



4336

KENILWOOD DRIVE
NASHVILLE, TN

For Sale

6,672 SF • \$3,325,000
Office/Retail/Industrial Space


STREAM[®]

Property Overview

Located amidst Green Hills and 100 Oaks, 4336 Kenilwood Drive presents a rare owner-user opportunity with 6,672 SF on nearly one acre of IWD-zoned land. The property offers exceptional interstate visibility, creating strong exposure for office, retail, industrial, or showroom users seeking a prominent location. Flexible IWD zoning supports a broad range of commercial applications, making the asset well-suited for businesses requiring operational versatility and future scalability. The property provides immediate occupancy potential with no existing tenancy constraints. Its strategic positioning within one of Nashville's most active commercial corridors makes it an attractive option for owner-users, investors, or adaptive reuse concepts.

PROPERTY HIGHLIGHTS



6,672 SF Available on 0.98 Acres



Zoned IWD - Supportive of Office, Retail, and Industrial Uses



Within 1.5 miles of 100 Oaks Mall



Unmatched Interstate Visibility
±174K Vehicles Daily



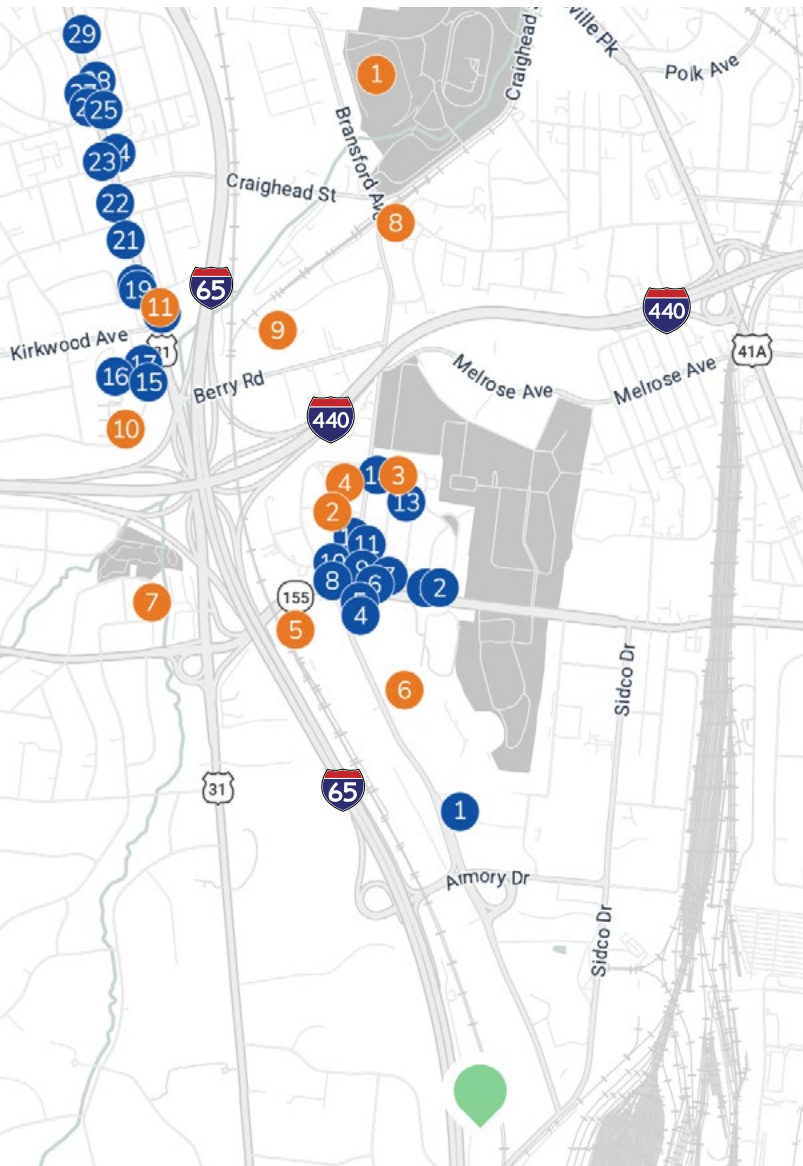








Nearby Amenities & Developments



FOOD

- 1 RAFFERTY'S RESTAURANT & BAR
- 2 CALYPSO CAFÉ
- 3 FIREHOUSE SUBS
- 4 CHIPOTLE
- 5 LOGAN'S ROADHOUSE
- 6 BAJA BURRITO
- 7 HUGH BABY'S
- 8 JERSEY MIKE'S SUBS
- 9 VUI'S KITCHEN
- 10 SUNFLOWER CAFÉ
- 11 BIG MACHINE DISTILLERY & TAVERN
- 12 BROTHERS BURGER JOINT
- 13 NASHVILLE JAM CO.
- 14 THE PFUNKY GRIDDLE
- 15 JUST LOVE COFFEE CAFE
- 16 KROGER
- 17 CHICK-FIL-A
- 18 EDLEY'S TACOS
- 19 M.L. ROSE CRAFT BEER & BURGERS
- 20 AIYARA THAI AND SUSHI RESTAURANT
- 21 SONIC DRIVE-IN

- 22 MAPLE STREET BISCUIT COMPANY
- 23 FIRST WATCH
- 24 CILANTRO MEXICAN GRILL
- 25 HATTIE B'S
- 26 PUBLIX
- 27 THE SMILING ELEPHANT
- 28 THE URBAN JUICER
- 29 LOVE PEACE & PHO

DEVELOPMENTS

- 1 GEODIS PARK
- 2 AZALEA PARK/2920 BERRY HILL (37K SF)
- 3 COLUMBINE PARK/UNIVERSAL MUSIC GROUP
- 4 BLACKBIRD STUDIO
- 5 WALMART SUPERCENTER
- 6 VANDERBILT HEALTH 100 OAKS
- 7 445 PARK COMMONS (335 UNITS)
- 8 BROADSTONE BERRY HILL (303 UNITS)
- 9 8TH & BERRY (314 UNITS)
- 10 GALE PARK (70 UNITS)
- 11 THE MELROSE APARTMENTS

Area Demographics

WITHIN A 5 MILE RADIUS

241,072

TOTAL POPULATION

381,036

TOTAL EMPLOYEES

\$137,327

AVERAGE HOUSEHOLD INCOME

17,355

TOTAL BUSINESSES

Labor Division

82.2%

WHITE COLLAR

7.5%

BLUE COLLAR

10.3%

SERVICES

Drive Times

14 mins

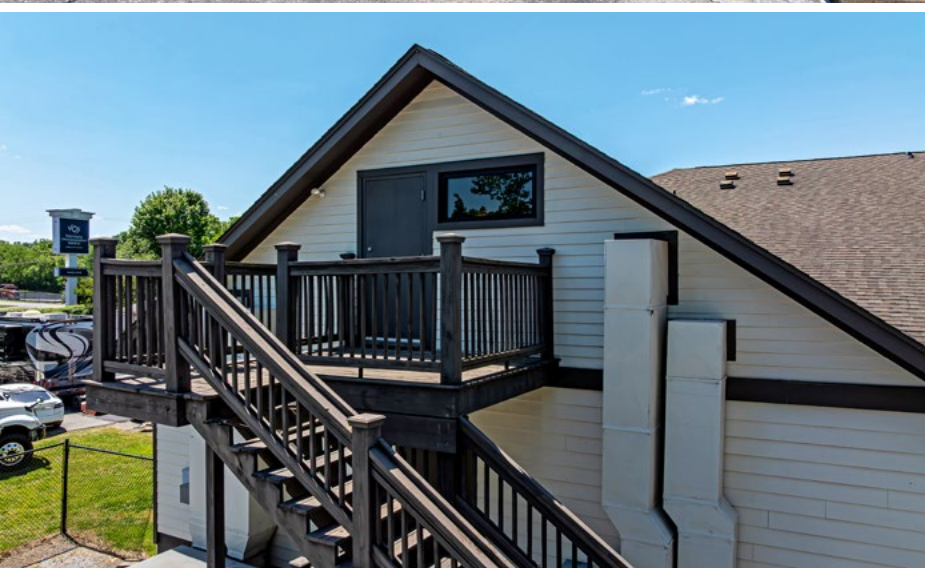
NASHVILLE INTERNATIONAL AIRPORT

13 mins

DOWNTOWN NASHVILLE

14 mins

MIDTOWN NASHVILLE



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