



OFFICE & PROFESSIONAL SPACE FOR LEASE

113 Cumberland Ave - Madison, TN 37115

OFFICE & PROFESSIONAL SPACE FOR LEASE - MADISON, TN

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for lease Office & Professional Space located at 113 Cumberland Avenue in Madison, TN. The property consists of a 16,678 SF building with two available suites totaling 4,815 SF, including a 2,365 SF suite and a 2,450 SF suite.

The available suites offer a turnkey office environment with access to shared restrooms and kitchen facilities, minimizing upfront tenant improvement costs and allowing for a streamlined move-in process. The flexible layout is well suited for a variety of office, medical, clinical, counseling, educational, or service-oriented users.

The building's ground floor is occupied by an established ABA therapy provider, creating a professional co-tenancy environment with consistent daytime activity. Conveniently located along Cumberland Avenue, the property provides easy access to Gallatin Pike, Briley Parkway, and Downtown Nashville, positioning tenants within one of Madison's most accessible commercial corridors.

Lease Rate

\$18 SF/YR

BUILDING INFORMATION

Street Address:	113 Cumberland Ave
City, State, Zip:	Madison, TN 37115
County:	Davidson
Lot Size:	0.94 Acres
Year Built:	1974
Available Suite 1:	2,365 SF
Available Suite 2	2,450 SF
Total Building Size:	16,678 SF



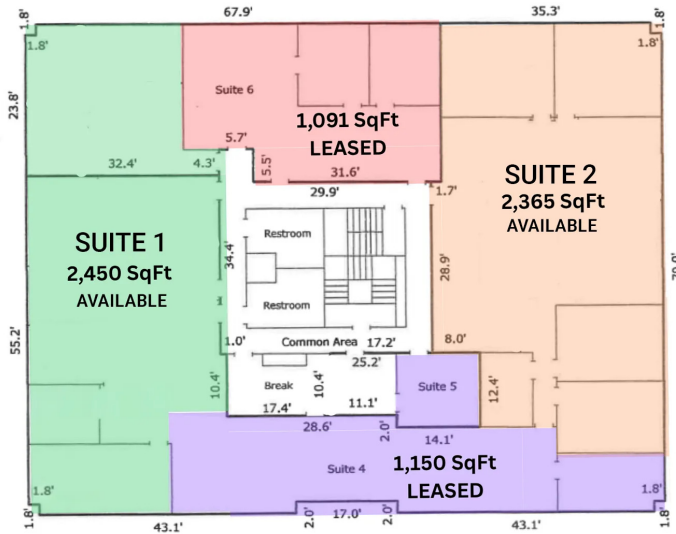
INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Two suites totaling 4,815 SF are available for lease within a 16,678 SF professional office building, featuring 2,365 SF and 2,450 SF spaces offered at a lease rate of \$18.00 PSF.
- The property supports a wide range of potential uses, including office, medical, clinical, or service-based operations. Its flexible layout and accessible location make it well-suited for a variety of tenants looking to establish or expand their presence in the Madison corridor.
- The ground floor is currently occupied by an ABA therapy provider, offering an established co-tenancy environment with consistent daytime activity. The upper floor is available for immediate lease-up, providing a turnkey opportunity for a single tenant or complementary service-based user.
- The property is fully built out with shared restrooms and kitchen facilities already in place, reducing upfront tenant improvement costs. This turnkey configuration supports efficient multi-tenant use while enhancing functionality for office, clinical, or service-oriented users.
- Positioned in a well-traveled corridor of Madison, the property benefits from consistent local traffic and strong neighborhood presence. Its location offers convenient access to Gallatin Pike, Briley Parkway, and Downtown Nashville.
- Located among a mix of residential density and established commercial activity, the site is positioned within a growing submarket. Nearby rooftops help support daytime and evening customer demand.

AVAILABLE LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,365 - 2,450 SF

Lease Term:	Negotiable
Lease Rate:	\$18 SF/YR

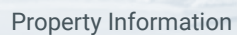
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1	Available	2,450 SF	NNN	\$18.00 SF/yr
Suite 2	Available	2,365 SF	NNN	\$18.00 SF/yr



SECTION 2

PROPERTY INFORMATION



PROPERTY IMAGES



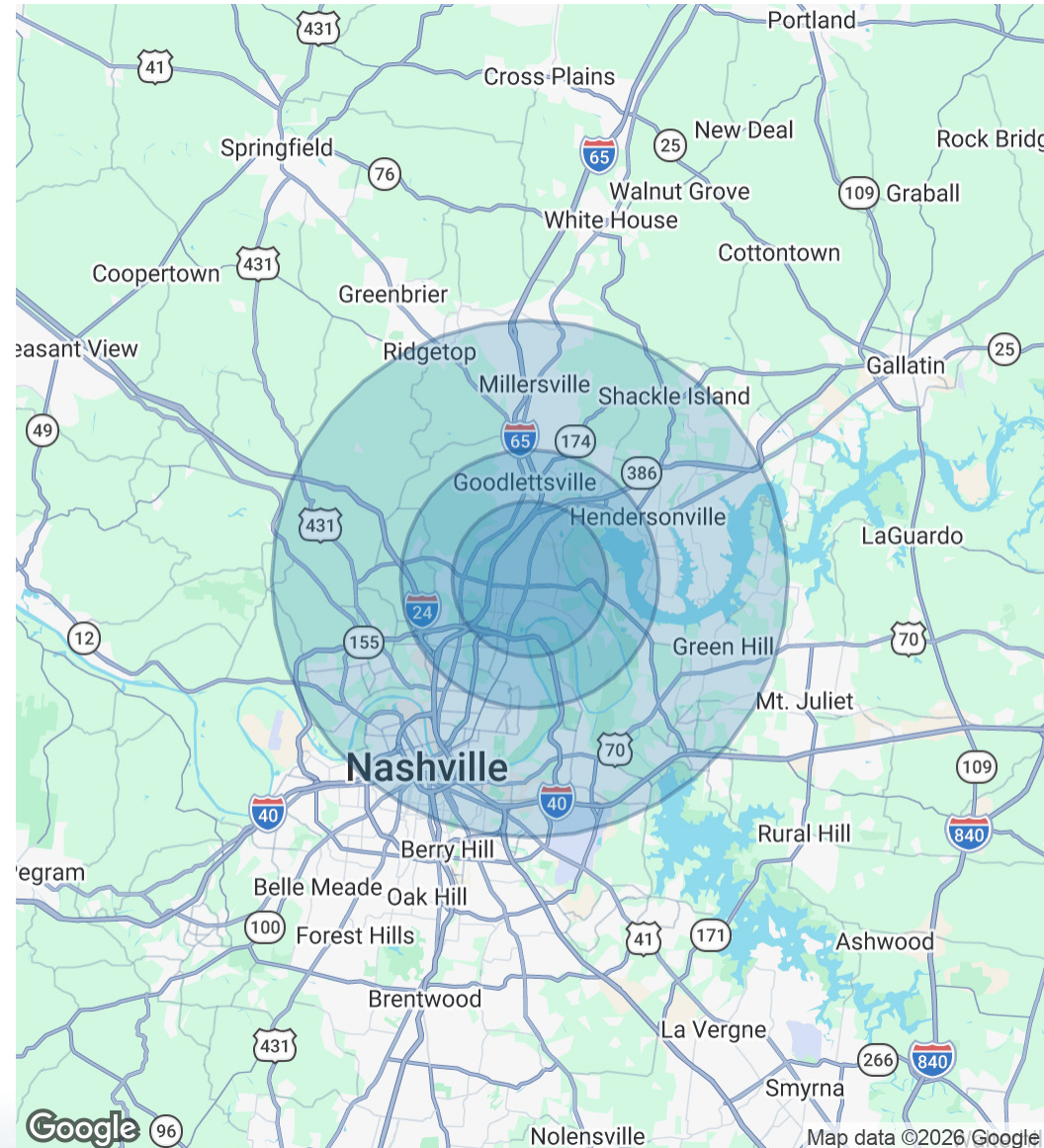
RETAILER MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	49,814	115,992	407,357
Average Age	40.1	38.6	37.7
Average Age (Male)	37.7	36.2	36.9
Average Age (Female)	41.5	39.9	38.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	22,286	52,003	181,848
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$72,690	\$82,440	\$96,982
Average House Value	\$295,119	\$347,518	\$398,335

TRAFFIC COUNTS	
Gallatin Pike N	32,666 VPD
Old Hickory Blvd	41,108 VPD
Myatt Dr	19,672 VPD
I-65	164,383 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Nashville, TN



TriStar Skyline Medical Center

MADISON, TN

Madison is a well-established suburban community located in northeastern Davidson County within the greater Nashville metropolitan area. Known for its convenient location along major transportation corridors, Madison offers residents and businesses direct access to downtown Nashville, surrounding suburbs, and regional employment centers. Madison benefits from the strong economic and demographic growth of the Nashville MSA while maintaining its own community-oriented character. Its strategic location, diverse housing options, and access to major highways continue to attract families, professionals, and businesses seeking connectivity within one of Tennessee's fastest-growing regions.

The economy of Madison is supported by its integration within the greater Nashville metropolitan area, one of the fastest-growing economic regions in the Southeast. Key industries in the area include healthcare, retail, logistics, manufacturing, education, and professional services. Madison benefits from its proximity to major transportation corridors and downtown Nashville, making it an attractive location for businesses and commuters alike. Major employers in and around the area include TriStar Skyline Medical Center, Dollar General, Amazon, and Metropolitan Nashville Public Schools. The continued growth of the Nashville MSA has contributed to rising employment opportunities, commercial development, and sustained economic expansion throughout Madison and surrounding communities.

Madison offers a variety of recreational, entertainment, and cultural attractions while benefiting from its close proximity to downtown Nashville. The area is home to several local parks, community centers, and outdoor recreation spaces that provide opportunities for walking, sports, and family activities. One of the community's notable landmarks is Amqui Station and Visitors Center, a historic train depot that now serves as a museum and event space celebrating the area's railroad heritage. Madison also provides convenient access to many of Nashville's major attractions, including live music venues, professional sports, shopping districts, and entertainment destinations. Nearby parks, greenways, and the Cumberland River further enhance the area's recreational appeal, making Madison an attractive suburban community within the rapidly growing Nashville region.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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