

401



403



JACKSON CROSSING

401 & 403 LONG HOLLOW PIKE

GOODLETTSVILLE, TN 37072

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OFFER OVERVIEW

OFFER SUBMISSION SUMMARY

Lee & Associates | Nashville is pleased to present this opportunity in Goodlettsville, TN. Lee & Associates is exclusively representing the Seller in this transaction. Below, you will find instructions and guidance to present a timely offer. Please contact the brokers with any additional inquiries

PURCHASE GUIDANCE & REQUIREMENTS

The Property is being marketed without an asking price, but pricing expectations have been established based on the property's quality and the opportunity's uniqueness.

OFFER TERM SHEETS SHOULD INCLUDE

- Purchase price and approval process
- Timing for due diligence period and closing date
- Earnest money amount and non-refundable conditions
- Source of financing for the acquisition
- Background of the purchaser with recent transaction history
- Summary of closed transactions and references
- Purchaser's presence in the market

OUTSIDE BROKER FEES/COMMISSION

Any Purchaser that a broker represents is responsible for compensating the broker.

INQUIRIES

Any inquiries and requests should be addressed to the Lee & Associates Nashville Team as Seller representatives.

TABLE OF CONTENTS



Executive Summary

Property Profile

Site Plan

Tenant Mix

Property Specifications

Location Overview

Local Amenities

Birds Eye View

Financials

Cash Flow

Rent Roll

Underwriting Assumptions

Contacts



EXECUTIVE SUMMARY

Jackson Crossing is a two-building commercial investment opportunity located at 401 and 403 Long Hollow Pike in Goodlettsville, Tennessee within the Nashville MSA. Built in 2019, the property consists of a 10,506-square-foot retail building and a 9,316-square-foot single-story office building totaling 19,822 square feet on approximately 1.97 acres. Jackson Crossing is a stabilized asset fully leased to multiple tenants on triple net (NNN) lease structures, providing investors with predictable cash flow while minimizing landlord responsibilities for operating expenses. The property's modern construction eliminates near-term capital expenditure requirements, and recent leasing activity in the submarket has demonstrated the ability to push rents, providing investors with future income growth potential through lease renewals and tenant turnover. Jackson Crossing presents an opportunity to acquire a recently constructed, income-producing asset with stable tenancy and upside potential in one of the Nashville region's growing commercial corridors.



PROPERTY LOCATION

401 and 403 Long Hollow Pike, Goodlettsville, TN 37072



SIZE

19,822 square feet (10,506 sf retail and 9,316 sf single story office)

401
HOLLOW
PIKE

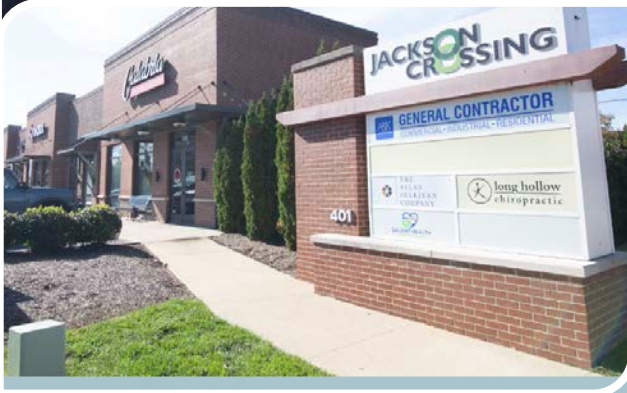


403
HOLLOW
PIKE





PROPERTY PROFILE





PROPERTY PROFILE



SUITE #

100



TENANT

Calabria Brick
Oven Pizza



SQUARE
FOOTAGE

4,102 SF



LEASE
EXPIRATION
DATE

3/31/28

102

HotWorx
(TPCG Corp)

1,940 SF

1/31/33

103

Luxe
Nail Salon

1,369 SF

6/30/29

104

Staley's

3,095 SF

12/31/27

200

A&K
Construction

1,023 SF

6/30/27

201

Dr Batson/
Sailent Health

1,233 SF

3/31/27

202

Tennessee
Settlement
Services, LLC

1,120 SF

4/30/29

203

Seek Data

1,121 SF

3/31/30

204-205

Parkside Builders

2,353 SF

9/30/27

206

Long Hollow
Chiropractic

1,233 SF

6/30/30

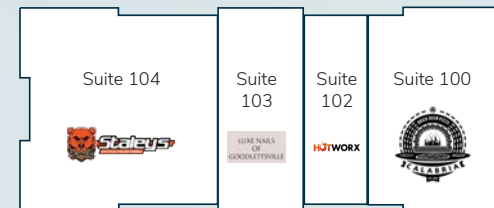
207

Allan Sullivan
Company

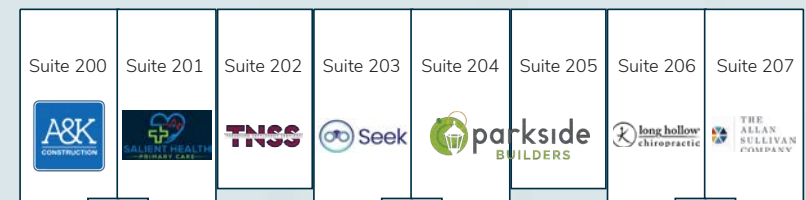
1,233 SF

9/30/30

401 LONG HOLLOW PIKE



403 LONG HOLLOW PIKE





PROPERTY PROFILE



401 LONG HOLLOW PIKE GOODLETTSVILLE, TN 37072

Tax Parcel ID	143 06900
Year Built	2019
Zoning	CPUDL (Planned Development)
Total RSF	10,506 Square Feet
Parking	90 spaces; shared between both buildings
Structure	Structural Steel on slab with masonry veneer and metal studs
Roof	TPO Roof with transferable warranty that expires in November 2044
Mechanical	Suites have individual RTUs with Limited Warranties (7.5 ton, 6 ton, 5 ton, and 3 ton)
Fire Protection	Sprinkled building/wet system
Electrical	200A/208V/3 Phase



PROPERTY PROFILE

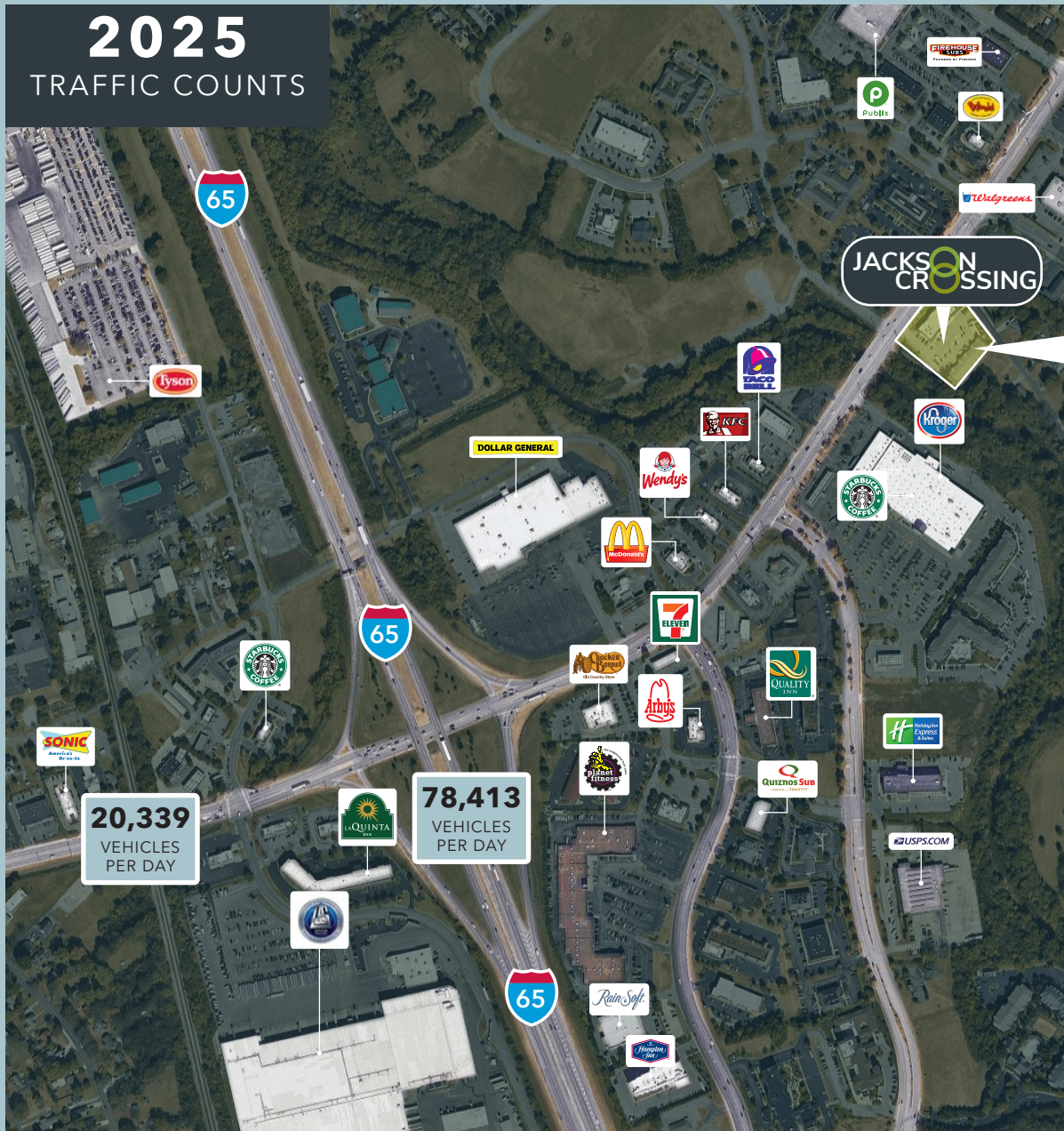


403 LONG HOLLOW PIKE GOODLETTSVILLE, TN 37072

Tax Parcel ID	143 06901
Year Built	2019
Zoning	CPUDL (Planned Development)
Total RSF	9,316 Square Feet
Parking	90 spaces; shared between both buildings
Structure	Structural steel on slab with masonry veneer and metal studs
Roof	Architectural shingle
Mechanical	Split units at each unit. Responsibility of the Tenant
Fire Protection	Monitored smoke alarms
Electrical	200A/208V/3 Phase

LOCATION OVERVIEW

2025
TRAFFIC COUNTS





MARKET OVERVIEW

DEMOGRAPHICS



14,866

Estimated Current
Population
5-minute Drive



57,321

Estimated Current
Population
10-minute Drive



144,270

Estimated Current
Population
15-minute Drive



15,705

Estimated 2031
Population
5-minute Drive



60,543

Estimated 2031
Population
10-minute Drive



152,426

Estimated 2031
Population
15-minute Drive



\$71,460

Median Household
Income
5-minute Drive



\$70,614

Median Household
Income
10-minute Drive



\$69,640

Median Household
Income
15-minute Drive



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MARKET OVERVIEW

NASHVILLE

A Thriving and Diversified Economic Hub

Nashville, the capital of Tennessee, has emerged as one of the most dynamic economic centers in the United States. A major hub for business, healthcare, tourism, and transportation, the region continues to experience strong population and job growth. The Nashville Metropolitan Statistical Area (MSA) spans 14 counties and is home to nearly two million residents, supporting a large and expanding consumer base.

Known worldwide as "Music City," Nashville remains the heart of the country music industry and the largest music production center in the U.S. outside of New York City. The city is also home to major professional sports franchises, including the Tennessee Titans, Nashville Predators, and Nashville SC, further enhancing its national profile and vibrant entertainment scene.

With a highly educated workforce, pro-business environment, and strong demographics, Nashville continues to attract corporate relocation, job creation, and new investment—positioning the market for sustained long-term growth.

Goodlettsville uniquely spans both Davidson County, Tennessee and Sumner County, Tennessee, offering residents the advantages of two highly desirable communities. This location provides an ideal balance for families and young professionals seeking a suburban lifestyle while remaining closely connected to the opportunities and amenities of Nashville.

Industry Leaders in Nashville



amazon.com

asurion

BRIDGESTONE

CAT
Financial



DOLLAR GENERAL

Electrolux



HCA

INGRAM
CONTENT GROUP



MARS
Petcare

ORACLE

Pinnacle
FINANCIAL PARTNERS



TSC TRACTOR
SUPPLY CO



WESTERN
EXPRESS

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MARKET OVERVIEW

NASHVILLE



JOB GROWTH
(2013 - 2023)

30.65%

#1

**Advanced Industry
Job Growth**
Bookings

#3

Economic Strength
*POLICOM Economic
Strength Ranking, 2024*

#3

Business Climate
*CEO Magazine Business
Climate Ranking, 2024*

3rd

**Fastest Growing
Headquarters Market
in America**
Visual Capitalist, 2025

#5

**Best City for
Starting a Career**
Bankrate, 2023

#7

**Hottest Job Market
in the Country**
Wall Street Journal, 2024

**1 of
the 6**

**Best Cities for
Entrepreneurs**
Wall Street Journal, 2023

8th

**State for
Business**
CNBC, 2025

One of the key reasons Nashville has become a hotbed of job growth in America is a simple case of geography.

✈ 542

average flights per day

✈ 75%

of the US markets are
within a 2-hour flight

✈ 97

non-stop flight
destinations

✈ 8 miles

Nashville International
Airport is only 8 miles
from downtown

✈ Year-round

non-stop international service
to Cancun, London, Montreal,
Toronto, Edmonton and Calgary

🛣 Three

major interstates
intersect here:
I-40, I-24 and I-65

Robertson



Population: **76,776**



Median Income: **\$77,326**



GDP: **\$2,532,155**



Top Employers: Electrolux Home
Products, Macy's Logistics,
Northcrest Medical Center

Sumner



Population: **207,994**



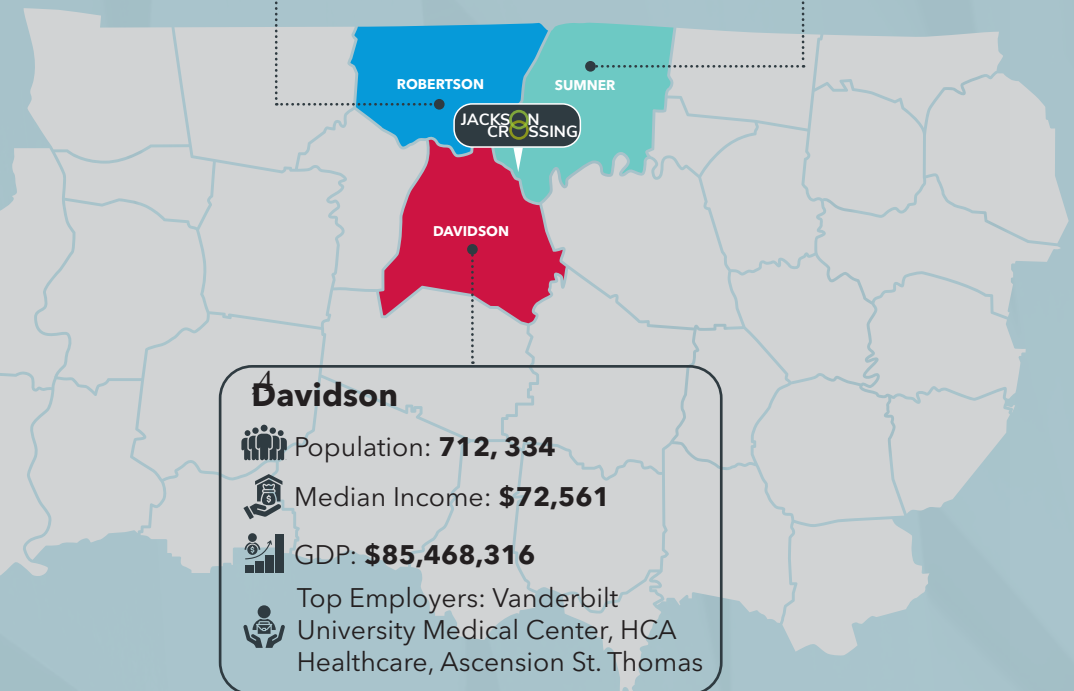
Median Income: **\$87,453**



GDP: **\$8,425,032**



Top Employers: Gap, Inc., Xtend
Healthcare, Sumner Regional
Medical Center



Davidson



Population: **712,334**



Median Income: **\$72,561**



GDP: **\$85,468,316**



Top Employers: Vanderbilt
University Medical Center, HCA
Healthcare, Ascension St. Thomas



**LEE &
ASSOCIATES**

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