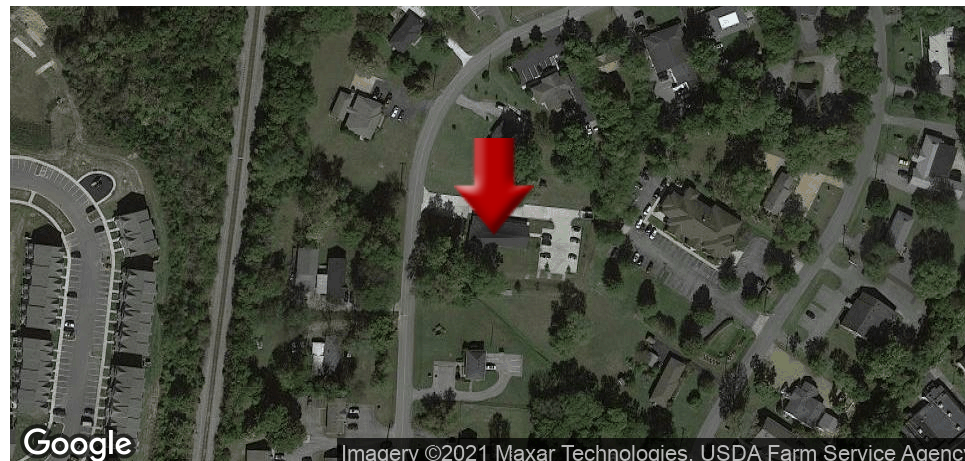




822 Wren Rd , Goodlettsville, TN 37072



OFFERING SUMMARY

SALE PRICE:	\$700,000
LOT SIZE:	0.94 Acres
BUILDING SIZE:	3,252 SF
STORIES:	1

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

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

PROPERTY HIGHLIGHTS

- Completely Built Out Office Space with Ability for One or Two Tenants
- Hardwood Floors, Fully Heated and Cooled, All Utilities, 19 Parking Spaces
- Reception Areas, Offices, ADA Restrooms, Break Room, Conference Room
- Abundance of Windows creating Natural Light Throughout the Building

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

KAILEIGH DUNN
Commercial REALTOR
O: 217.304.5013
C: 217.304.5013
kdunn@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR SALE



822 Wren Rd , Goodlettsville, TN 37072



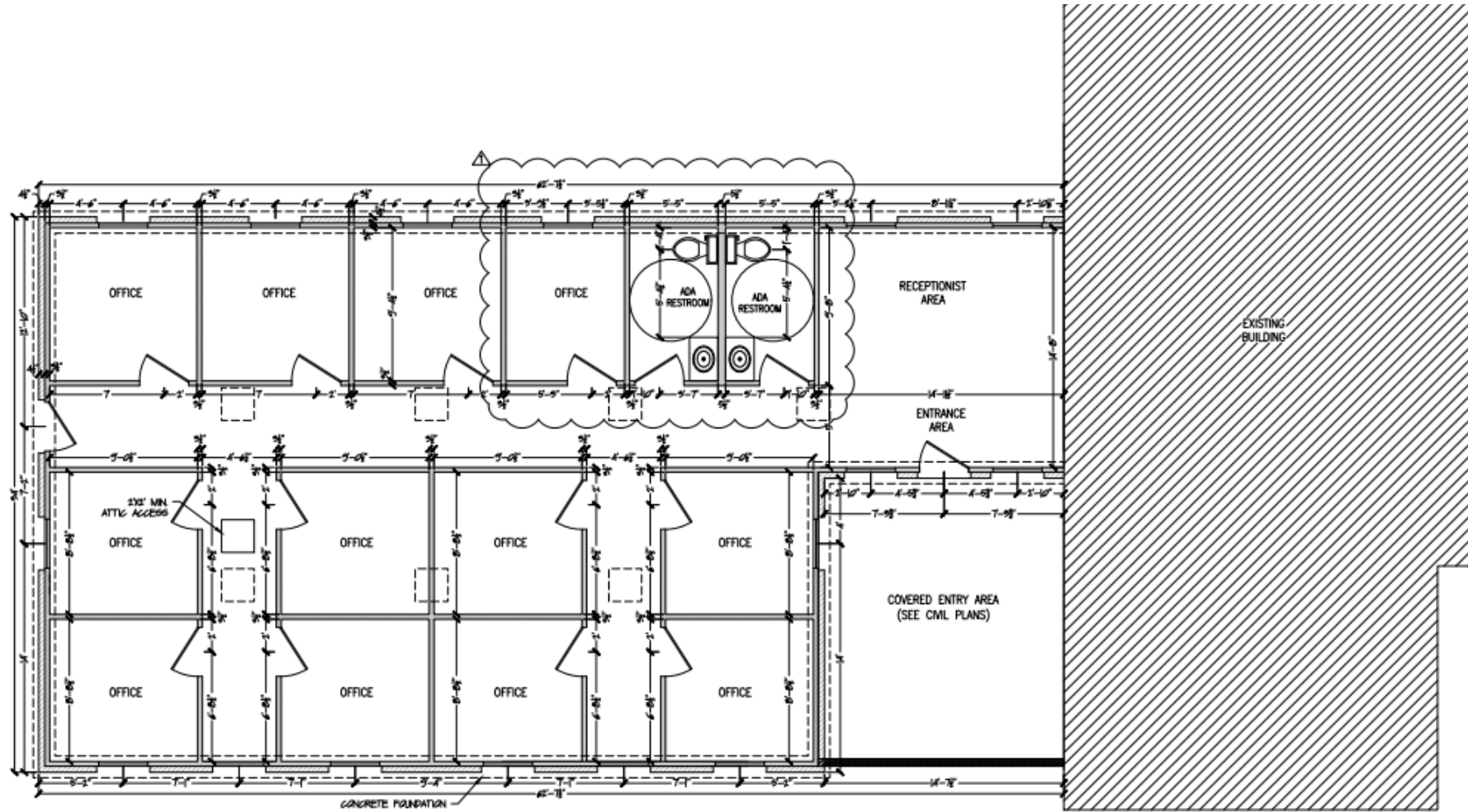
KW COMMERCIAL
2033 N. Mt. Juliet Road
Mt. Juliet, TN 37122

KAILEIGH DUNN
Commercial REALTOR
O: 217.304.5013
C: 217.304.5013
kdunn@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

822 Wren Rd , Goodlettsville, TN 37072



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

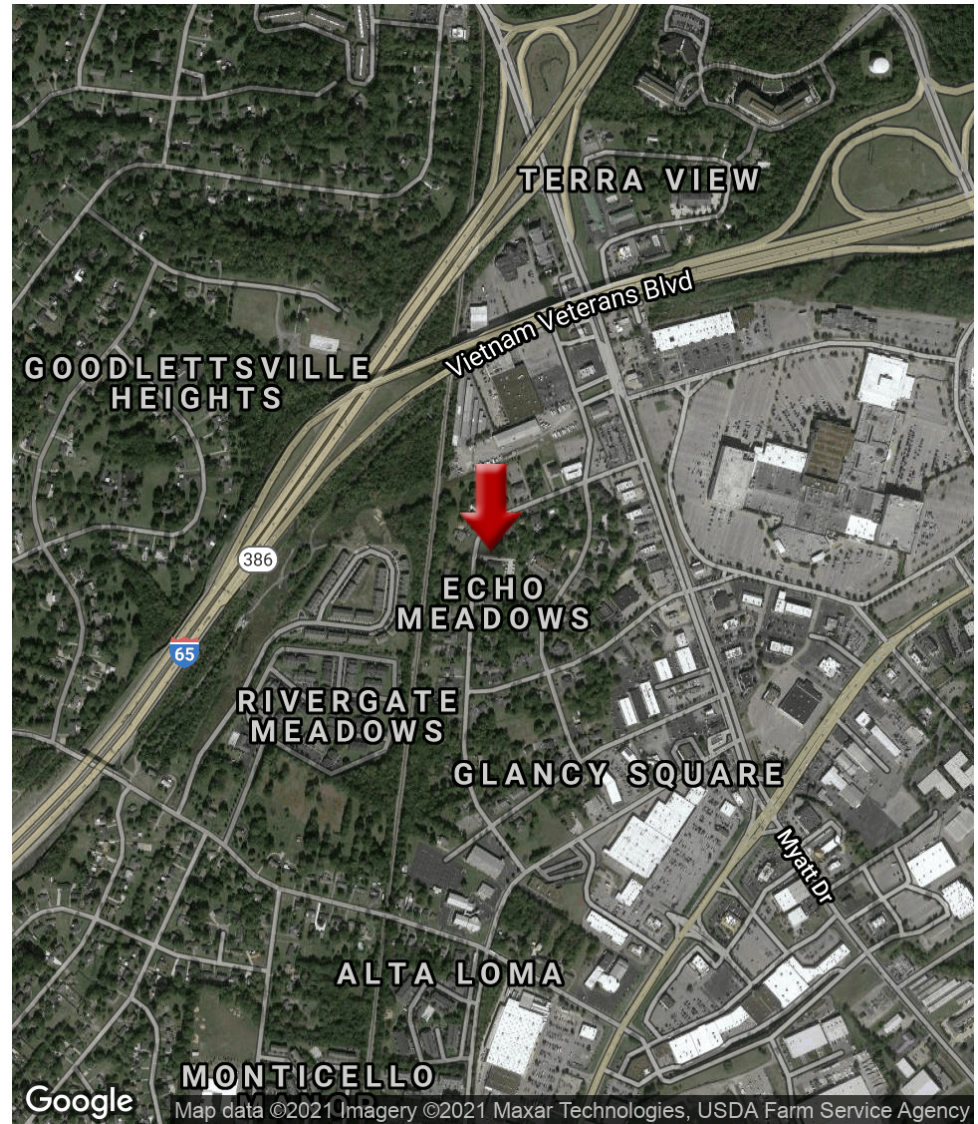
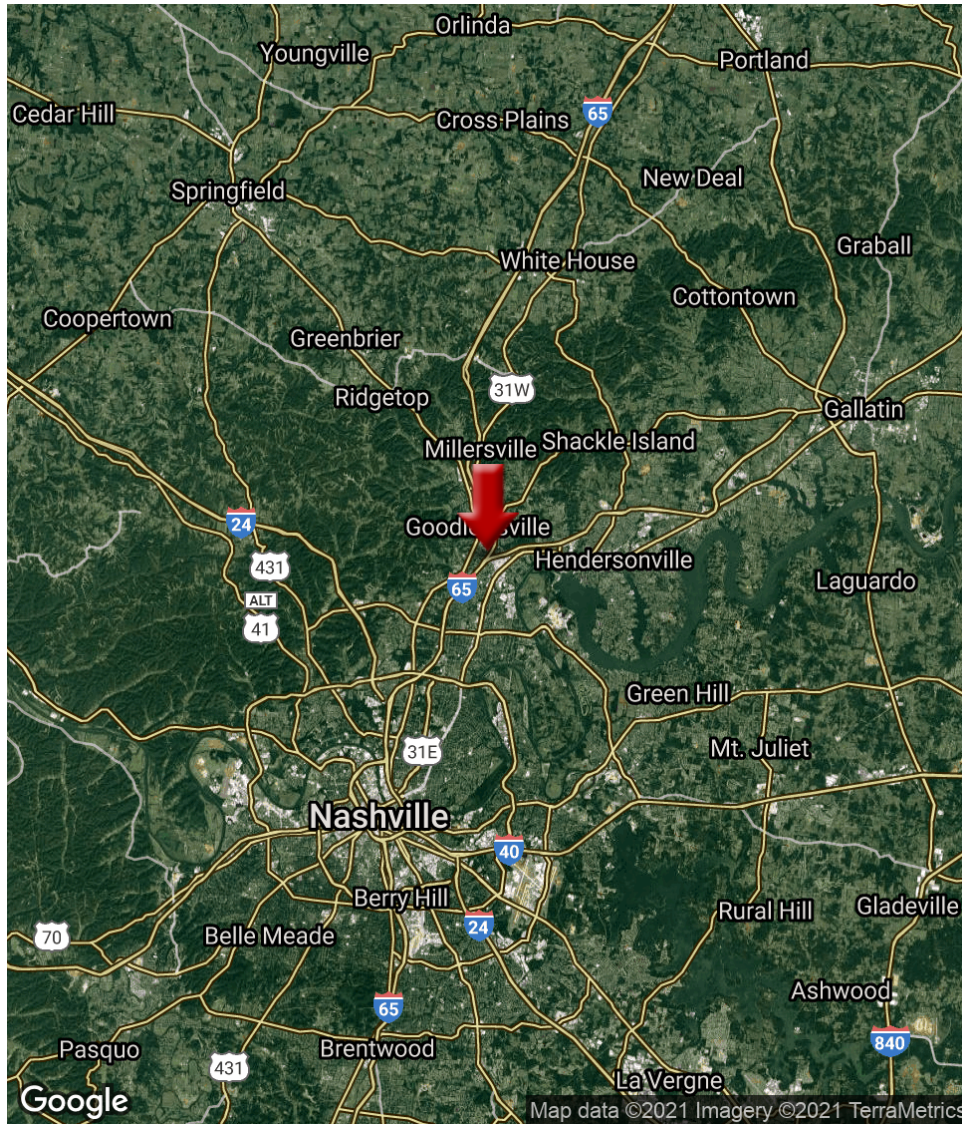
KAILEIGH DUNN
Commercial REALTOR
O: 217.304.5013
C: 217.304.5013
kdunn@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



822 Wren Rd , Goodlettsville, TN 37072



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

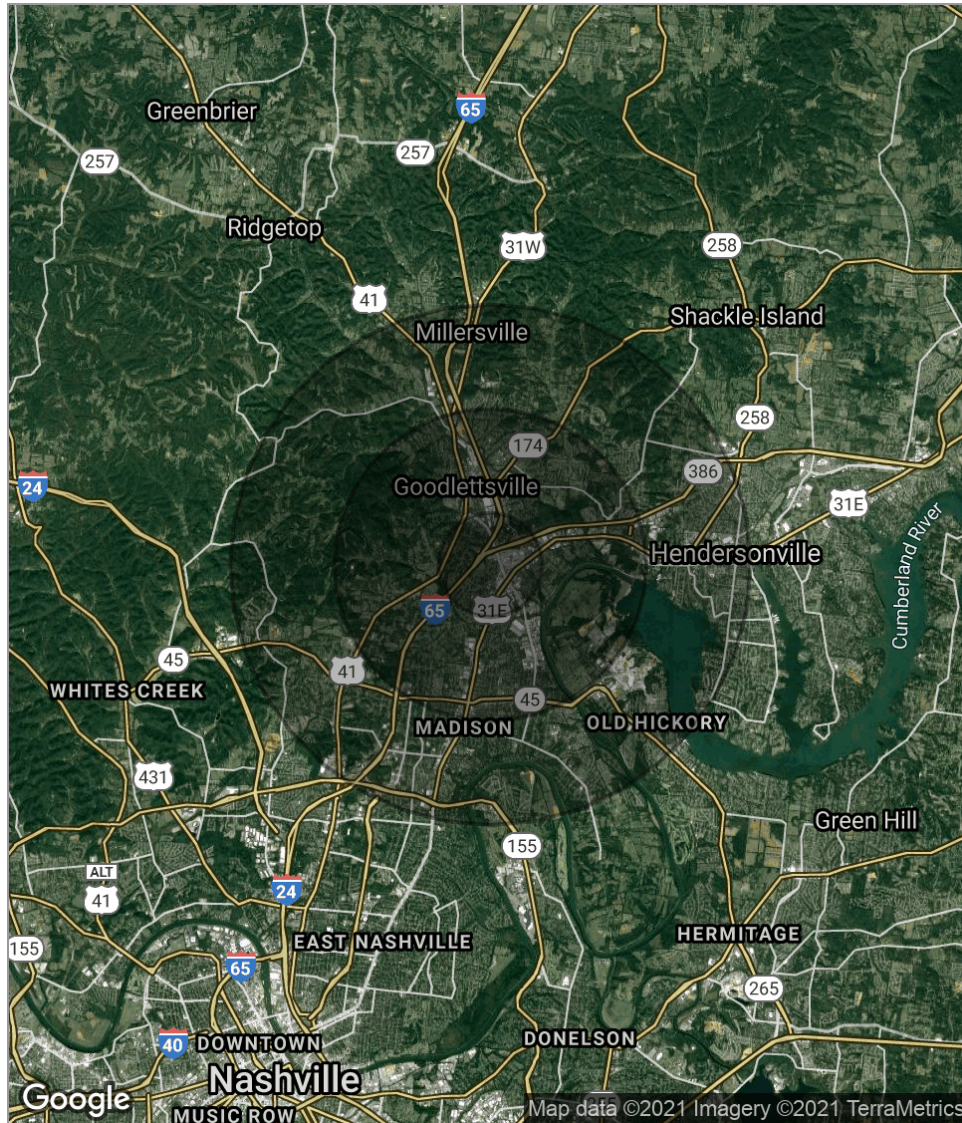
KAILEIGH DUNN
Commercial REALTOR
O: 217.304.5013
C: 217.304.5013
kdunn@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



822 Wren Rd , Goodlettsville, TN 37072



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*

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

KAILEIGH DUNN
Commercial REALTOR
O: 217.304.5013
C: 217.304.5013
kdunn@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



822 Wren Rd , Goodlettsville, TN 37072



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

KAILEIGH DUNN
Commercial REALTOR
O: 217.304.5013
C: 217.304.5013
kdunn@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.