



**\$3,400,000** \$170/sqft **For Sale**

Seller Concessions Offered

**4070 Old Highway 431  
Greenbrier, TN 37073**

3.12 Acres, 20000 SqFt

**Directions:** From Nashville take I-24 to exit 35, turn right onto Highway 431 for 7 miles and the entrance is on the right side of the road

<b>MLS</b>	3225678
<b>Status</b>	Active
<b>Year Built</b>	2023
<b>County</b>	Robertson County, TN
<b>Zoning</b>	Commercial
<b>Class - Type</b>	Commercial - Retail
<b>Annual Taxes</b>	122 006.01
<b>Days On Market</b>	0
<b>Source</b>	Realtracs

**Public Remarks:** This versatile 20,000 sqft warehouse is a rare investment gem with immediate cash flow and significant upside potential. Currently has an income producing tenant "Ms. Rhonda's Antiques & More", the tenant has multiple ways of generating income & a waiting list for vendors. Farmer's markets on the weekend, classic car shows once a month, a food truck, live music & other events. It's situated in a rapidly growing area of Robertson County with excellent road frontage, thousands of cars passing by daily. The new drive in theater is being built across the street projected to be completed Fall 2026. If you don't want to have the tenant remain you could turn this into a family fun center, storage units, bowling alley, event venue, etc. This property has 4 Massive HVAC systems, it's own septic tank, over 3 acres of land, 123 paved parking spots, and a loading dock. The property was extended onto last year where a 4,800 sqft outdoor space was added onto the property. The antique store has 145 booths ranging in size.

**Private Remarks:** Buyer to do their own due diligence, for any questions call Chad Sparks 615-600-9200.

### FINANCIALS

<b>List Price</b>	\$3,400,000
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### LOT

<b>Acres</b>	3.12 / Tax Record
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### STRUCTURE

<b>Square Footage</b>	20000 / Prior Appraisal
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### FEATURES

<b>Security Features</b>	Fire Sprinkler System, Security System, Smoke Detectors
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### OFFICE AND SHOWING INFORMATION

<b>List Agent</b>	Chad Sparks	<b>Showing Info</b>	Schedule Showing <i>powered by Realtracs</i>
<b>List Office</b>	Benchmark Realty, LLC / (615) 991-4949		

### CONTRACT INFO

<b>Listing Detail</b>	Exclusive Right To Sell / Standard	<b>Expire Date</b>	5/31/27
<b>Possession</b>	Immediate	<b>Original List Price</b>	\$3,400,000
<b>List Date</b>	5/8/26	<b>Seller Concessions Offered</b>	Yes

Requested by: Chad Sparks

*Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.*  
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Report Type: **Agent Report**  
Report Date: 5/31/26