

FOR SALE 2.33 +/- ACRES WITH 2 BRICK BUILDINGS
Great Opportunity in Donelson for Investors or Developers



314 and 316 Donelson Pike | Nashville, TN 37214



ANDERSON COMMERCIAL BROKERAGE

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MAP & PARCELS #: 096 09 0 056.00 and 096 09 0 055.00 | DAVIDSON COUNTY

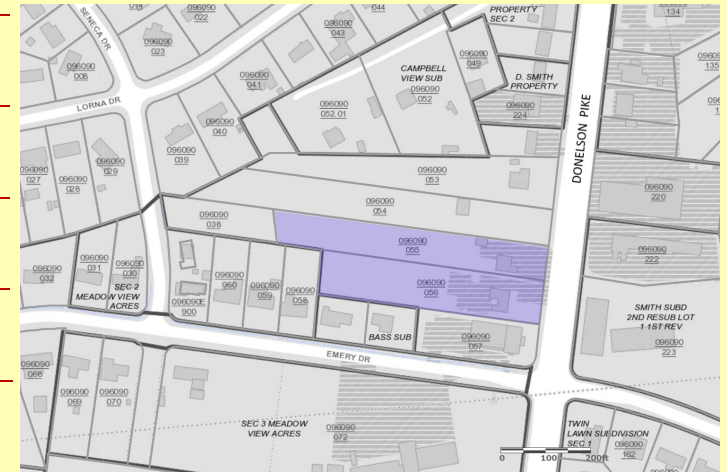
ACRES/SF: 2.33 +/- ACRES

ROAD FRONTAGE: 180 FT ON DONELSON PIKE

ZONING: CL - COMMERCIAL LIMITED

CROSS STREET: EMERY DRIVE

TRAFFIC COUNT: 16,559 ADV ON DONELSON PIKE



PROPERTY HIGHLIGHTS

2 adjacent parcels, total 2.33 +/- acres

Deep, mostly cleared, level lots

2 existing brick buildings with paved parking lots

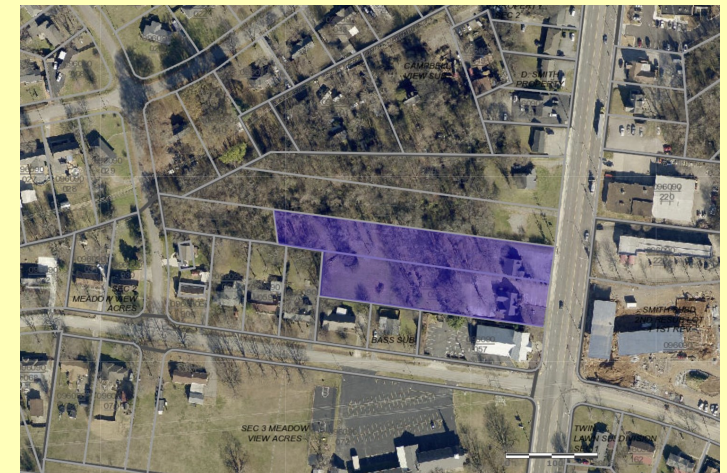
Three curb cuts

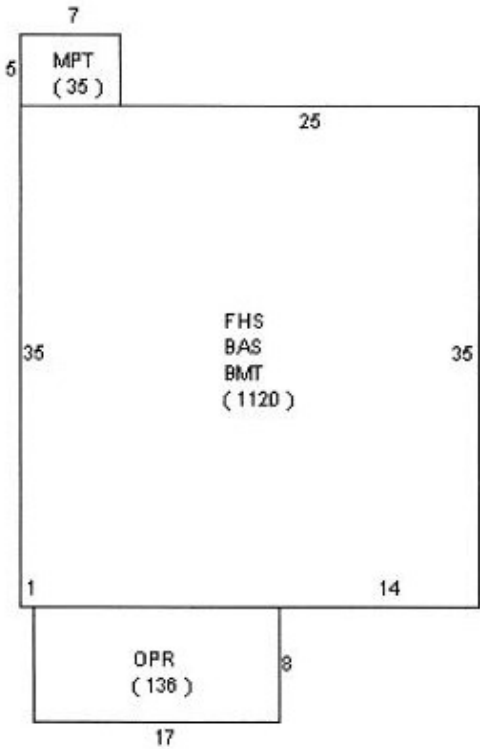
Street-side monument (or pylon) and building-face signage available

Convenient Location:

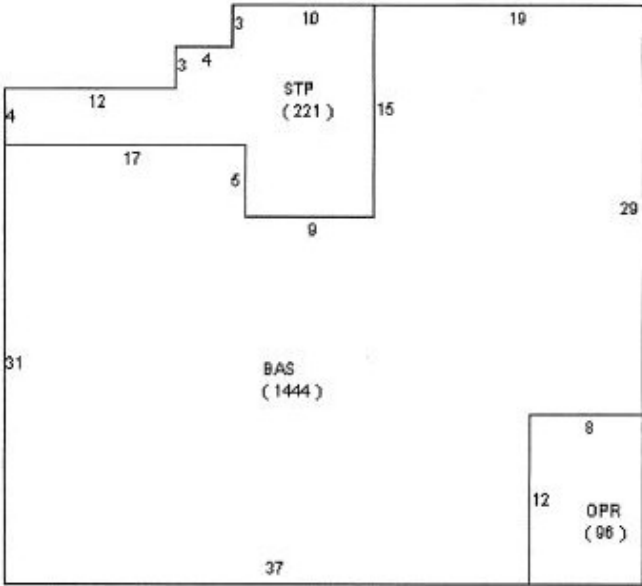
- 0.8 mile to Lebanon Pike / Hwy 70
- 1 mile to I-40 interchange
- 1.6 miles to Nashville International Airport (BNA)
- 5 miles to downtown Nashville

Adjacent to the American Legion State Headquarters property and across from a new retail and restaurant complex, "329 Donelson Pike"





316 Donelson Pike Building Dimensions



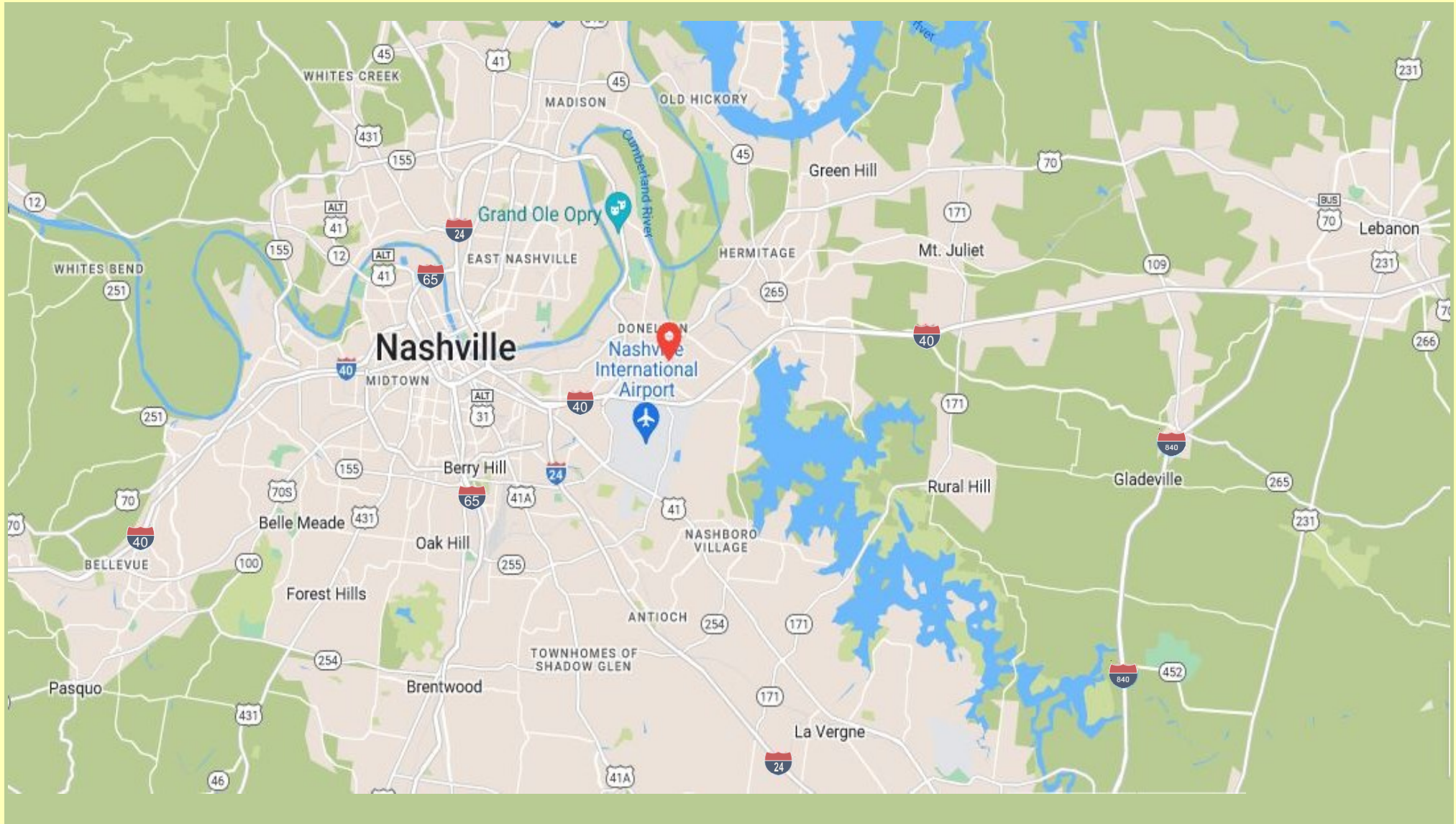
314 Donelson Pike Building Dimensions

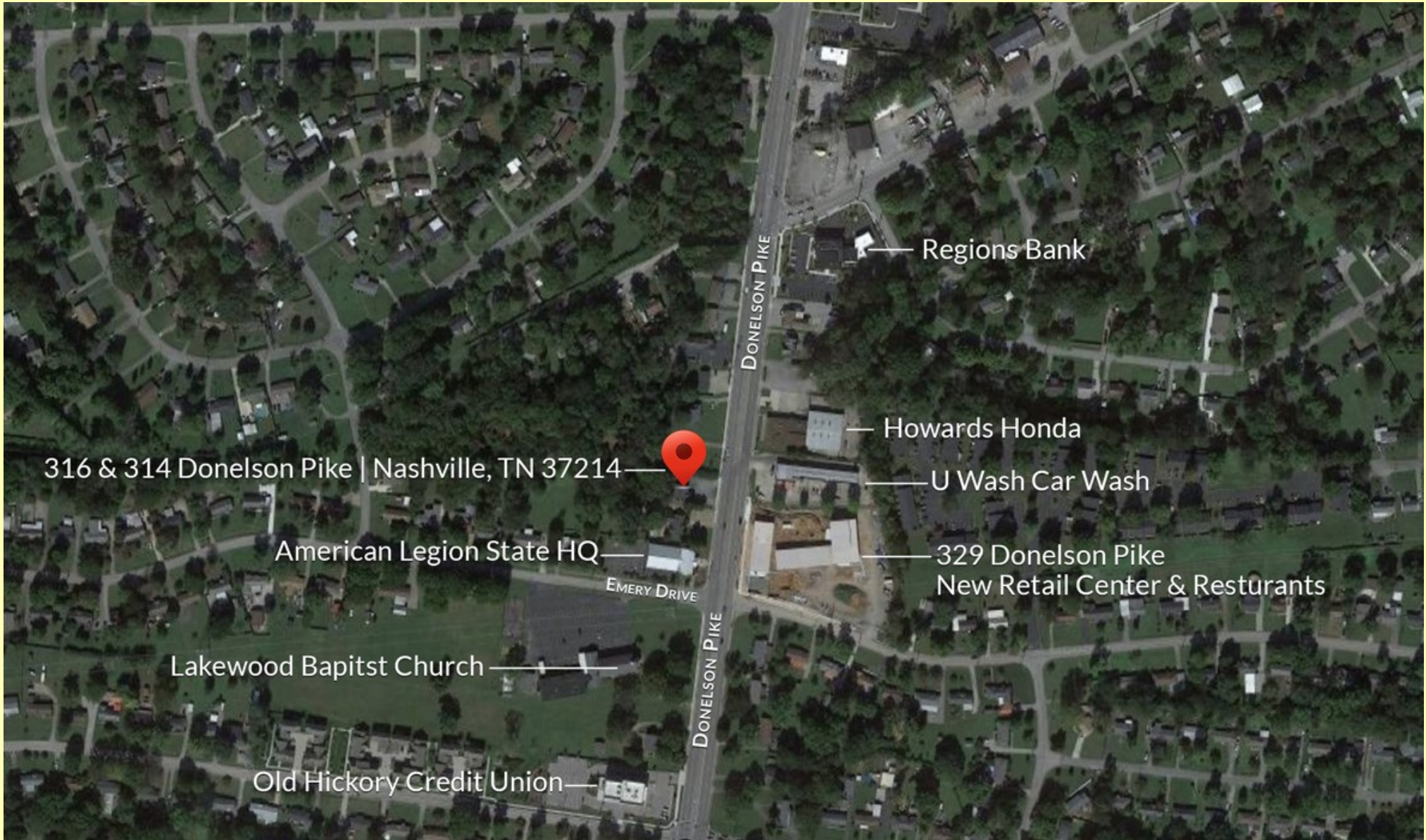


316 Donelson Pike

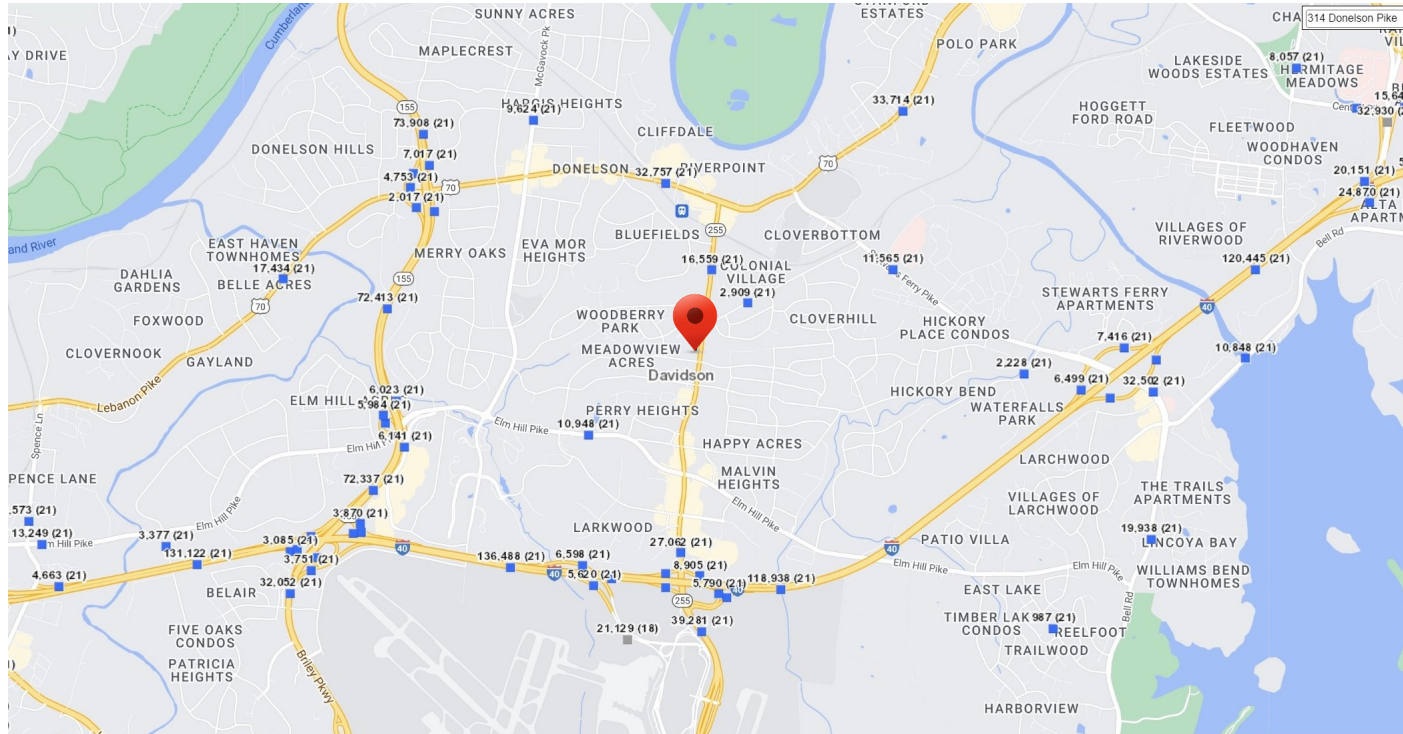


314 Donelson Pike






314 and 316 Donelson Pike | Nashville, TN 37214 | Traffic Counts




Counting Sta #	#AVD	Main Road	Cross Street	Date of Sample
079	32,757	Lebanon Pike	Bluefield Ave	2021
080	33,714	Lebanon Pike	Disspayne Drive	2021
083	16,559	Donelson Pike	Colonial Circle	2021
191	136,488	I-40	West of Donelson Pike	2021
320	27,062	Donelson Pike	North of I-40	2021
307	39,281	Donelson Pike	South of I-40	2021

Source: Tennessee Dept. of Transportation, June 2022


2020 Total Population

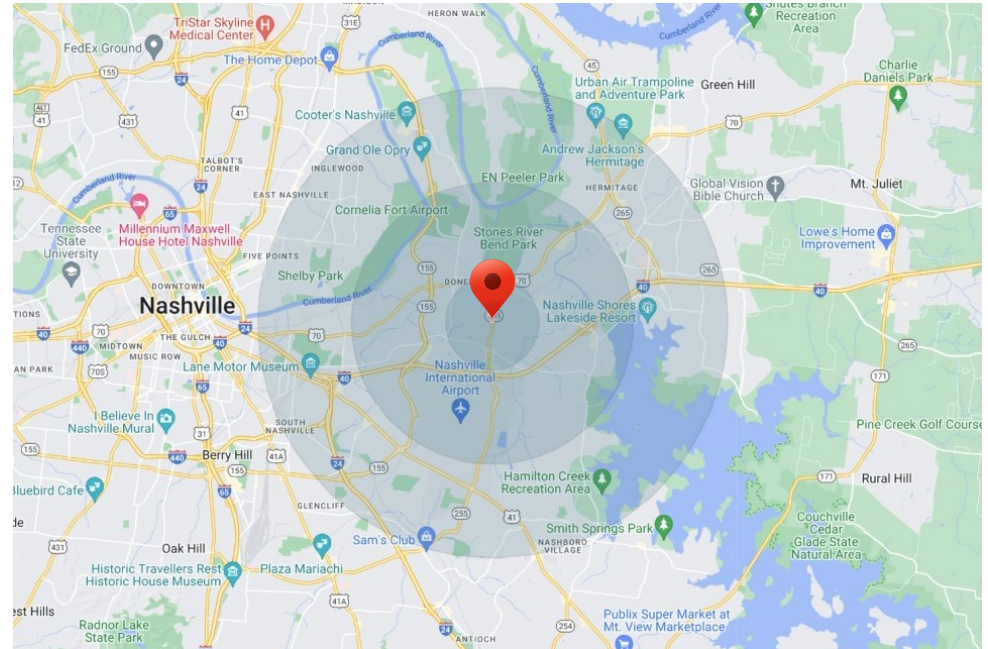
	1 MILE	3 MILES	5 MILES
	5,328	37,882	116,268

Median HH Income

	1 MILE	3 MILES	5 MILES
	\$55,033	\$58,211	\$58,387

Number of Households

	1 MILE	3 MILES	5 MILES
	2,665	17,106	51,155



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Our company success was earned from relationships and trust we achieved from our clients. ACB was established 25 years ago and I have been leading with 35 years of experience in the Real Estate Industry. We are proud of our small innovative firm and the advantages we have in staying committed to our core principles of providing successful transactions and exceptional experiences.

What sets us apart from other commercial brokerage companies is our guarantee to always maintain our Clients interest a top priority. We have a reputation of success in providing brokerage services for acquisition, entitlement process, investment properties, retail development, industrial, retail, and mixed-use properties in Tennessee. We identify unique real estate investment opportunities, to produce optima investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mt Juliet, TN we service clients throughout the Greater Nashville Region and throughout the state of Tennessee. We have earned our stature for being one of the most reliable and trusted agencies in the industry.



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"We are and can be only as successful as our clients"

- Rita Anderson, Broker

