

OFFICE SPACE FOR LEASE

1838 Elm Hill Pike, Nashville, TN, 37210



NATHAN ROBERTO

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License No. 368703 (TN)

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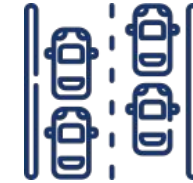
BROKER OF RECORD

HUTT COOKE

License No. 263667 (TN)

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

ADDRESS	AVAILABLE SF	ASKING RENT/SF	NNN EXPENSES	TOTAL MONTHLY RENT
1838 Elm Hill Pike, Nashville, TN 37210	1,940 SF	\$15/SF	\$383.15	\$2,808.15



±13,900 VPD (Elm Hill Pike)
±141,420 VPD (Hwy 40)

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	4,330	43,796	200,192
Current Year Estimate	4,105	44,057	185,417
2020 Census	4,446	46,022	176,423
Growth Current Year-Five-Year	5.49%	-0.59%	7.97%
Growth 2020-Current Year	-7.67%	-4.27%	5.10%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,928	18,898	93,191
Current Year Estimate	1,876	19,364	86,372
2020 Census	1,977	19,579	75,996
Growth Current Year-Five-Year	2.81%	-2.41%	7.89%
Growth 2020-Current Year	-5.15%	-1.10%	13.65%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$96,136	\$98,610	\$111,862



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Space For Lease

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

1838 ELM HILL PIKE
Nashville, TN, 37210



AVAILABLE
SUITE 117
1,940 SF



ELM HILL PIKE ± 13,900 VPD

Space For Lease

MATTHEWS™

REAL ESTATE INVESTMENT SERVICES

1838 ELM HILL PIKE
Nashville, TN, 37210



155



ELM HILL PIKE ± 13,900 VPD



± 141,420 VPD



± 97,280 VPD



± 146,340 VPD



NASHVILLE INTERNATIONAL AIRPORT



Space For Lease

MATTHEWS™

REAL ESTATE INVESTMENT SERVICES

1838 ELM HILL PIKE
Nashville, TN, 37210



NISSAN
STADIUM

SUPERIOR
POOL PRODUCTS LLC



DOWNTOWN
NASHVILLE

M&W

FritoLay

STRATAS
FOODS



CHAPMANS
Wrecker Services

ARTISENT
floors

Piedmont
Natural Gas

UR

icon Mechanical

EST. 2002

FOUR STAR PAVING

RICHARDS & RICHARDS
SECURE SHREDDING

TireHub **freshpoint**

Gibson **ABC** **Cumberland**

Supply Co. Inc. INTERNATIONAL TRUCKS

SUBJECT PROPERTY

Fairfield BY MARRIOTT

FIFTH THIRD BANK

HYATT

URBAN OUTFITTERS **CYCLEBAR**

pure barre **SYNOVUS**

NASHVILLE
SCHOOL
of the ARTS

± 601 STUDENTS



± 141,420 VPD



± 146,340 VPD

IKEA
PICK-UP

GEODIS
PARK

NASHVILLE
Fairgrounds
SPEEDWAY



Hiller
Plumbing • Heating • Cooling • Electrical

NASHVILLE
INTERNATIONAL
AIRPORT



Walgreens

Kroger **CHASE**

JJ

AT&T **FIVE GUYS**

BURGERS and FRIES

Great Clips **McDonald's** **Orangetheory**

Firestone **NTB**

TIRE & SERVICE CENTERS

± 106,270 VPD

± 159,460 VPD

Kroger

AVERITT

± 133,000 VPD

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **1838 Elm Hill Pike, Nashville, TN, 37210** ("Property"). It has been prepared by Matthews Real Estate Investment Services.TM This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment ServicesTM expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment ServicesTM 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 of the Property.

This Leasing Package 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 this Leasing Package.



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