



Village Square Center

Private Offices For Lease

1111 DONELSON AVENUE
NASHVILLE, TN 37138

ALEC BAHMED, CCIM
Commercial Broker
(615) 830-6427
alecbahmed@kw.com
358430, TN



DISCLAIMER

1111 DONELSON AVENUE

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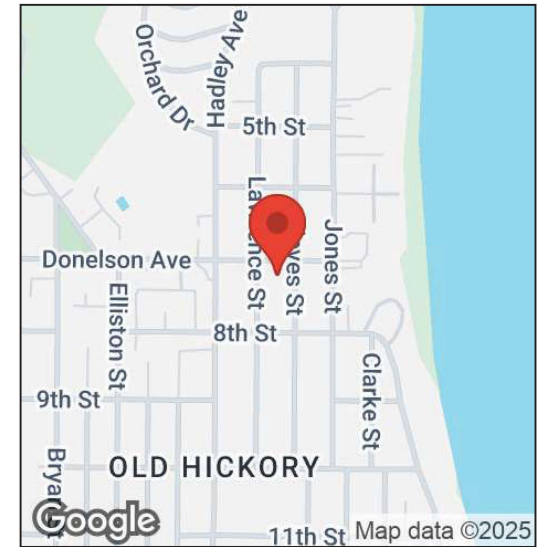
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EXECUTIVE SUMMARY

1111 DONELSON AVENUE



OFFERING SUMMARY

PRICE:	UNPRICED
LOT SIZE:	2.32 Acres
ZONING:	Cs: Commercial Service
PERMITTED USES:	Contact Listing Broker for More Info
APN:	044-15-0-013.00

PROPERTY OVERVIEW

21,428+/-SF
2.32 Acres
Zoned Cs: Commercial Service
2 Dock Doors with ramps
Rear dock with door

PROPERTY HIGHLIGHTS

The property at 1111 Donelson Avenue, Old Hickory, TN 37138, offers 21,428 square feet of industrial and retail space, fully leased with longterm tenants. Located on 2.32 acres, the building features three truck doors, including two 12x12 dock doors with ramps and a rear dock for efficient loading and unloading. Zoned CS (Commercial Service), the property allows for a variety of commercial and mixed-use applications such as retail, industrial, warehousing, and potential residential redevelopment. The site includes ample parking and green space, with an additional yard area currently leased to multiple tenants. Its central location in the Village of Old Hickory provides easy access to key amenities, including the US Post Office. This versatile property presents an excellent opportunity for developers and investors seeking a well-positioned, income-generating asset with potential for future growth.

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LOCATION & HIGHLIGHTS

1111 DONELSON AVENUE

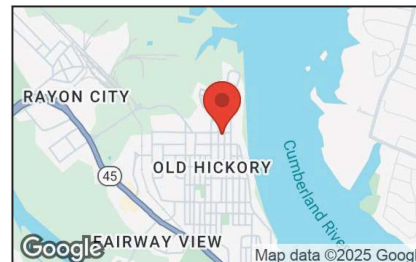


LOCATION INFORMATION

Building Name: Village Square
Street Address: 1111 Donelson Avenue
City, State, Zip: Nashville, TN 37138
County: Davidson
Market: Nashville
Sub-market: Old Hickory Village

LOCATION OVERVIEW

Old Hickory Village, nestled along the Cumberland River in Old Hickory, Tennessee, is a hidden gem with growing appeal for developers and builders. Just 20 minutes from downtown Nashville, this historic neighborhood offers a unique blend of charm, accessibility, and opportunity. Originally built as a company town for the DuPont plant, the Village features a walkable grid layout, mature trees, and a strong sense of community. Recent momentum—including the construction of a brand-new community center—signals renewed investment and revitalization. The area's R10 and RM zoning designations offer flexible development options for infill housing, townhomes, or mixed-use projects. Proximity to interstates, local parks, the lake, and an active neighborhood association further enhance the Village's appeal. For builders seeking a well-located, character-rich neighborhood with growing momentum, Old Hickory Village presents a rare opportunity to create something special within one of the Nashville area's most unique enclaves.



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DEVELOPMENT ANALYSIS

1111 DONELSON AVENUE

NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON RECORDS OF THE CITY, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL LOCATION AND DEPTH OF SUCH UTILITIES. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THE UNDERSTANDING CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY EXCAVATION. RECORDS OF SUCH UTILITIES ARE AVAILABLE AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, FOR THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO EXCAVES OR LOCATES MUST NOTIFY ALL UTILITIES WITHIN THE AREA OF EXCAVATION PRIOR TO THE DATE OF THEIR WORK. TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HARMFUL OR CONFLICT, TENNESSEE 811 1-800-351-1111.
- 2) PARCEL NUMBERS SHOWN THUS () REFER TO TAX MAP 44-15.
- 3) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD RATE MAP, COMBINED FLOOD HAZARD ZONE, DATED 00-00-00, IT HAS BEEN DETERMINED THAT THE PARCELS DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA, FLOOD ZONE.
- 4) THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 5) THIS PROPERTY IS CURRENTLY ZONED: C5.
- 6) ALL DISTANCES WERE MEASURED WITH S.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 7) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR PARTIES WITHOUT AN EXPRESSED RE-CORPORATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

TITLE EXCEPTIONS

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORDS, OWNERS, AND/OR DOCUMENTS THAT MAY AFFECT THE QUALITY OF THIS TITLE SEARCH, SHOULD BE OBTAINED FROM THE RECORDING OFFICE, THE FOLLOWING COMMENTS CORRESPOND TO THE RECORDS IN THE ABOVE REFERENCED COMMENT.

- EXCEPTION ITEM NO.
8. Subject to plan of record in Book 2, Page 101, Chancery Court of Nashville, TN.
 9. Subject to Cross Parking Easement, as of record in Instrument No. 2015013-002706, at the Register's Office of Davidson County, Tennessee.
 10. Replatment of record in Book 1633, Page 195, at said Register's Office.

DEED REFERENCE

DEED INSTRUMENT NO. 2011213-006824,
REGISTERED OFFICE OF DAVIDSON COUNTY, TN.
OWNER OF RECORD: JIMMY M. AGEE & GAY TREE PARTNERS, LLC

TOTAL AREA

100,941 Sq. Ft. (2.32 ACRES ±)

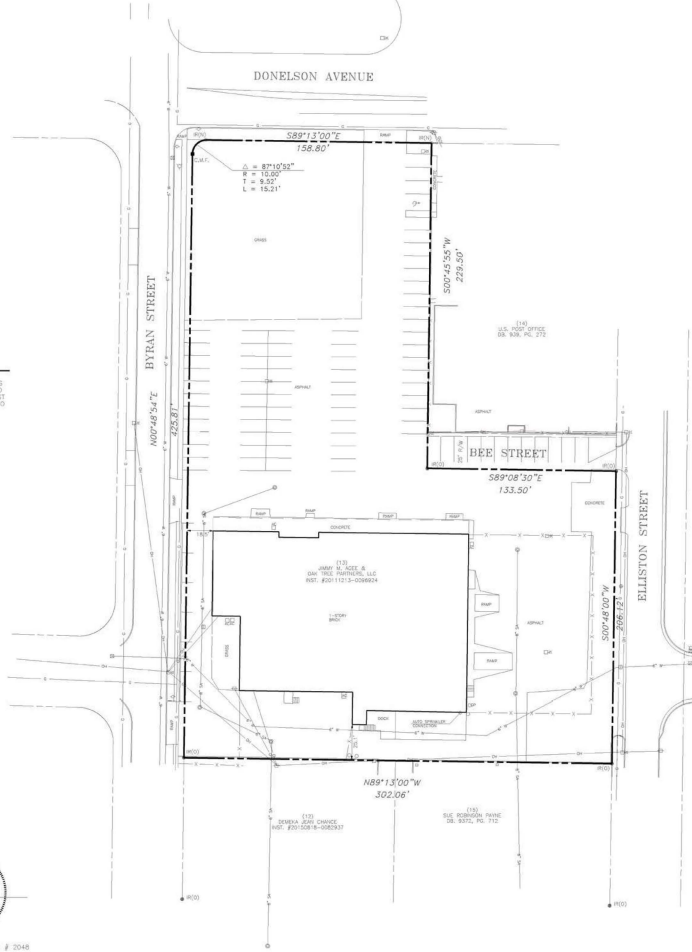
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fees were completed on 11-14-18.

I further certify that this is a category 1 survey and the survey was performed in accordance with the current standards of practice for surveys in Tennessee and the indicated closure is at least 1:10,000.



MICHAEL H. CARRETE, R.L.S. # 2048

CHERRY LAND SURVEYING, INC.
412 WEST HICKORY
NASHVILLE, TENNESSEE 37203
(615) 266-3970 FAX (615) 266-4345
E-MAIL: cherryls@comcast.net



LEGEND

IRON NAIL	—	—
WATER METER	—	—
FIRE METER	—	—
USE METER	—	—
USE VALVE	—	—
IRON ROD NEW	—	—
IRON ROD OLD	—	—
ELIMINATED	—	—
GUARD POST	—	—
IRON POST	—	—
CONCRETE MARK	—	—
VEHICLE	—	—
UTILITY POLE	—	—
LIGHT POLE	—	—
PROPERTY LINE	—	—
EDGE OF PAVEMENT	—	—
EDGE OF C&G	—	—
WALL	—	—
UNDERGROUND UTILITY	—	—
IRON LINE	—	—
STEEL LINE	—	—
USE LINE	—	—
IRON NAIL/CLAMP	—	—
FINISH LINE	—	—

DESCRIPTION

LAND in the city of Davidson County, Tennessee, being part of Lot No. 1 in the map of the subdivision of the land of the heirs of Robert H. Carrete, as of record in Book 2, Page 121, Chancery Court of Nashville, TN.

BEING located on the east side of Bryan Street, the south side of Donelson Avenue, and the west side of Ellison Street, and being the property of said parcel 13, Map 44-15, Register's Office, Davidson County, Tennessee. See Tax Map 44-15, Parcel 13, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEING an on lot in the west margin of Ellison Street, same being the southeast corner of this tract and the northeast of said Building Frame, thence westerly road with line of Bryan and Joyce Chance North 85 degrees 13 minutes 00 seconds West 322.18 feet to an iron rod in the east margin of Bryan Street, thence with said margin North 0 degrees 00 minutes East 42.00 feet to a concrete monument, thence along a curve proceeding clockwise, having a deflection angle of 81 degrees 00 minutes 45 seconds, a radius of 10.00 feet, a tangent length of 8.52 feet, and a chord of North 40 degrees 07 minutes 07 seconds East 15.79 feet, thence along said curve an arc length of 15.21 feet to an iron rod in the south margin of Donelson Avenue, thence with said margin South 89 degrees 13 minutes 00 seconds East 158.80 feet to an iron rod in said margin, thence leading road with line of United States Post Office property South 0 degrees 00 minutes 00 seconds West 229.50 feet to an iron rod, thence with south edge of 25-foot wide play South 89 degrees 08 minutes 30 seconds East 133.50 feet to an iron rod in the west margin of Ellison Street, thence with said margin South 0 degrees 48 minutes 00 seconds West 322.06 feet to the point of beginning.

Being the same property conveyed to Jimmy M. Agee and Gay Tree Partners, LLC, as of record in Deed Instrument No. 2011213-006824 at the Register's Office of Davidson County, Tennessee.

ALTA/NSPS LAND TITLE SURVEY
OF
1111 DONELSON AVENUE
PARCEL 13
MAP 44-15

CITY OF OLD HICKORY
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 30' - DATE: DECEMBER 4, 2019

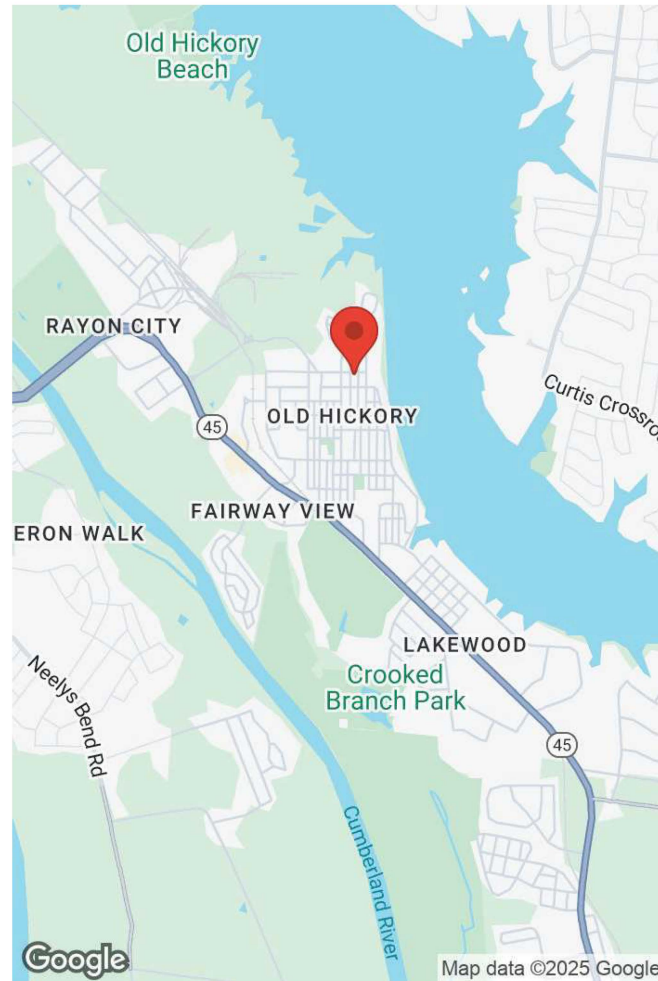


JMM 10/12/19 MNC

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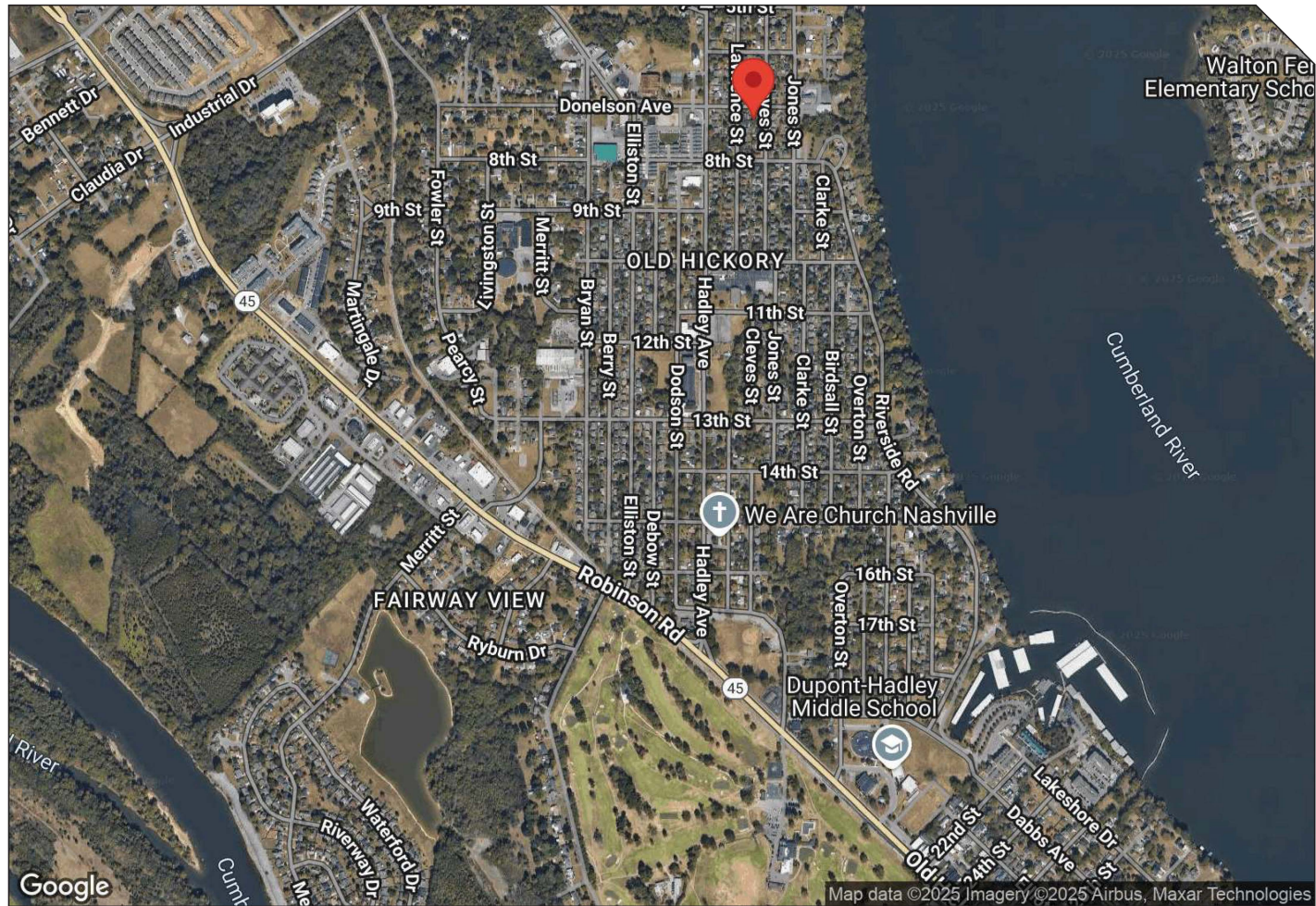


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BUSINESS MAP

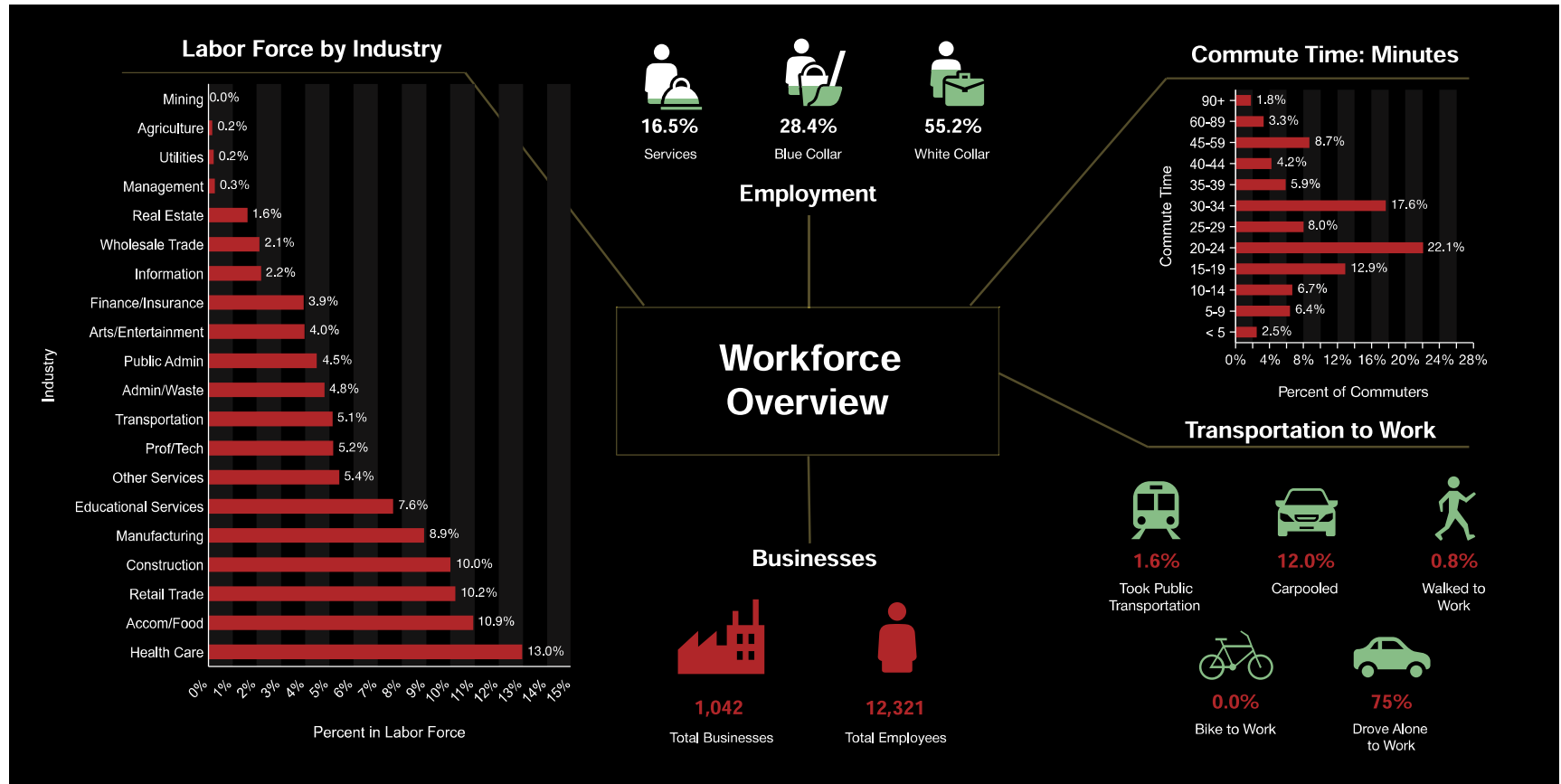
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Economic Development Profile

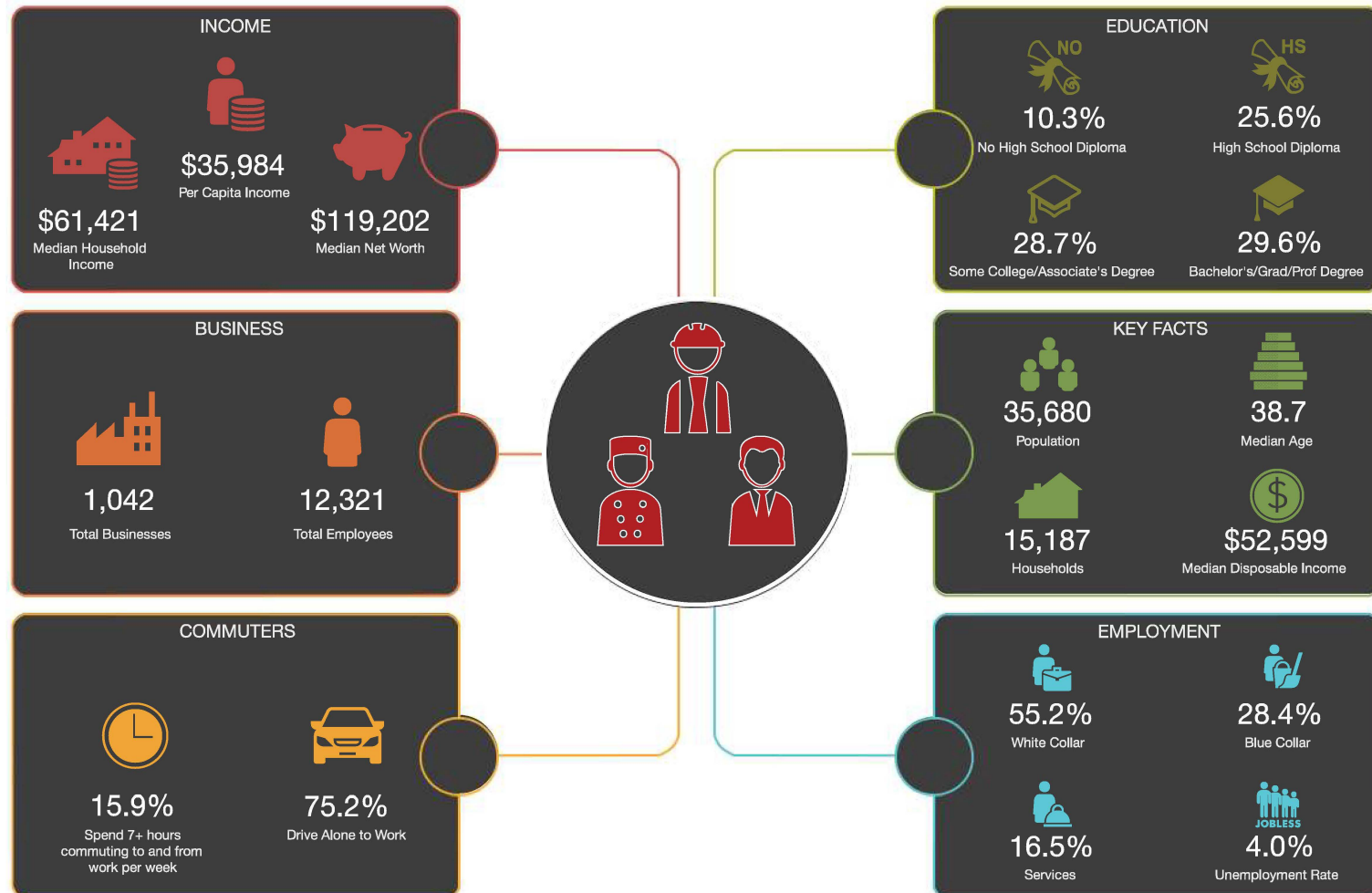


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Employment Overview

6596 TROTWOOD AVENUE



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What's in My Community?



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Eating Places

6596 TROTWOOD AVENUE



9

Bakers
(Retail)



5

Bars and
Pubs



9

Coffee
Shops



3

Juice
Bars



2

Doughnut
Shops



3

Ice Cream
Parlors



6

Pizza
Restaurants



69

Other
Restaurants

35,680

Population

15,187

Households

2.34

Avg Size
Household

38.7

Median
Age

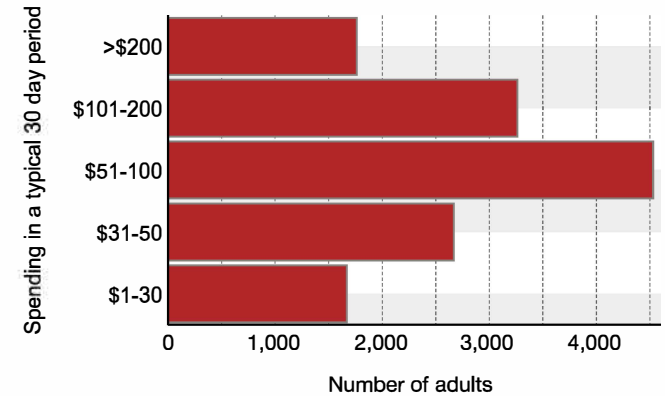
\$61,421

Median Household
Income

\$389,835

Median Home
Value

Family Restaurants Market Potential



Annual Household Spending

\$2,919

Meals at
Restaurants

\$552

Food & Drink
on Trips

Local Business Summary

1,042

Total
Businesses

12,321

Total
Employees

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TARGET MARKET SUMMARY

Key Facts

35,680

Population

38.7

Median Age

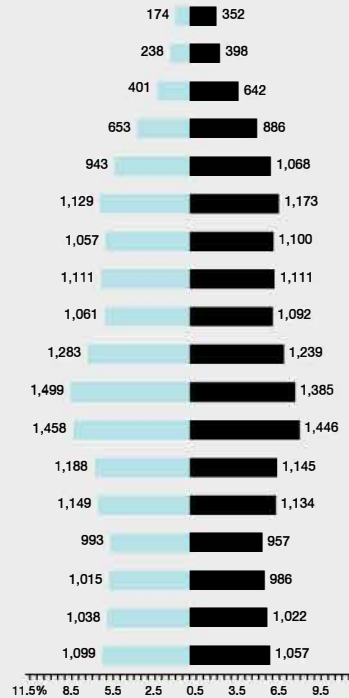
2.3

Average
Household Size

\$61,421

Median Household
Income

Age Pyramid



The largest group:
2024 Males Age 35-39

The smallest group:
2024 Males Age 85+

Annual Lifestyle Spending



\$2,224

Travel



\$57

Theatre/Operas/Concerts



\$49

Movies/Museums/ Parks



\$57

Sports Events



\$7

Online Games



\$110

Audio

Tapestry segments



8E

Front Porches
3,283 households

21.6%
of Households



12C

Small Town Sincerity
1,721 households

11.3%
of Households



8G

Hometown Heritage
1,603 households

10.6%
of Households

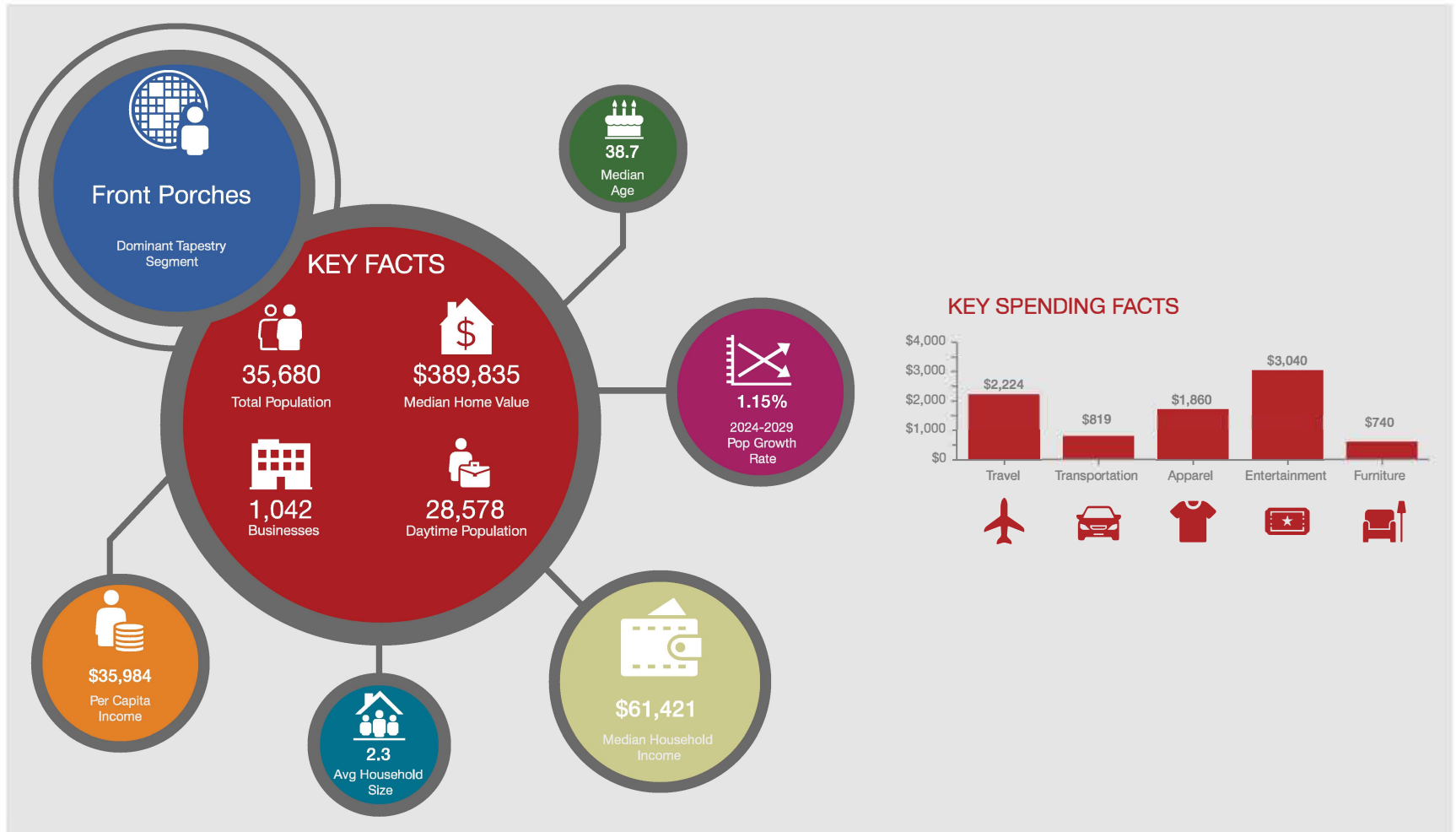


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Key Facts

6596 TROTWOOD AVENUE

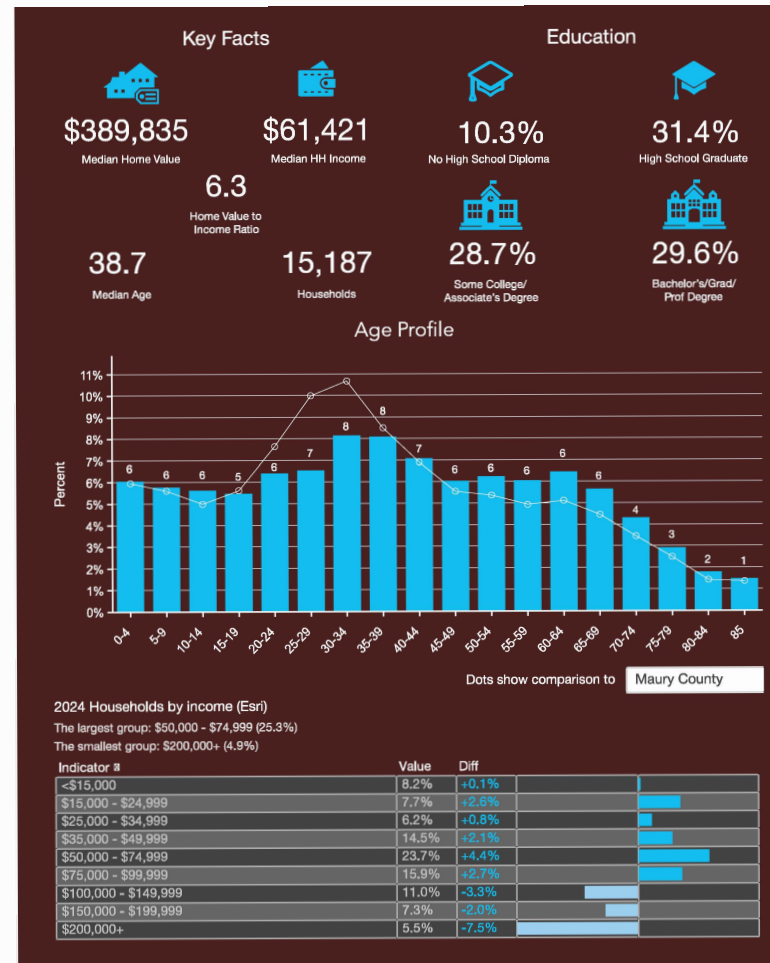


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Tapestry Segmentation

Tapestry LifeMode	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	319	2.10%	10.11%	21
Upscale Avenues (L2)	0	0.00%	5.50%	0
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	655	4.31%	7.91%	55
GenXurban (L5)	3,337	21.97%	11.14%	197
Cozy Country Living (L6)	0	0.00%	11.81%	0
Sprouting Explorers (L7)	1,083	7.13%	7.53%	95
Middle Ground (L8)	4,916	32.37%	10.81%	299
Senior Styles (L9)	730	4.81%	5.79%	83
Rustic Outposts (L10)	0	0.00%	7.94%	0
Midtown Singles (L11)	2,066	13.60%	6.24%	218
Hometown (L12)	2,081	13.70%	5.88%	233
Next Wave (L13)	0	0.02%	3.88%	0
Scholars and Patriots (L14)	0	0.00%	1.57%	0



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