

Offering Memorandum

Offered at
\$1,595,000



923 South Broadway

Portland, TN 37148

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EXIT REALTY *GARDEN GATE TEAM*
RESIDENTIAL • COMMERCIAL • PROPERTY MANAGEMENT

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Price

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EXIT Realty Garden Gate Team is pleased to present 923 S Broadway St., Portland, Tennessee, a well-positioned medical office property located directly in front of the hospital and situated within one of Portland's most established healthcare corridors. The property offers approximately 4,464 square feet of professionally designed medical office space on approximately 1.3 acres and is currently occupied by a medical professional.

Its highly visible location, established medical use, and proximity to the hospital create a compelling opportunity for investors, medical professionals, healthcare providers, or owner-users seeking a strategically located commercial asset. The property's existing medical configuration provides functionality for continued healthcare-related use while also offering flexibility for a variety of professional, office, or medical applications.

With strong accessibility, prominent frontage along South Broadway, and the potential for stable long-term occupancy, 923 S Broadway St. represents a distinctive opportunity to acquire a purpose-built commercial property in a growing Middle Tennessee market.

Executive Summary

Property Data

Building SqFt 4,464

Year Built 2001

Lot Size (SF) 56,628

Parcel ID 03903800

Zoning—

County Sumner

Coordinates 36.556175,-86.508971

Lot Size (Acres) 1.300

Property Type Multi-Unit Professional

Investment Highlights

923 S Broadway St. presents a unique opportunity to acquire a purpose-built medical office property in one of Portland, Tennessee's most established healthcare corridors. Strategically located directly across from the hospital, the property offers exceptional visibility, convenient accessibility, and a location that continues to attract healthcare providers and professional office users.

Previously occupied as a dialysis clinic, the building features specialized medical improvements that provide a strong foundation for a variety of healthcare-related uses, including primary care, specialty practices, outpatient services, physical therapy, imaging, dental, or behavioral health. While the property is currently vacant, this presents a significant advantage for both investors and owner-users by allowing immediate occupancy, customization, or the opportunity to secure a new tenant at current market lease rates without the constraints of an existing lease.

The approximately 4,464-square-foot facility sits on approximately 1.3 acres with ample parking and a functional layout designed to support medical operations. The property's proximity to the hospital enhances referral opportunities, patient convenience, and long-term tenant demand, making it a highly desirable location for healthcare providers seeking to establish or expand their presence in the Portland market.

As Portland and the surrounding Middle Tennessee region continue to experience population and economic growth, demand for quality medical office space is expected to remain strong. With limited inventory of purpose-built medical facilities in the area, 923 S Broadway St. offers investors multiple value-add opportunities, including leasing the property to a healthcare provider, repositioning it for professional office use, or occupying the building as an owner-user.

Combining a premier healthcare location, specialized medical infrastructure, immediate availability, and long-term market fundamentals, 923 S Broadway St. represents an exceptional opportunity to acquire a high-quality commercial asset with significant leasing potential and long-term appreciation prospects.

Key Metrics

Asking Price

\$1,595,000

Price/SF

\$357.30

Building SF

4,464

Year Built

2001

923 South Broadway

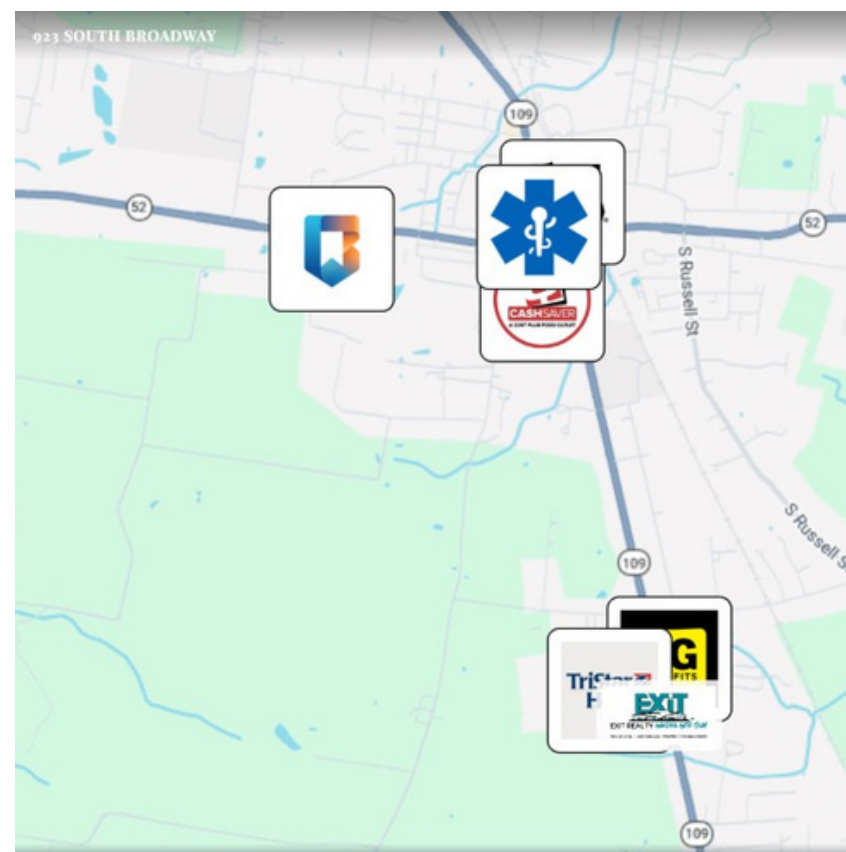
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Location Highlights

- **Premier Medical Location** – Directly across from the hospital in Portland's established healthcare corridor, providing unmatched convenience for patients, providers, and healthcare organizations.
- **Excellent Visibility** – Prominent frontage on South Broadway (US-109) with strong daily traffic counts and outstanding signage opportunities.
- **Regional Access** – Minutes from Interstate 65, offering easy access to Nashville, Bowling Green, and the surrounding Middle Tennessee and Southern Kentucky markets.
- **Growing Community** – Portland continues to benefit from steady residential and commercial growth, supporting increased demand for healthcare and professional office space.
- **Purpose-Built Medical Facility** – Previously operated as a dialysis clinic with a functional medical layout suitable for a variety of healthcare or professional office users.
- **Immediate Availability** – Vacant and ready for occupancy, allowing an owner-user or tenant to customize the space without waiting for an existing lease to expire.
- **Ample Parking** – Generous on-site parking with convenient access for patients, visitors, and employees.
- **Established Medical Corridor** – Surrounded by complementary healthcare providers, pharmacies, and professional offices, creating strong synergy and referral potential.
- **Broad Service Area** – Positioned to serve Portland and surrounding communities throughout Sumner County, Robertson County, and Southern Kentucky.
- **Long-Term Investment Potential** – A strategic hospital-adjacent location, limited medical office inventory, and continued population growth support strong leasing demand and long-term value appreciation.



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Location Highlights



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Photo Gallery



Market Overview

Market Overview: Portland, TN

Portland is a city in Sumner and Robertson counties in Tennessee. The population was 11,486 in 2010 according to estimates by the U.S. census bureau and in 2020 the population was 13,156. Portland is a part of the Nashville Metropolitan Statistical Area.

Key Facts

Population 13,156

Area 14.3sqmi

Elevation 801ft

County Sumner County

Incorporated January 1, 1859

State Tennessee

Demographic Snapshot

1-Mile Radius

Population 1,556

Median HH Income \$67,404

Households 645

3-Mile Radius

Population 11,738

Median HH Income \$72,537

Households 4,457

5-Mile Radius

Population 21,417

Median HH Income \$79,929

Households 7,965

Source: ESRI / ArcGIS Business Analyst



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Demographics (Detail)

Demographic 37148 (Portland, TN)

Population 26,274

Projected 2026 Population ~27,000–29,000

Households 9,196

Median Age 37.9 Years

Median Household Income \$81,633

Median Family Income \$93,981

Average Household Size 2.74 Persons

Median Home Value ~\$295,000

Homeownership Rate 73%

Unemployment Rate ~3%

Land Area 131.9 Square Miles

Why These Demographics Matter

The 37148 market continues to experience steady residential growth, rising household incomes, and increasing demand for healthcare services.

Combined with the property's hospital-adjacent location, these fundamentals support long-term demand for medical office space from physicians, specialty practices, outpatient providers, and healthcare investors.

Workforce & Accessibility

- 89% of workers commute by personal vehicle.
- Most residents commute throughout Sumner County and the greater Nashville region, supporting strong daytime population and healthcare demand.
- Convenient access to Interstate 65 connects Portland to Nashville, Bowling Green, and surrounding communities.

Economic Highlights

- Median Household Income: \$81,633
- Median Family Income: \$93,981
- Average Household Income: \$81,633
- Poverty Rate: 7.6–10.9%
- Strong owner-occupied housing market with approximately
- 73% homeownership.

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Demographics (Detail)

923 S Broadway Street | Trade Area Demographics

Portland, Tennessee

Metric	1 Mile	3 Miles	5 Miles
Population	1,876	13,054	22,881
Projected Growth	7.1%	7.0%	7.0%
Households	698	4,843	8,409
Median HH Income	\$64,406	\$68,508	\$75,241
Median Home Value	\$284,710	\$295,129	\$312,111
Median Age	39	39	39

Source: ESRI / ACS Estimates (trade area around 923 S Broadway St.)

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For More Information



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