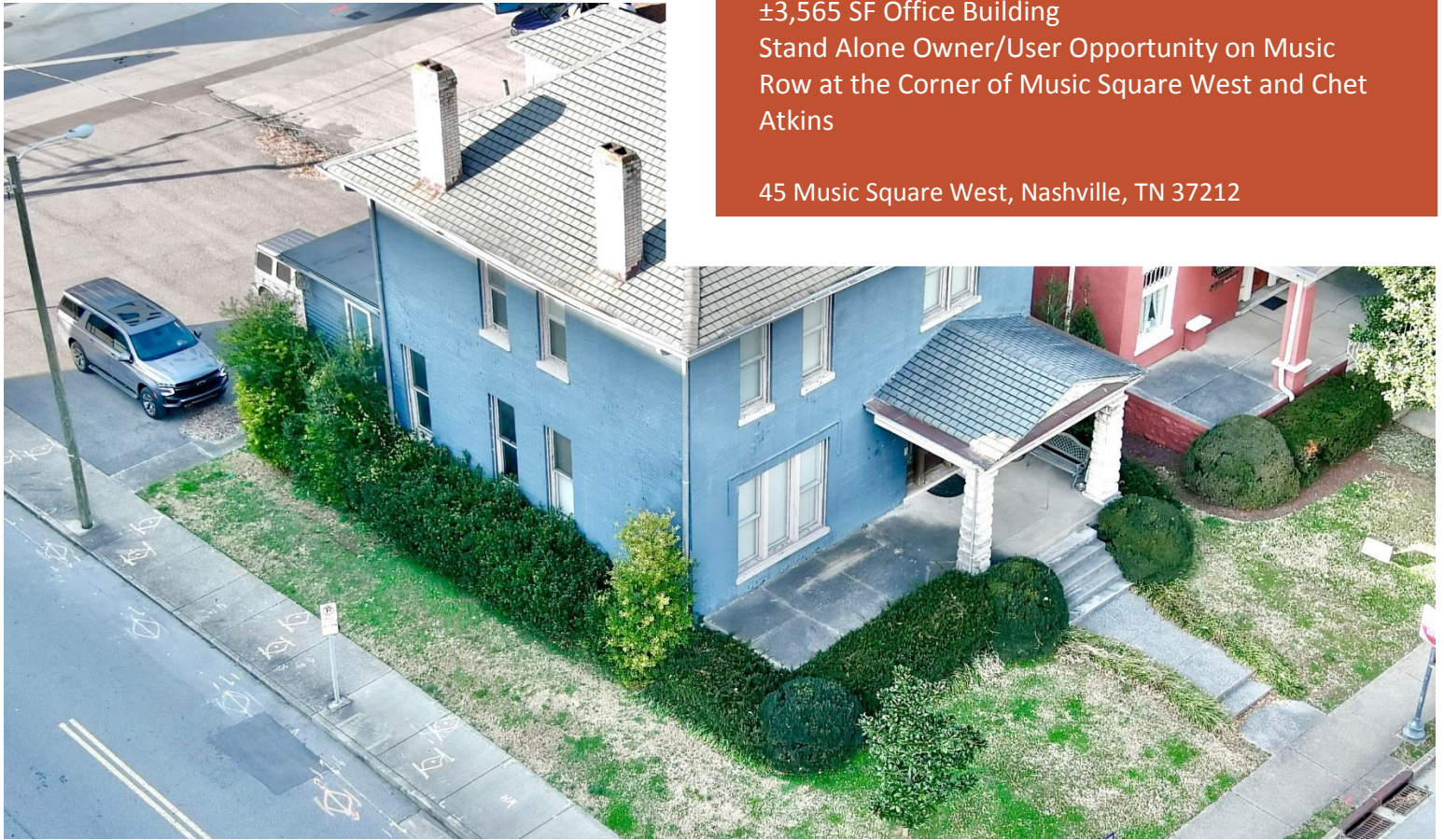
Drone Video

FOR SALE

**MUSIC ROW LOCATION**

±3,565 SF Office Building  
Stand Alone Owner/User Opportunity on Music  
Row at the Corner of Music Square West and Chet  
Atkins

45 Music Square West, Nashville, TN 37212



## HIGHLIGHTS

- ±3,565 square feet
- Three story office building built in 1905
- Sale Price: \$1,675,000
- Parking in rear of property
- Interior was extensively renovated in 2016
- Entire building is wired with CAT6 hi-speed internet
- Stand Alone Owner/User opportunity on Music Row at the Corner of Music Square West and Chet Atkins
- Amenity rich location; adjacent to Downtown and The Gulch
- Convenient interstate access



**R. Stephen Prather**  
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Exclusively listed by:  
Charles Hawkins Co.  
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.




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## DEMOGRAPHICS / AERIAL

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
			
Population	71,698	233,265	540,935
			
HH Income	\$64,927	\$60,267	\$60,571
			
Households	33,342	99,599	224,918



Traffic Count on Music Row West  
7,761 (AADT)



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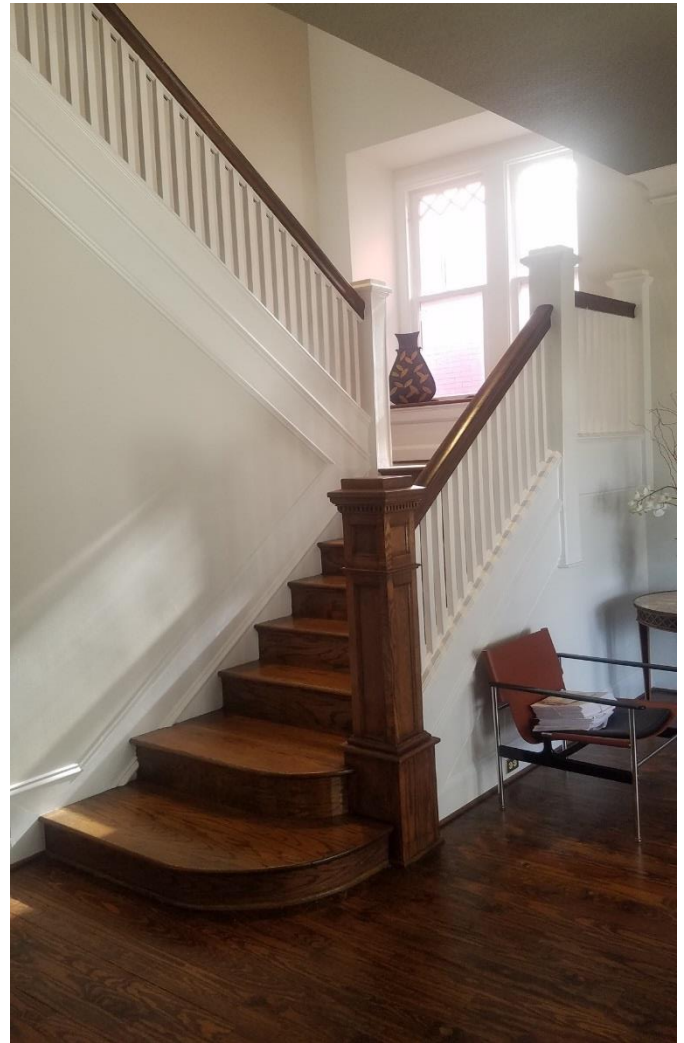


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## PHOTOS



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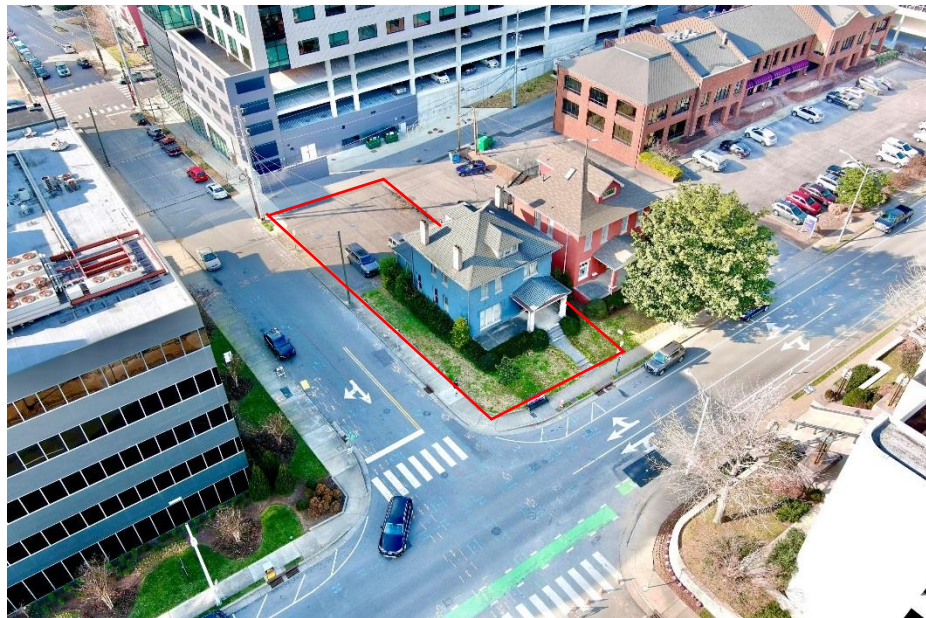


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