

OFFICE FOR LEASE



822 Wren Rd , Goodlettsville, TN 37072



OFFERING SUMMARY

AVAILABLE SF:	1,900 SF
LEASE RATE:	\$3,250.00 per month
LEASE TYPE:	Full Service Gross
LOT SIZE:	0.94 Acres
BUILDING SIZE:	3,252 SF
ZONING:	Commercial

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Immaculate Fully Brick Office Building For Lease in Goodlettsville, TN. Located off Rivergate Pkwy, Less than a Mile to I-65, in Davidson County.

PROPERTY HIGHLIGHTS

- Rent includes Utilities. Tenant Responsible for Phone, Internet, and Janitorial needs.
- Completely Built Out Office Space with 11 Offices, 2 ADA Restrooms, and Shared Reception Entrance.
- Hardwood Floors, Fully Heated and Cooled, 19 Shared Parking Spaces
- Abundance of Windows creating Natural Light Throughout the Building

KW COMMERCIAL
2033 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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Each Office Independently Owned and Operated kwcommercial.com

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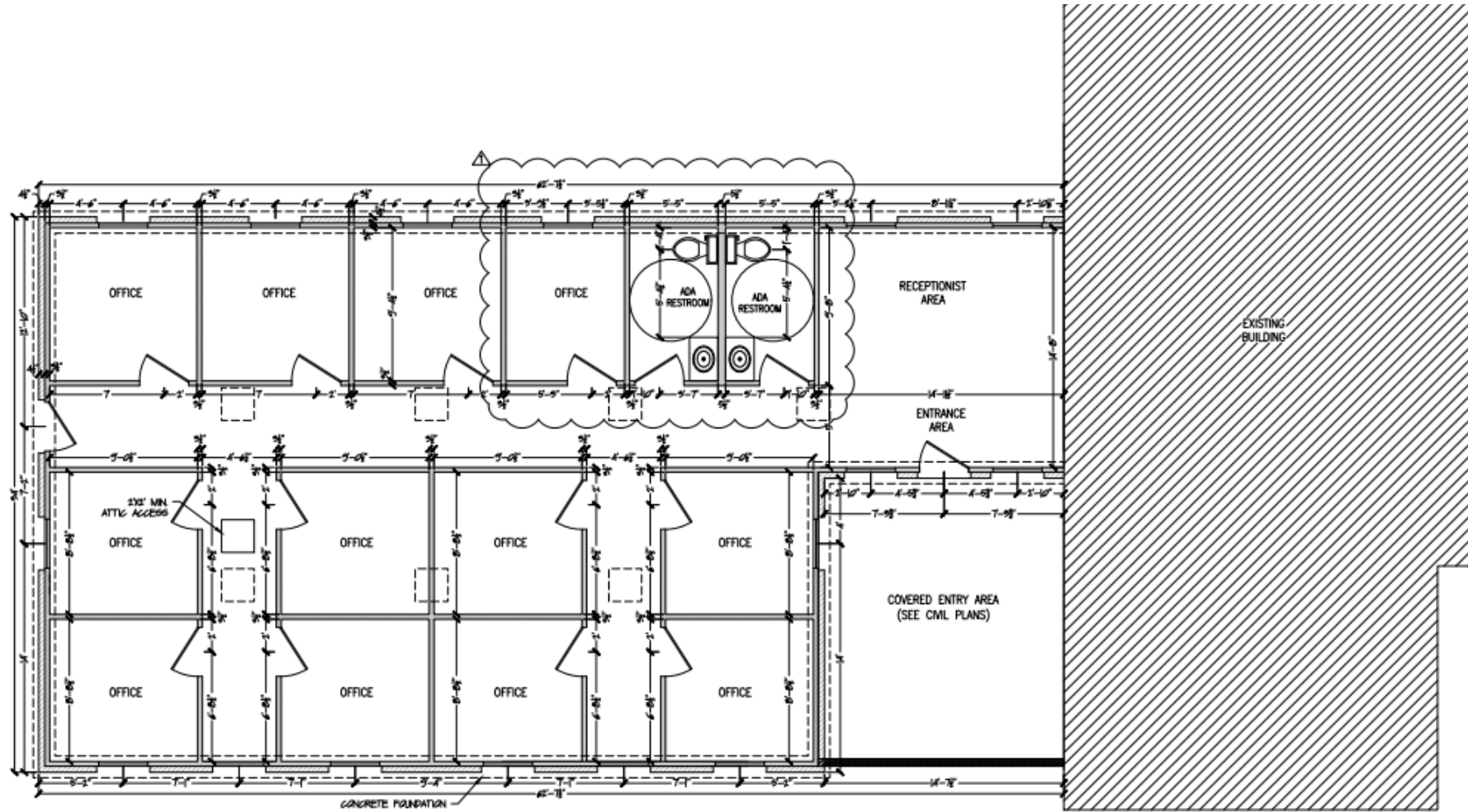
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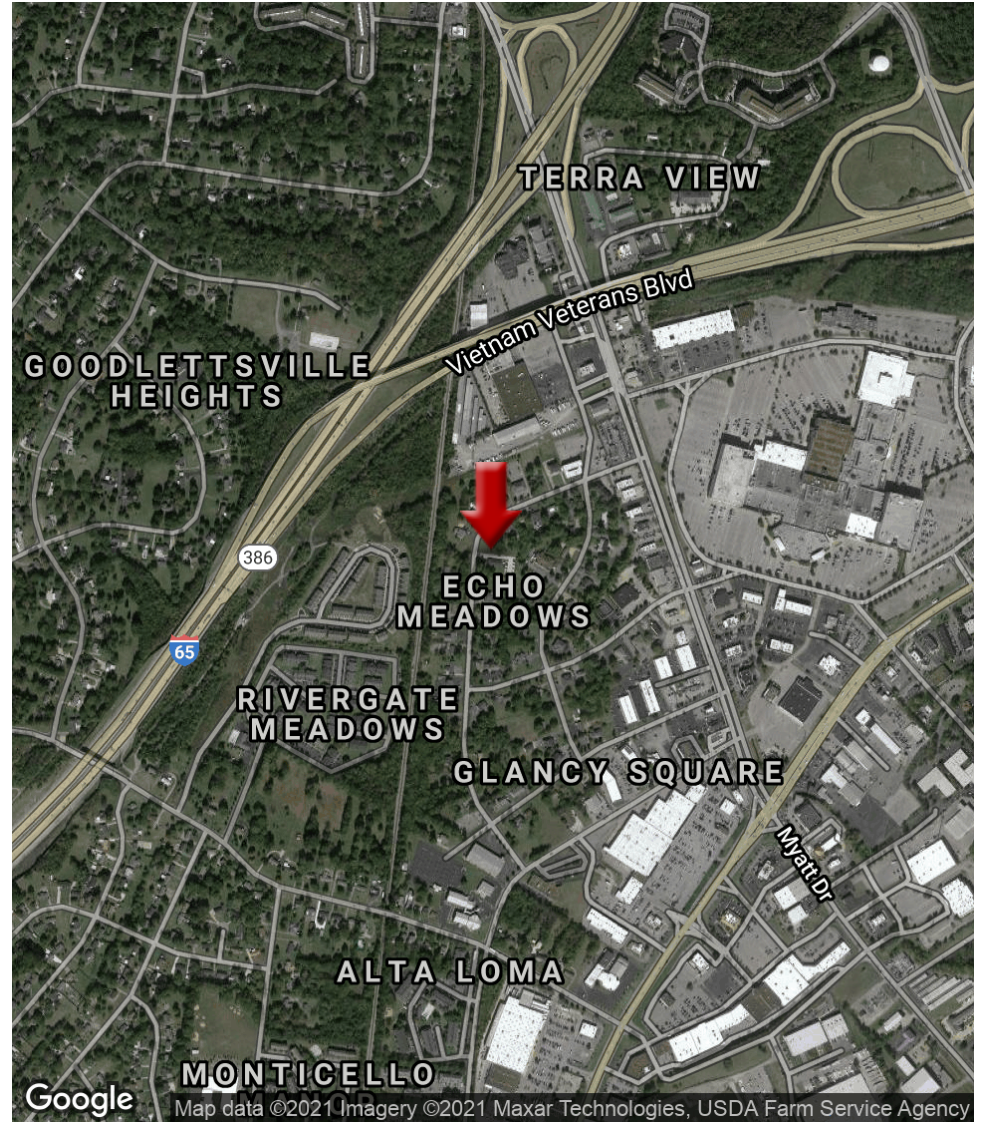
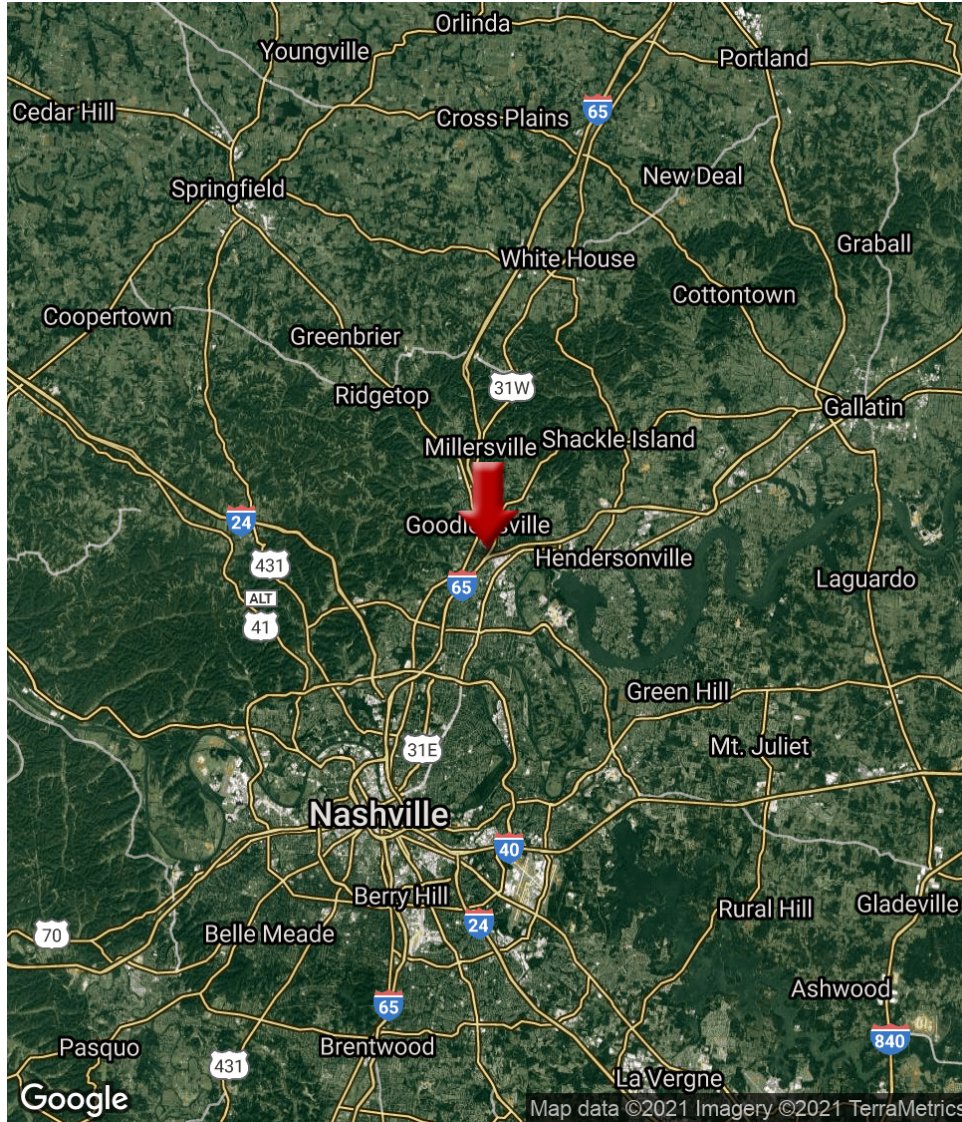
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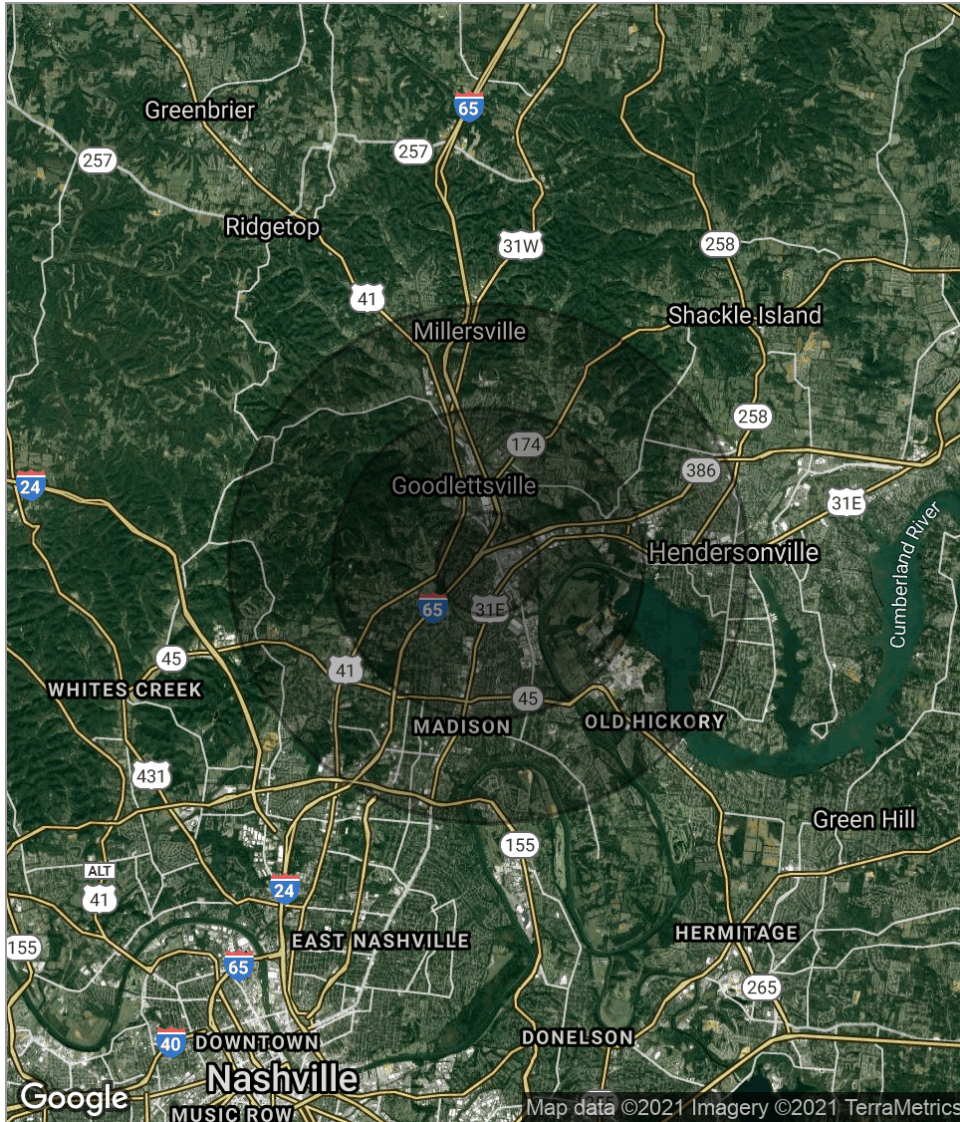
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,569	38,889	82,969
Median Age	34.0	35.3	37.4
Median Age (Male)	32.6	33.3	36.0
Median Age (Female)	35.6	37.8	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,230	16,084	34,907
# Of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$48,883	\$47,565	\$50,507
Average House Value	\$145,428	\$160,410	\$175,643
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	7.9%	10.6%	8.5%
RACE (%)	1 MILE	3 MILES	5 MILES
White	70.5%	68.8%	70.6%
Black	18.2%	24.5%	23.7%
Asian	5.1%	2.2%	1.8%
Hawaiian	2.1%	0.6%	0.3%
American Indian	0.1%	0.1%	0.2%
Other	1.3%	2.0%	1.8%

** Demographic data derived from 2010 US Census*

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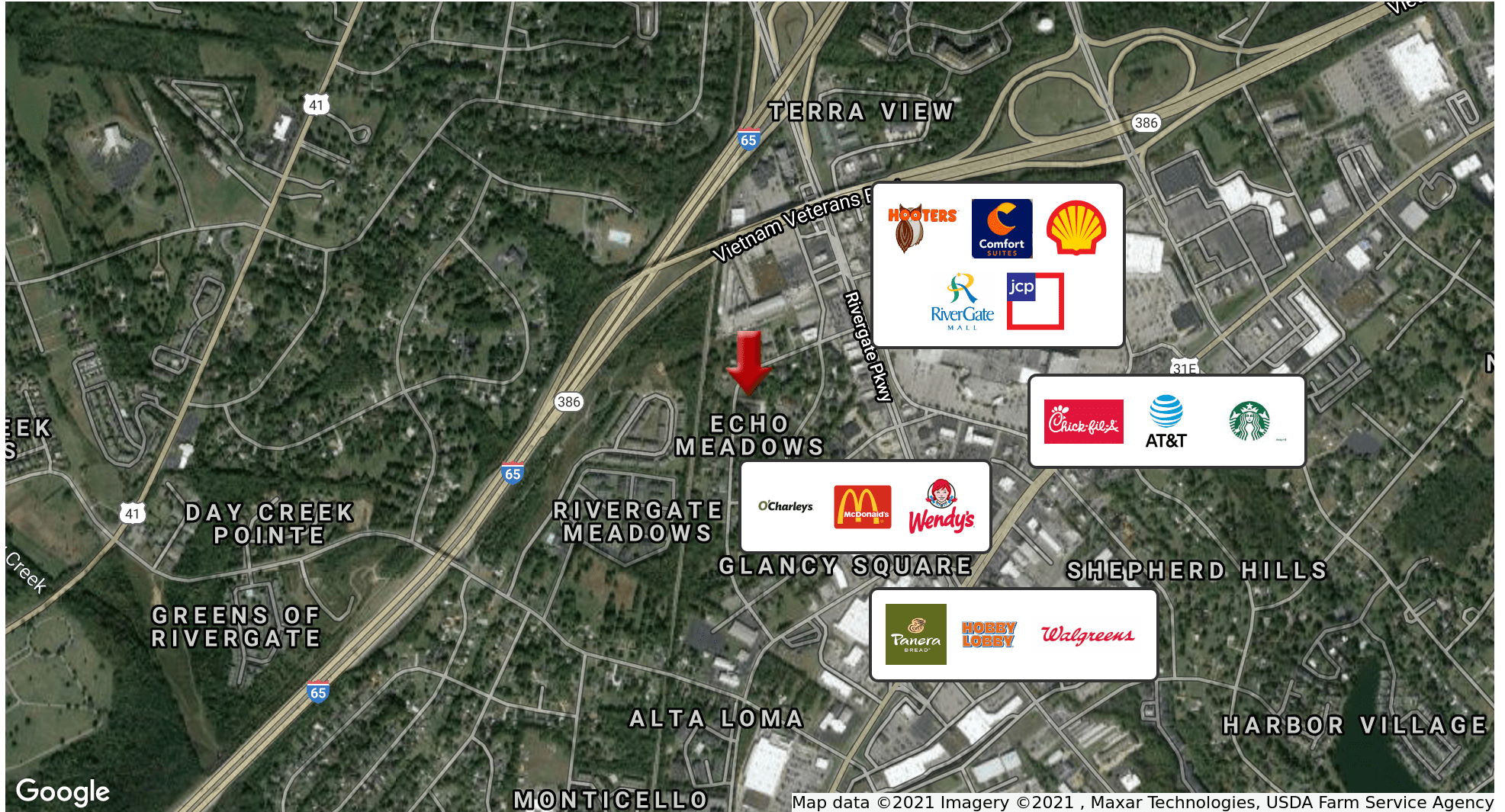
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