

INVESTMENT SALE

1800 SF SHOP-MAINTENANCE BUILDING

Adjacent 105 Donald St Available for Purchase, Less than 4 Miles from Downtown Nashville, 2nd Parcel off Dickerson Pike



103 Donald Street, Nashville, TN 37207



ANDERSON COMMERCIAL BROKERAGE

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TAX MAP / PARCEL MAP # Tax Map 071-03-0- Parcel #081.00

TENANT: Music City Catering

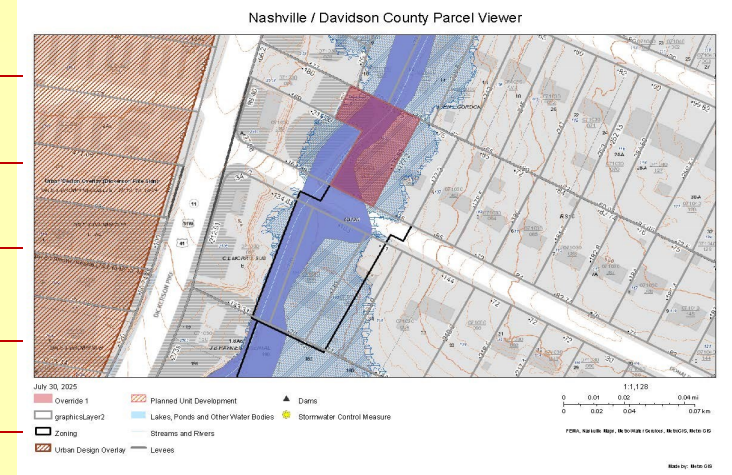
ROAD FRONTAGE: 78"

YEAR BUILT: 1965 Per Tax Record

ACRES/SF: 0.40 Acres Lot | 1800 SF Shop Bldg.

ZONING: OR20-Office & Residential with Permitted U & O Maintenance Facility

DAVIDSON COUNTY



INVESTMENT SUMMARY HIGHLIGHTS

Initial Term Ends 11/2026+ 3% Annual Increases with 1-3 Year Option

1800 SF Shop Bldg., All Masonry Construction Heated & Cooled

2-Outside Covered Open Air Storage Buildings

Private -Office+ Extra Storage Area

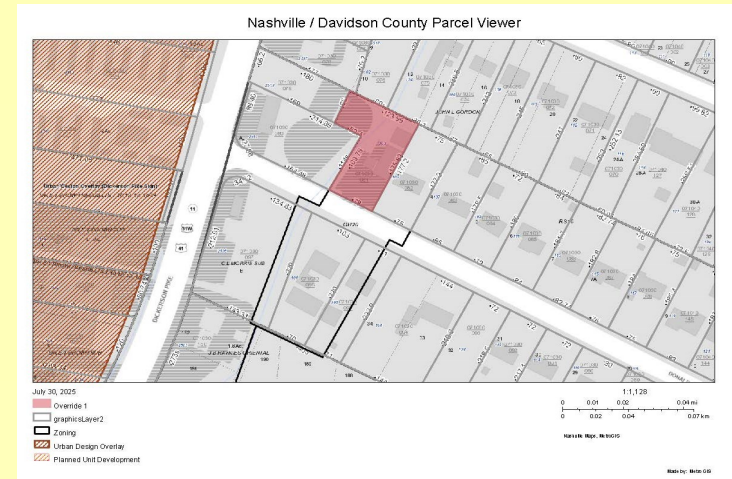
1 Restroom

18' Ceiling Height

16' Drive In Door

Mezzanine Storage

Rear Portion of Property is Encumbered by 100 Year Flood

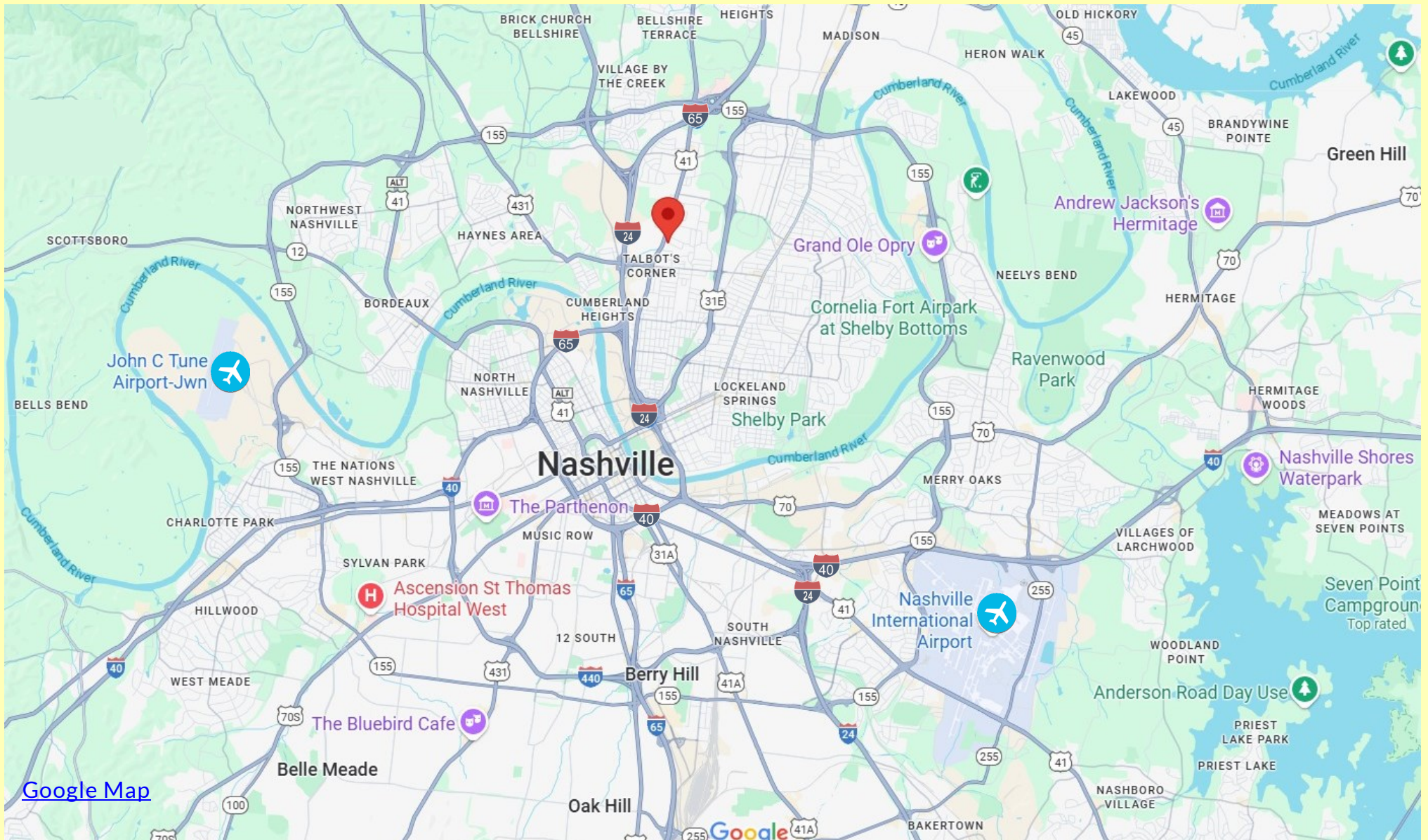


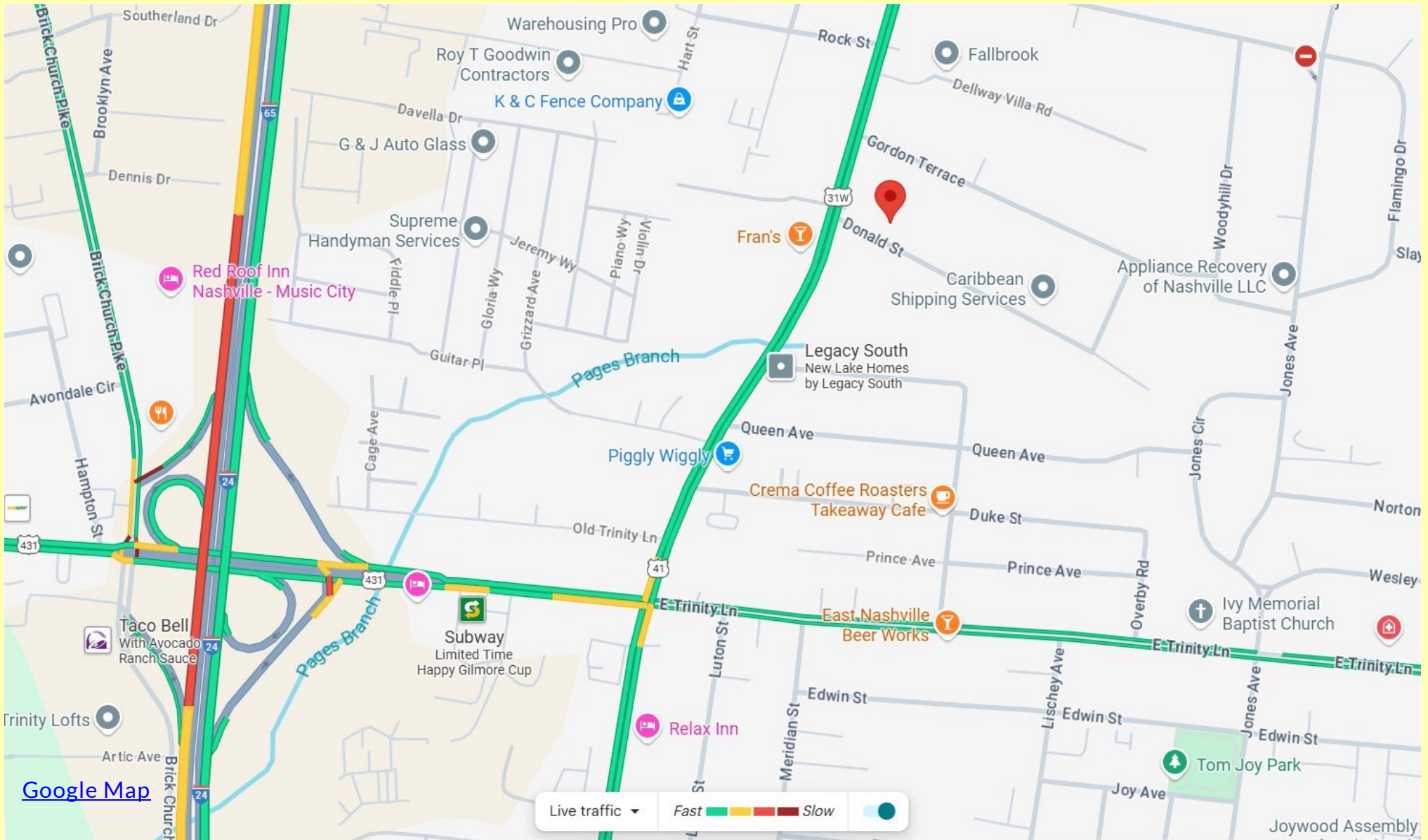


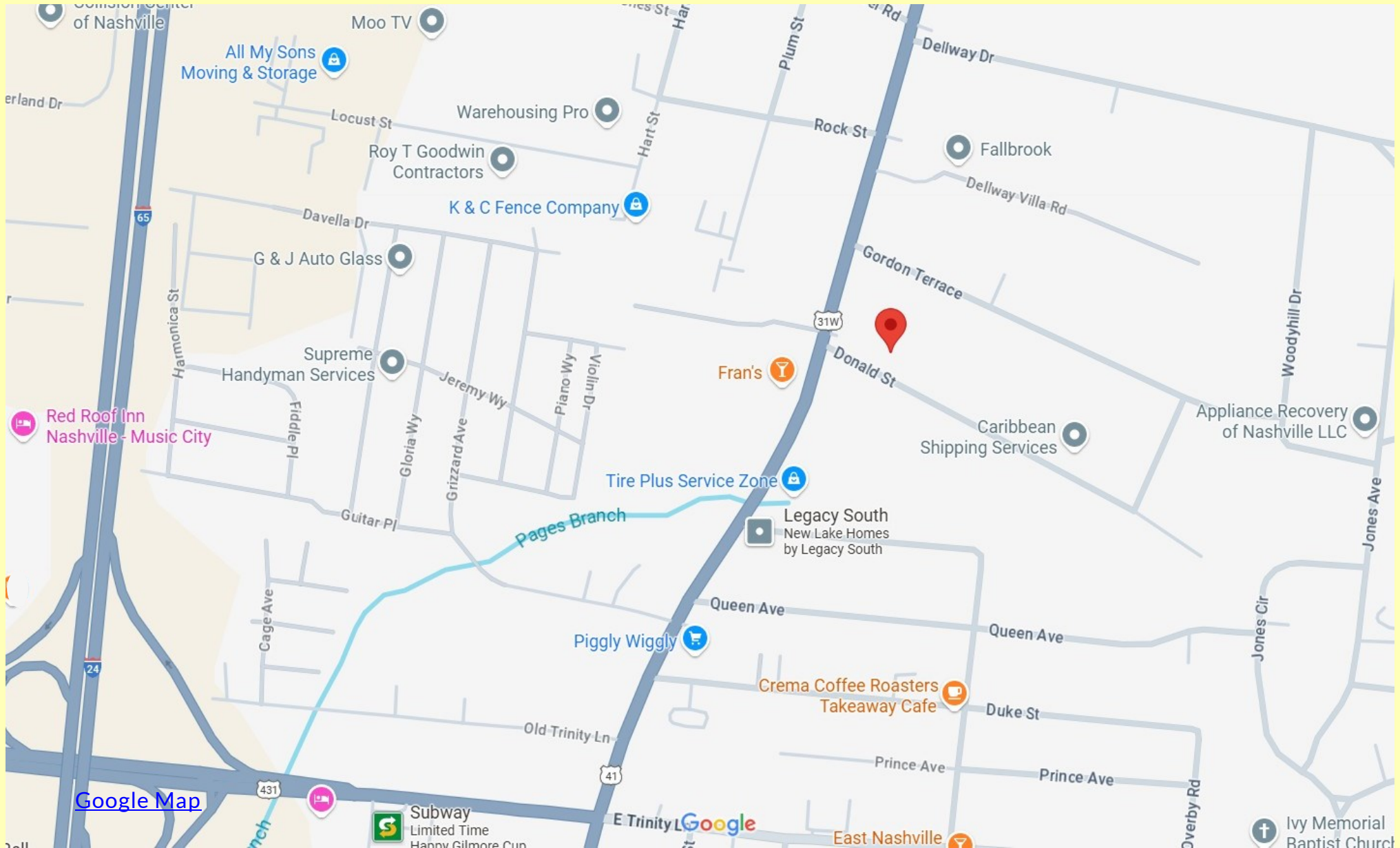








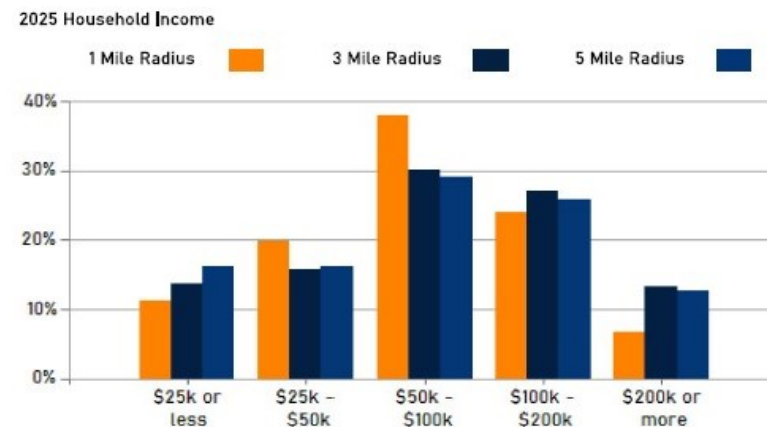
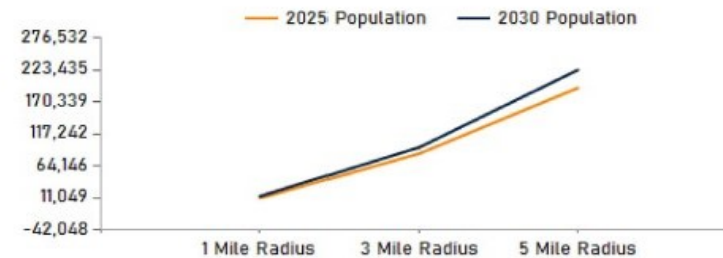




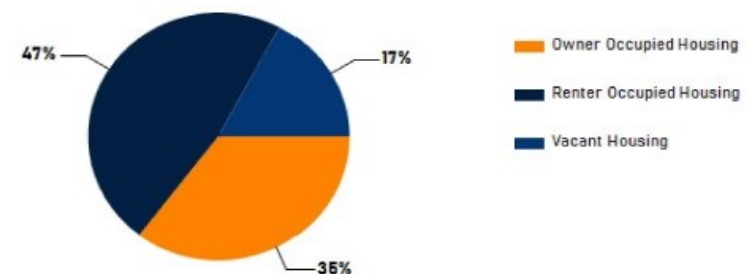
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,318	70,866	154,348
2010 Population	8,961	69,021	153,127
2025 Population	11,049	85,061	193,577
2030 Population	14,350	95,494	223,435
2025-2030: Population: Growth Rate	26.85%	11.70%	14.55%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	290	3,455	9,705
\$15,000-\$24,999	187	1,727	4,512
\$25,000-\$34,999	358	2,053	4,913
\$35,000-\$49,999	486	3,902	9,229
\$50,000-\$74,999	958	6,357	14,056
\$75,000-\$99,999	650	5,014	11,488
\$100,000-\$149,999	618	6,771	15,255
\$150,000-\$199,999	397	3,454	7,330
\$200,000 or greater	289	5,051	11,024
Median HH Income	\$70,014	\$80,623	\$77,248
Average HH Income	\$93,964	\$115,231	\$109,510

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,773	29,676	64,798
2010 Total Households	3,240	28,060	61,518
2025 Total Households	4,232	37,783	87,512
2030 Total Households	5,415	42,602	103,700
2025 Average Household Size	2.60	2.22	2.09
2025-2030: Households: Growth Rate	25.25%	12.15%	17.25%



2025 Own vs. Rent - 1 Mile Radius

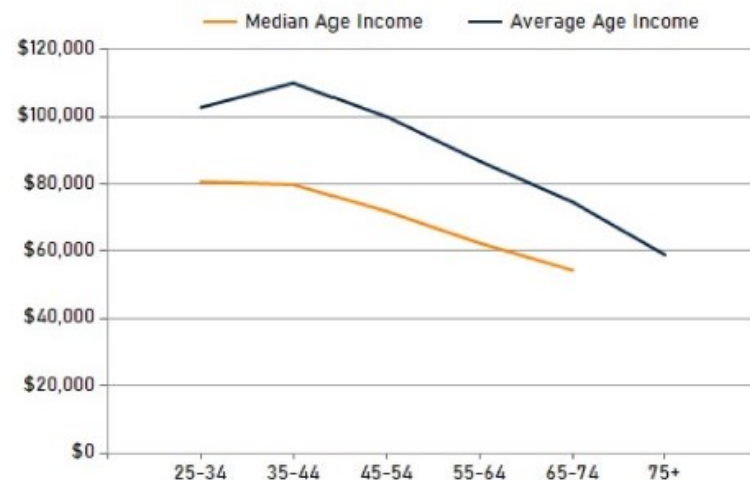
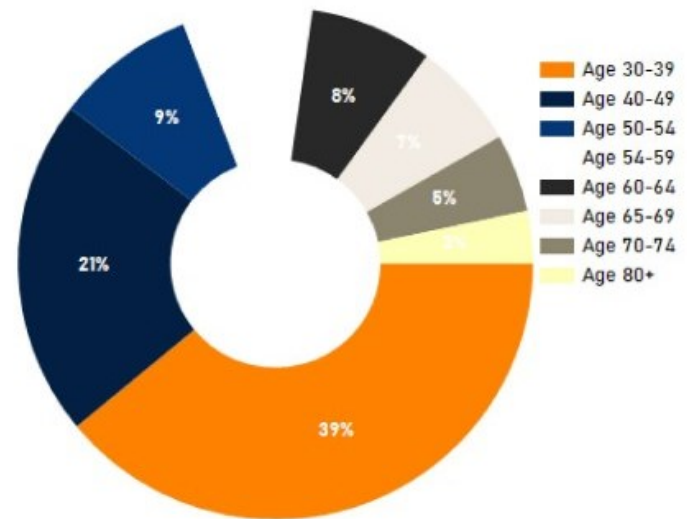


Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,310	10,681	22,028
2025 Population Age 35-39	1,063	8,453	17,190
2025 Population Age 40-44	755	6,060	12,918
2025 Population Age 45-49	543	4,552	10,016
2025 Population Age 50-54	538	4,144	9,459
2025 Population Age 55-59	490	3,877	9,111
2025 Population Age 60-64	469	3,874	9,349
2025 Population Age 65-69	413	3,467	8,407
2025 Population Age 70-74	300	2,600	6,389
2025 Population Age 75-79	201	1,831	4,370
2025 Population Age 80-84	119	990	2,501
2025 Population Age 85+	52	828	2,304
2025 Population Age 18+	8,422	68,548	159,959
2025 Median Age	33	34	34
2030 Median Age	34	35	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,650	\$89,453	\$86,600
Average Household Income 25-34	\$102,763	\$121,460	\$117,138
Median Household Income 35-44	\$79,840	\$102,716	\$99,764
Average Household Income 35-44	\$109,997	\$140,988	\$136,882
Median Household Income 45-54	\$71,821	\$95,295	\$92,743
Average Household Income 45-54	\$99,922	\$132,549	\$127,141
Median Household Income 55-64	\$62,421	\$75,467	\$73,797
Average Household Income 55-64	\$86,768	\$110,842	\$107,269
Median Household Income 65-74	\$54,365	\$55,389	\$52,599
Average Household Income 65-74	\$74,676	\$86,041	\$81,672
Average Household Income 75+	\$58,954	\$67,491	\$65,169



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My company's success is earned from relationships and trust we achieved from our clients. I established ACB 29 years ago and I have been leading with 40 years of experience in the Real Estate Industry. I am 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 ACB 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 optimal investment performance and to provide lasting impacts on the clients, communities, and industries it serves.

We are headquartered in Mt Juliet, TN, servicing 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.



Rita Anderson, Broker

License: 214959

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

- Rita Anderson, Broker

