

SALE OR LEASE

±3,742 SF Available

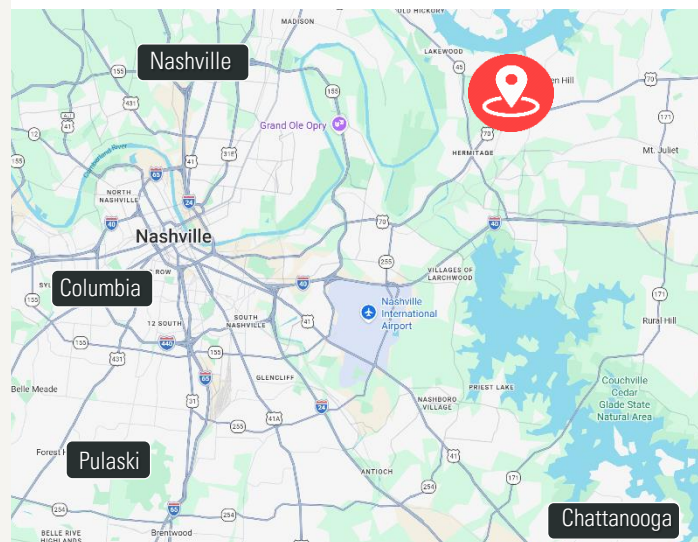
Stand-Alone Medical Office Building for Lease or Purchase in an Active Commercial Corridor in Hermitage, TN

233 Jackson Meadows Dr., Hermitage, TN 37076



HIGHLIGHTS

- Stand-Alone Medical Office Building
- Sale Price: \$1,100,000
- Available for Lease: July 2026
- ±3,742 SF Available
 - Suite A: ±2,462 SF | Lease Rate: \$4,600/month NNN
 - Suite B & C: ±640 SF Each | Lease Rate: \$1,250/month NNN
 - Entire Building (A, B, & C): ±3,742 SF | Lease Rate: \$6,850/month NNN
- ±0.37 Acres
- 250 AMP & 400 AMP breaker boxes servicing the building
- Zoned Cs: Commercial Service/Ov-Air: Airport Overlay
- Near the corner of Lebanon Pike and Andrew Jackson Pkwy
- Located in an active commercial corridor in Hermitage, adjacent to the Jackson Village and Oakwood Commons Shopping Centers
- Surrounded by high-profile tenants: Walmart Supercenter, Kroger, Publix, PetSmart, & CVS



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 Davidson County

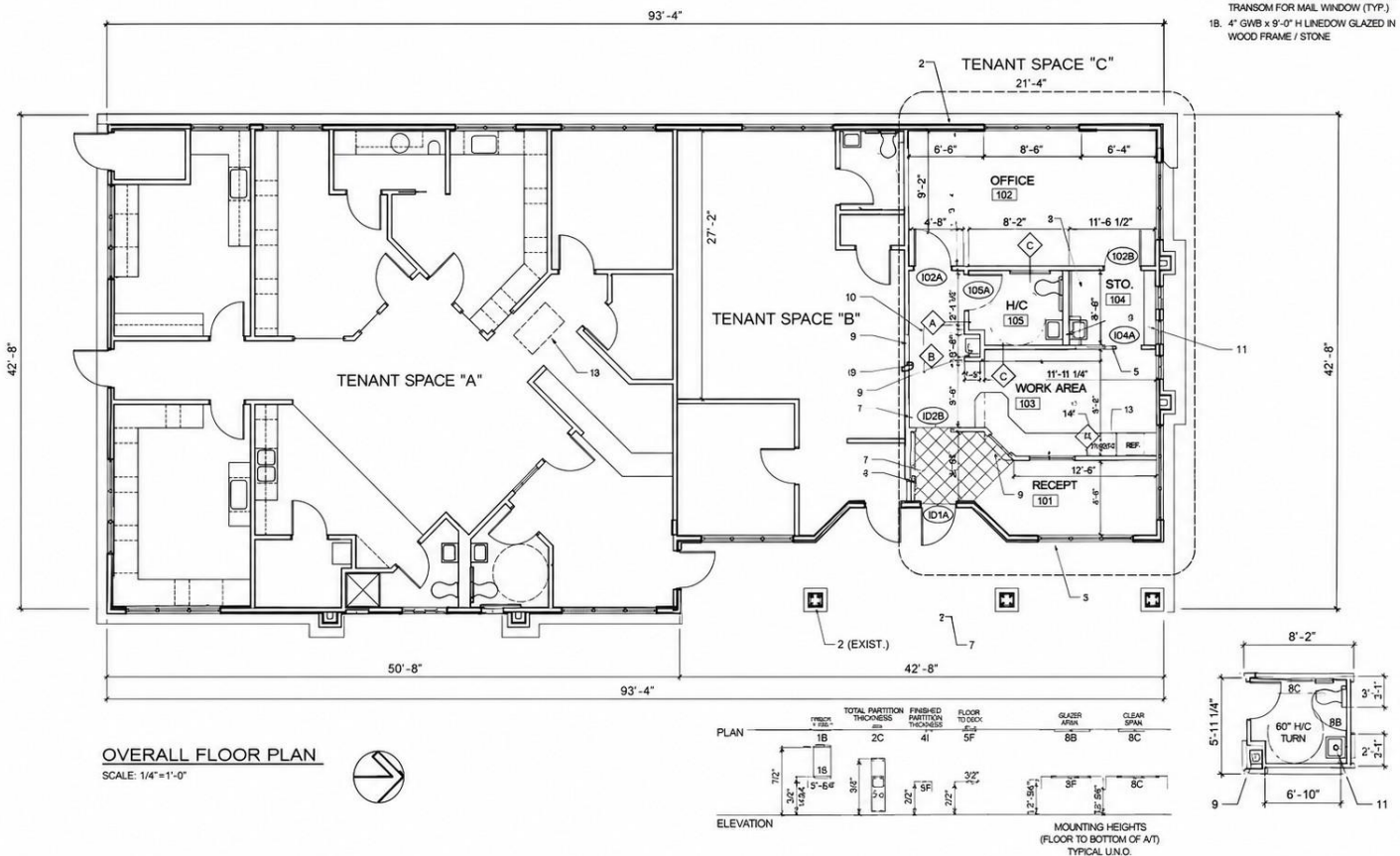
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PHOTOS & FLOOR PLAN



WALL TYPES

- 1B. CUSTOM CASEWORK
- 1C. 12" ALUMINUM TENANT COUNTER-TOP
- 11. CERAMIC TILE ENTRY
- 1B. 2" x 6" x 5'-0" H LINEDOW GLAZED IN WOOD FRAME / STONE SILL & HEAD & TRANSOM FOR MAIL WINDOW (TYP.)
- 1B. 4" GVB x 9'-0" H LINEDOW GLAZED IN WOOD FRAME / STONE



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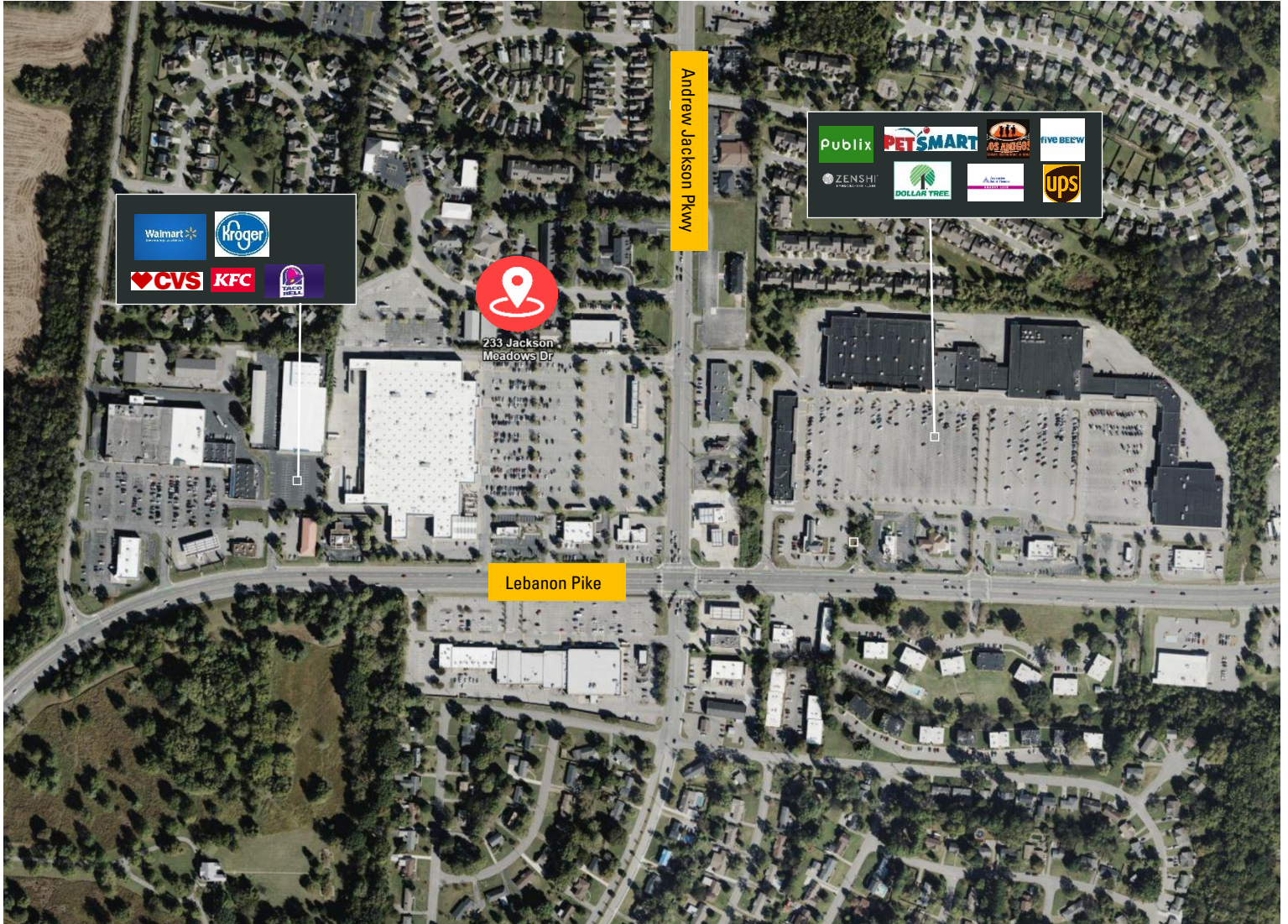
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