

CHARLES
HAWKINS CO.

AVAILABLE

FOR SALE OR LEASE

212 Pavilion Boulevard

Nashville, Tennessee 37217

An infill office opportunity in the Nashville International
Airport (BNA) corridor.

±11,780 SF

±1.31 ACRES

OFFICE BUILDING

EXCLUSIVELY PRESENTED BY

Charles Hawkins Co.

O 615.256.3189

www.charleshawkinsco.com

PROPERTY HIGHLIGHTS

Address	212 Pavilion Blvd, Nashville, TN 37217
Building Size	±11,780 SF
Lot Size	±1.31 AC
Parcel ID	106-00-0-145.00
Use Type	Stand-Alone Office
Frontage	Cs: Commercial Service/Multi-Ovly: Multi-Ovly
Market / Submarket	Nashville MSA — Airport South Submarket
County	Davidson County, TN

AREA DEMOGRAPHICS

Metric	1-Mile	3-Mile	5-Mile
Population	7,332	56,999	219,565
Households	3,056	24,301	95,740
Average Age	35	36	35
Median Household Income	\$49,989	\$64,841	\$80,110

Office Opportunity in One of Nashville's Strongest Markets

SALE PRICE

\$3,650,000

LEASE RATE

\$19.50 /SF NNN

Charles Hawkins Co. is pleased to present 212 Pavilion Boulevard, an ±11,780-square-foot single-story office building on ±1.31-acre parcel in Nashville's Airport North/ Elm Hill Pike corridor. The site is strategically positioned directly in the path of the \$4.5 billion expansion of Nashville International Airport (BNA) and one of the Southeast's fastest growing metropolitan economies.

The property sits within Nashville's Airport North submarket, immediately proximate to Elm Hill Pike, one of the region's most heavily trafficked commercial corridors, and within minutes of the I-40/I-24/I-440 interchange complex that provides direct access to Downtown Nashville (approximately 10 minutes), the broader Interstate system, and the Nashville International Airport (BNA) terminal (approximately 5 minutes).

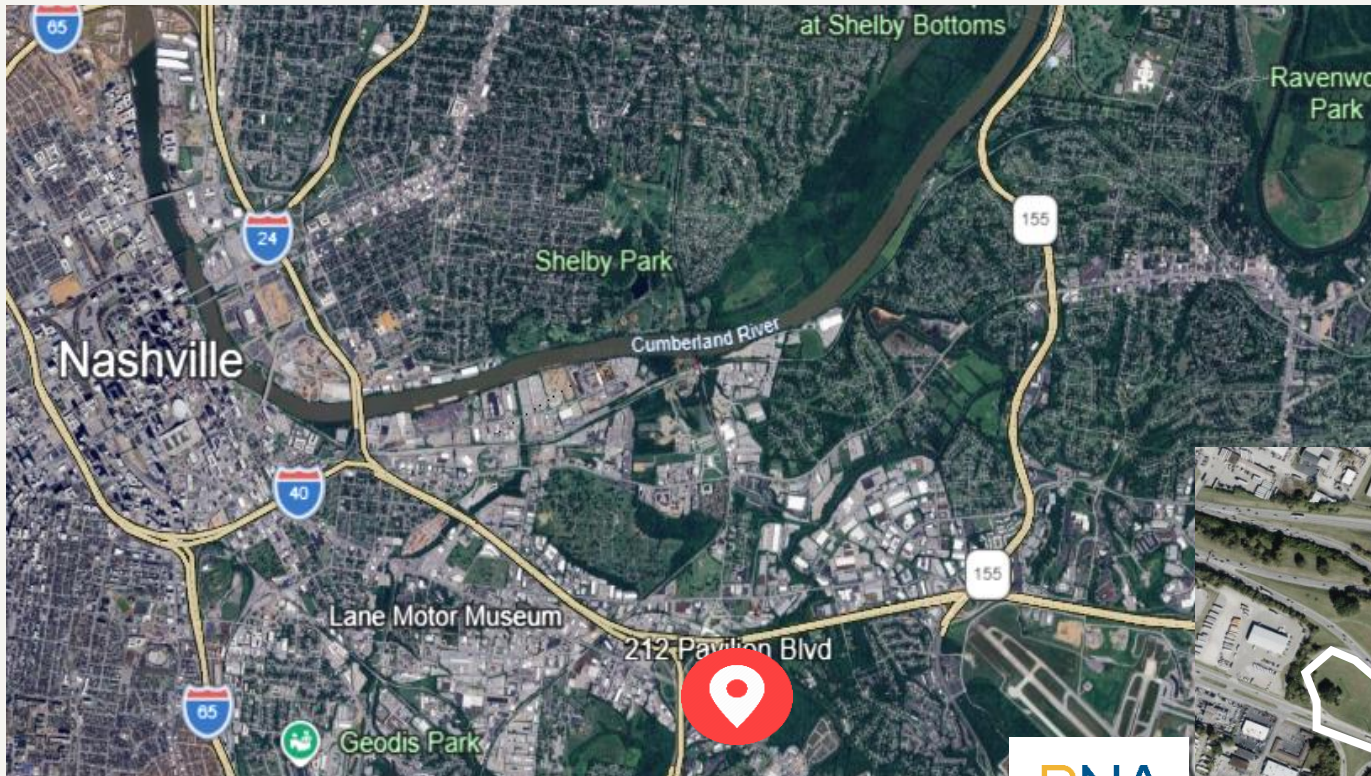
Area Momentum

Corridor Redevelopment: The Elm Hill Pike / Airport North corridor continues to see active investment, ranging from hotel and mixed-use redevelopment near the airport to steady office and flex-industrial leasing and sales activity, reinforcing the corridor's trajectory as a stable, improving submarket rather than a static one.

CHARLES
HAWKINS CO.

212 Pavilion Blvd, Nashville, TN.

Strategic Airport South Location – Positioned in Nashville's established Airport South office submarket, one of the city's largest and most accessible business districts.



LOCATION HIGHLIGHTS

Excellent Interstate Connectivity – Quick access to I-24, I-40, I-440, and Briley Parkway, allowing efficient travel throughout Nashville and Middle Tennessee.

Close to Downtown Nashville – Approximately 15 minutes from Downtown Nashville, offering proximity to the city's business, entertainment, and government centers while benefiting from lower suburban operating costs.

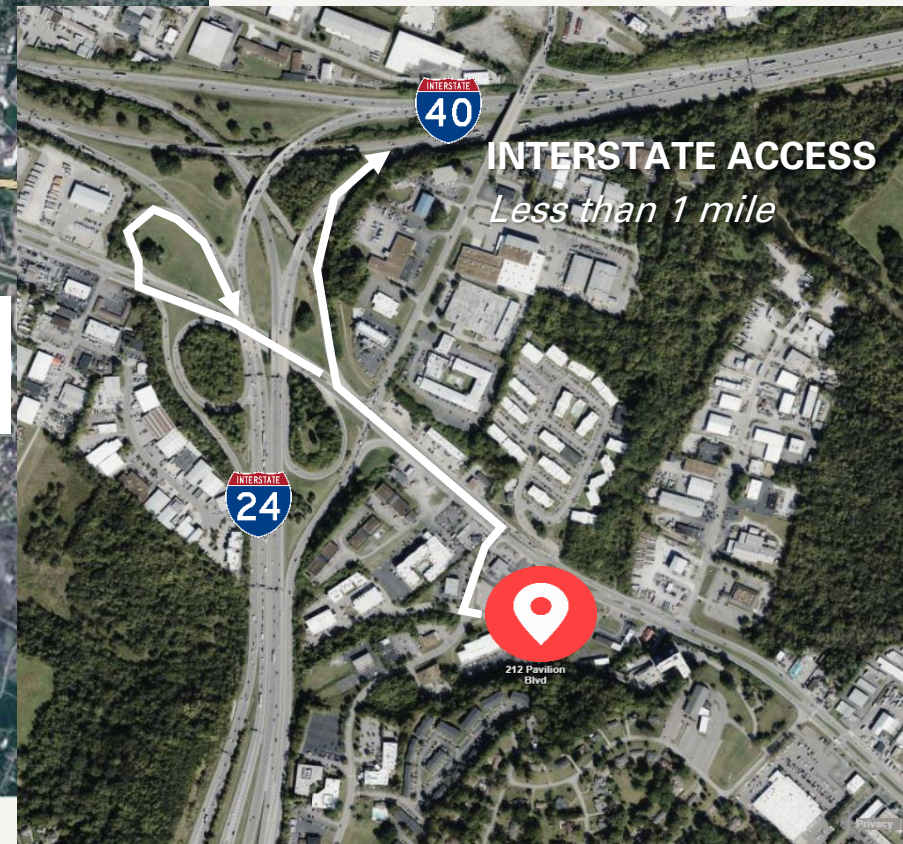
NEARBY AMENITIES

Hotels

Embassy Suites
Hilton Garden Inn Nashville Airport
Sonesta Nashville Airport
DoubleTree by Hilton Nashville Airport
Courtyard by Marriott Nashville Airport
Holiday Inn Express Nashville Airport
Hyatt Place Nashville Airport
Hampton Inn & Suites Nashville-Airport

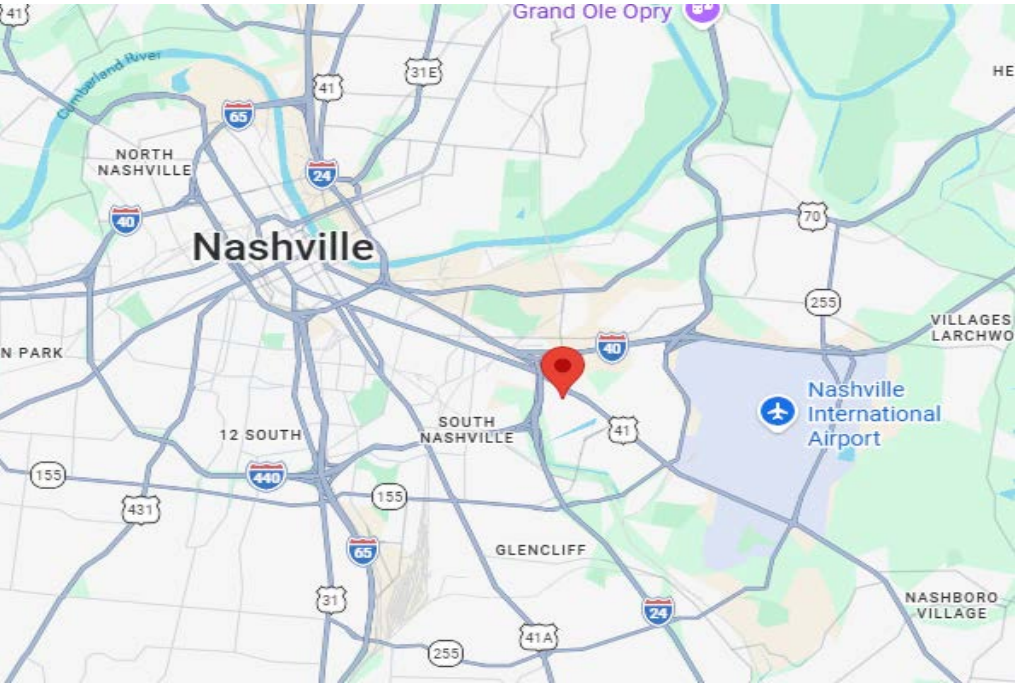
Retail & Daily Services

Publix
Kroger
Walgreens
CVS Pharmacy
Target
Walmart Supercenter
Staples
Office Depot
Multiple banks including Regions, Pinnacle Financial Partners, First Horizon, Bank of America, and Truist.



A strategic infill position in the BNA corridor.

Situated in Nashville's Airport North / Elm Hill Pike corridor, 212 Pavilion Boulevard sits minutes from the Nashville International Airport (BNA) terminal and the I-40 / I-24 / I-440 interchange complex, with direct connectivity to Downtown Nashville. The surrounding area is a well-established mixed-use corridor of office, flex, hospitality and retail serving the airport, downtown-commuter and logistics economies — a broad, durable demand base rather than a single-industry dependency.



KEY DISTANCES

Nashville Int'l Airport (BNA)	±5 min
I-40 / I-24 / I-440 Interchange	Minutes
Downtown Nashville	±10 min
Music City Star — Donelson	Nearby

5 min

TO BNA TERMINAL

10 min

TO DOWNTOWN

INTERSTATE ACCESS

Minutes from the I-40 / I-24 / I-440 interchange complex, linking tenants to Downtown, the airport and the regional Interstate system.

TRANSIT

Served by the Music City Star commuter-rail East Corridor, with Donelson and Riverfront stations — an amenity uncommon among suburban office stock.

GROWTH SUBMARKET

Airport North / Elm Hill Pike is a stable, improving mixed-use corridor benefiting from sustained airport-driven investment.

Directly in the path of Nashville's growth.

\$4.5B

BNA CAPITAL INVESTMENT SINCE 2017

40M

TARGET ANNUAL PASSENGERS

2024–2029

MULTI-PHASE EXPANSION PROGRAMS

BNA Airport Investment

The Metropolitan Nashville Airport Authority has invested roughly \$4.5 billion since 2017 across its "BNA Vision" (completed 2024) and "New Horizon" (through 2029) programs — including a new Concourse A and a \$40M central-terminal enhancement that broke ground in June 2026 — sized to support growth to 40 million annual passengers.

Corridor Redevelopment

The Elm Hill Pike / Airport North corridor continues to attract active investment — from hotel and mixed-use redevelopment near the airport to steady office and flex-industrial activity — reinforcing a stable, improving submarket rather than a static one.

Diversifying Regional Economy

Nashville's economic base has broadened well beyond its historic healthcare and music-industry anchors into logistics, fintech and technology — supporting office and flex-space demand across multiple submarkets, including those serving the airport corridor.

Transit Investment

Continued utilization of the Music City Star commuter-rail East Corridor adds long-term connectivity for properties near the Donelson and Riverfront stations — a relatively uncommon amenity among Nashville's suburban office stock.

Nashville continues to rank among the fastest-growing large metropolitan economies in the country — driven by corporate relocations, robust population growth, and a business-friendly, no-state-income-tax environment.

CHARLES
HAWKINS CO.

Office Asset for Sale or Lease Prime Market

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

212 PAVILION BLVD

NASHVILLE, TN

CHARLES
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Commercial Real Estate Services