



**318 WILHAGAN RD, NASHVILLE, TN 37217**

# EXCLUSIVELY LISTED BY:

## JAY REEVES

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\*PARCEL LINES ARE APPROXIMATE\*

# PROPERTY SUMMARY

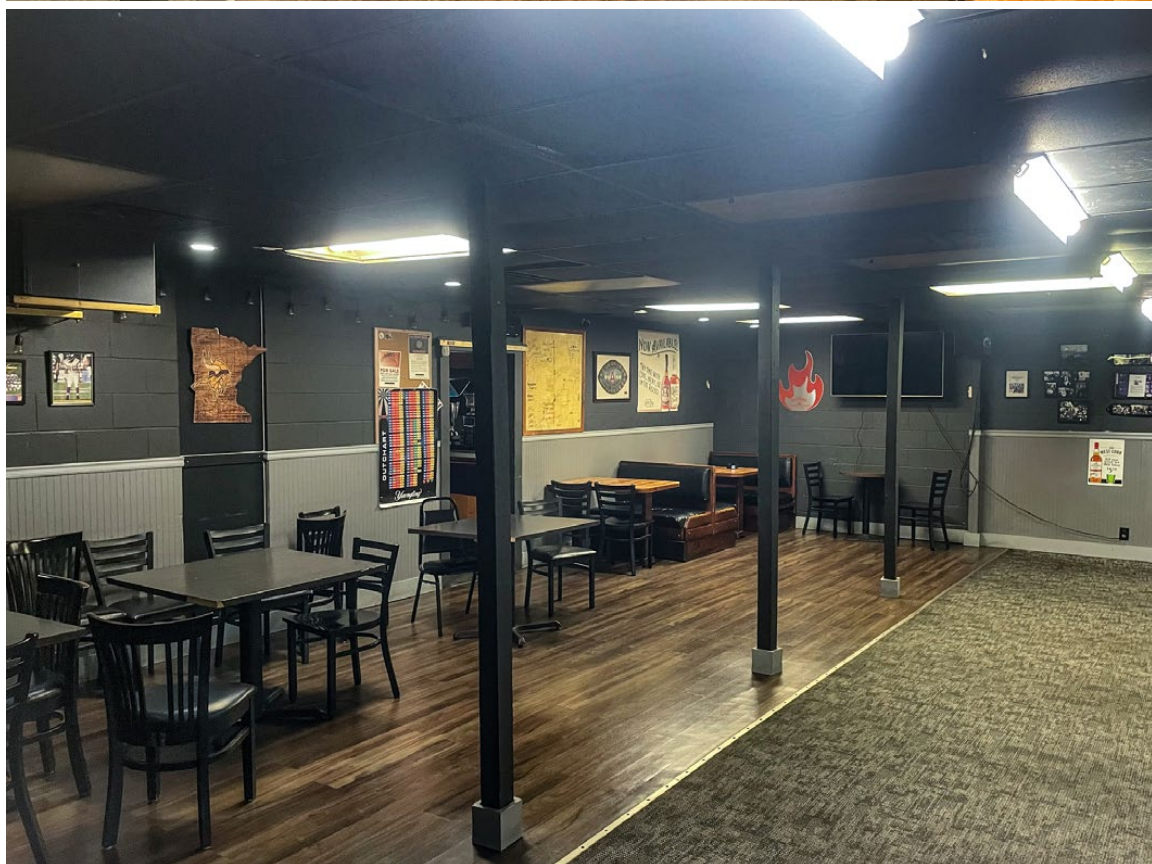


**\$995,000**  
List Price

ADDRESS	318 Wilhagan Rd, Nashville, TN, 37217
RBA	±3,902 SF
LOT SIZE	±0.92 AC
COVERAGE	9.74%
ZONING	IR, OV-AIR, OV-FLD



\*TOURS ARE BY APPOINTMENT ONLY. DO NOT DISTURB THE TENANT.\*



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70 ± 21,100 VPD

155

ELM HILL PIKE ± 17,000 VPD

MCGAVOCK PINK ± 11,400 VPD

INTERSTATE 40

± 150,000 VPD

BRILEY PKWY ± 100,000 VPD

INTERSTATE 24

± 159,400 VPD

SUBJECT PROPERTY



± 30,500 VPD

155

INTERSTATE 440

± 106,000 VPD

41

## NASHVILLE, TN



Nashville, the capital of Tennessee, is a vibrant and dynamic city known for its rich musical heritage, diverse cultural attractions, and robust economy. Often referred to as “Music City,” Nashville is home to legendary venues like the Grand Ole Opry and the Country Music Hall of Fame. The city’s lively downtown area boasts a thriving nightlife scene with honky-tonks, live music bars, and an array of dining options that cater to every palate. Beyond its musical roots, Nashville offers a variety of recreational activities, including parks, museums, and sports events. The region’s economy is bolstered by industries such as healthcare, education, and tourism, making it a hub of growth and opportunity. With its friendly atmosphere, Southern charm, and progressive spirit, Nashville continues to attract visitors and new residents alike, offering a unique blend of tradition and modernity.

DEMOGRAPHICS			
<b>POPULATION</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2020 Census	9,864	55,316	206,019
2024 Estimate	9,673	55,005	206,929
2029 Projection	9,671	55,811	211,804
<b>HOUSEHOLDS</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2020 Census	4,148	23,430	87,434
2024 Estimate	4,067	23,586	89,251
2029 Projection	4,069	24,174	92,521
<b>INCOME</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
Avg. Household Income	\$61,574	\$79,395	\$100,272



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **318 Wilhagan Rd, Nashville, TN 37217** (“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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ 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 Real Estate Investment Services™ 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 Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ 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 Real Estate Investment Services 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.

**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES

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