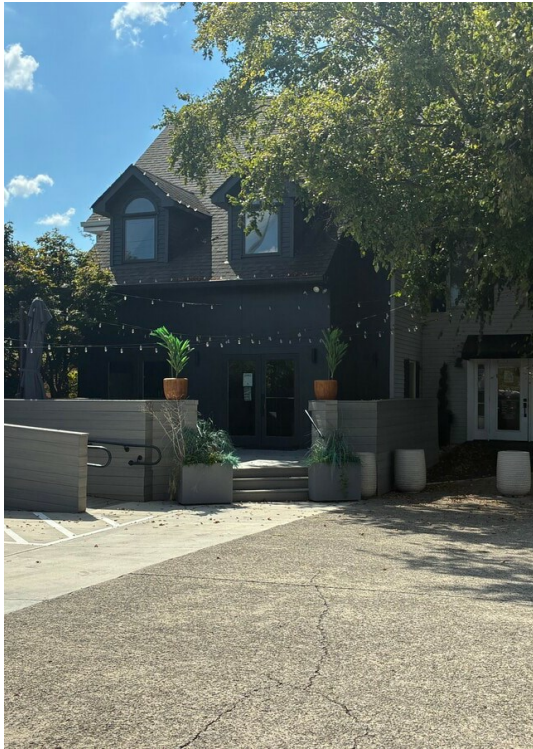




4809 Trousdale Dr

4809 Trousdale Dr, Nashville, TN 37220



John Pate

The Gomes Agency
1131 4th Ave S, Nashville, TN 37210
john@gomesagency.com
(615) 968-9539



4809 Trousdale Dr

\$32.00 /SF/YR

Well-positioned freestanding building available for lease in Nashville's desirable Airport South / Green Hills-Berry Hill corridor, just off Franklin Pike. This ±3,556 SF property sits on a 0.31-acre lot and offers an excellent opportunity for a retail, office or medical/dental practice seeking visibility and easy access in one of Nashville's established commercial submarkets. 0.31-acre lot Zoned CL (Commercial Limited) Located in the Airport South submarket near Franklin Pike Convenient access to I-65, downtown Nashville, and Nashville International Airport (approx. 14 min. drive) Surrounded by strong area demographics — median household income over \$90,000 within a 3-mile radius Ideal for medical, dental, or professional office use...

- High traffic road
- Great Frontage
- Medical/Dental zoning and layout

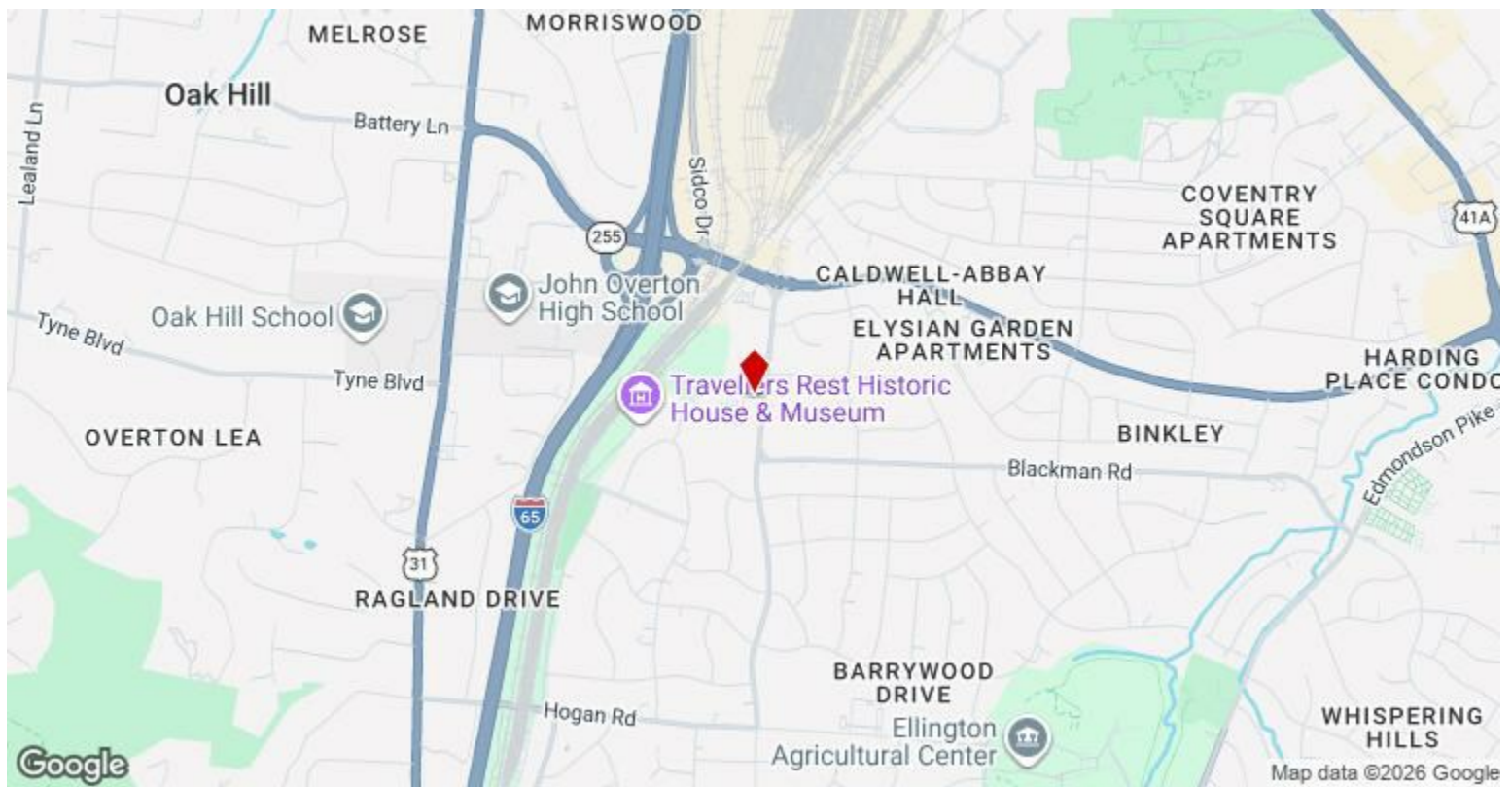


Rental Rate:	\$32.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	4,150 SF
Year Built:	1983
Walk Score ®:	40 (Fairly friendly)
Taxes:	\$838.76 USD/SF/MO
Operating Expenses:	\$209.58 USD/SF/MO
Rental Rate Mo:	\$2.67 /SF/MO

1	Basement		Whole space is for lease as a single tenant use - CL Zoning for Retail, Office and Medical/Dental
	Space Available	1,571 SF	
	Rental Rate	\$32.00 /SF/YR	
	Contiguous Area	4,713 SF	
	Date Available	30 Days	
	Service Type	Triple Net (NNN)	
	Built Out As	Standard Retail	
	Space Type	Relet	
	Space Use	Retail	
	Lease Term	Negotiable	
2	1st Floor		Total space available is over 4700 sqft. The basement has been converted, as well us finished attic space!
	Space Available	1,571 SF	
	Rental Rate	\$32.00 /SF/YR	
	Contiguous Area	4,713 SF	
	Date Available	30 Days	
	Service Type	Triple Net (NNN)	
	Built Out As	Standard Retail	
	Space Type	Relet	
	Space Use	Retail	
	Lease Term	Negotiable	
3	2nd Floor		
	Space Available	1,571 SF	
	Rental Rate	\$32.00 /SF/YR	
	Contiguous Area	4,713 SF	
	Date Available	30 Days	
	Service Type	Triple Net (NNN)	
	Space Type	Relet	
	Space Use	Retail	
	Lease Term	Negotiable	

Major Tenant Information

Tenant	SF Occupied	Lease Expired
American National Insurance Company	-	
Nashville Smile Team	-	
Tribe Talent Management	-	



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0.31-acre lot
Zoned CL (Commercial Limited)

Located in the Airport South submarket near Franklin Pike
Convenient access to I-65, downtown Nashville, and Nashville International Airport (approx. 14 min. drive)
Surrounded by strong area demographics — median household income over \$90,000 within a 3-mile radius
Ideal for medical, dental, or professional office use

Property Photos



IMG_9159



IMG_1576

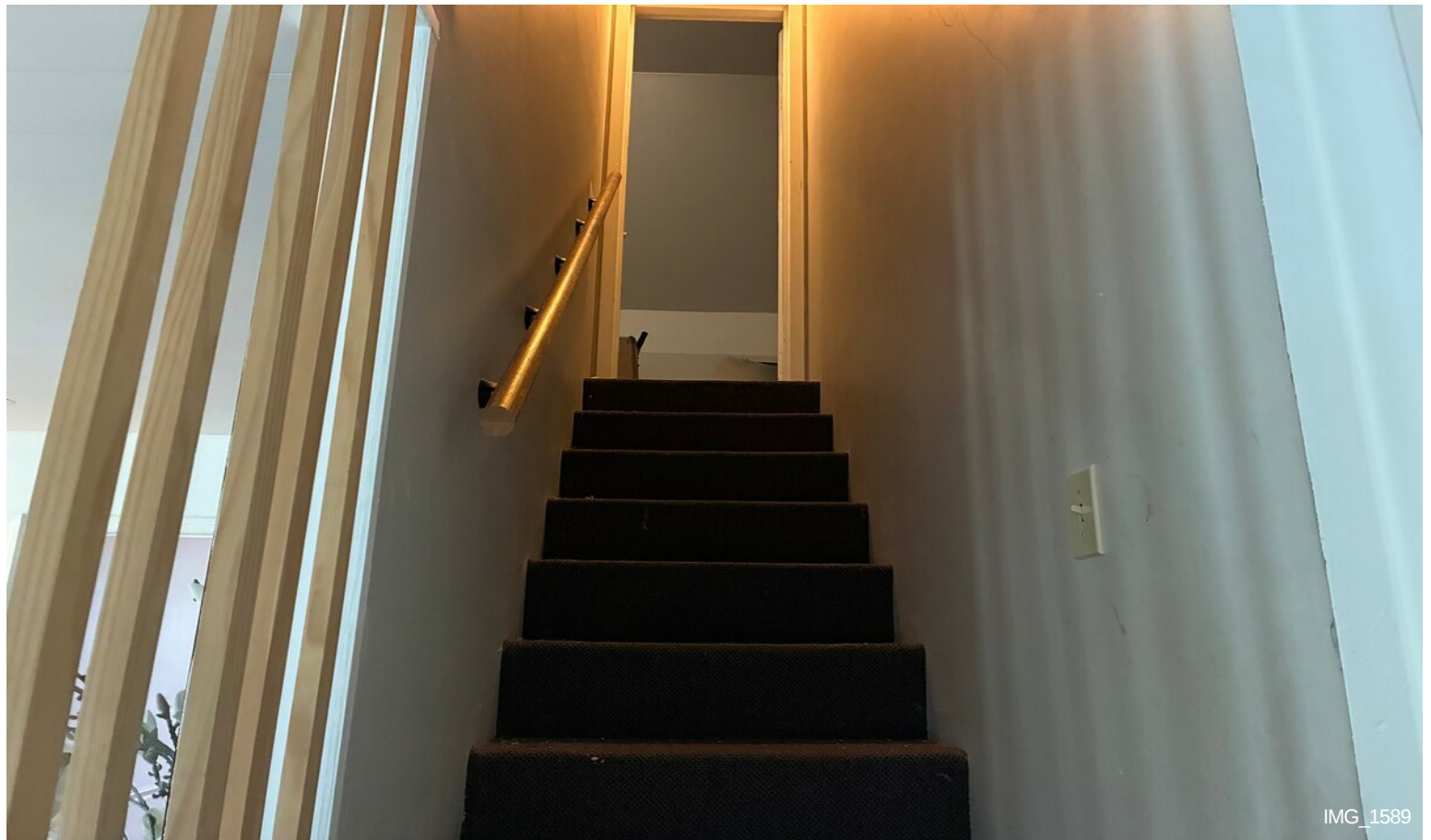
Property Photos



Property Photos



Property Photos



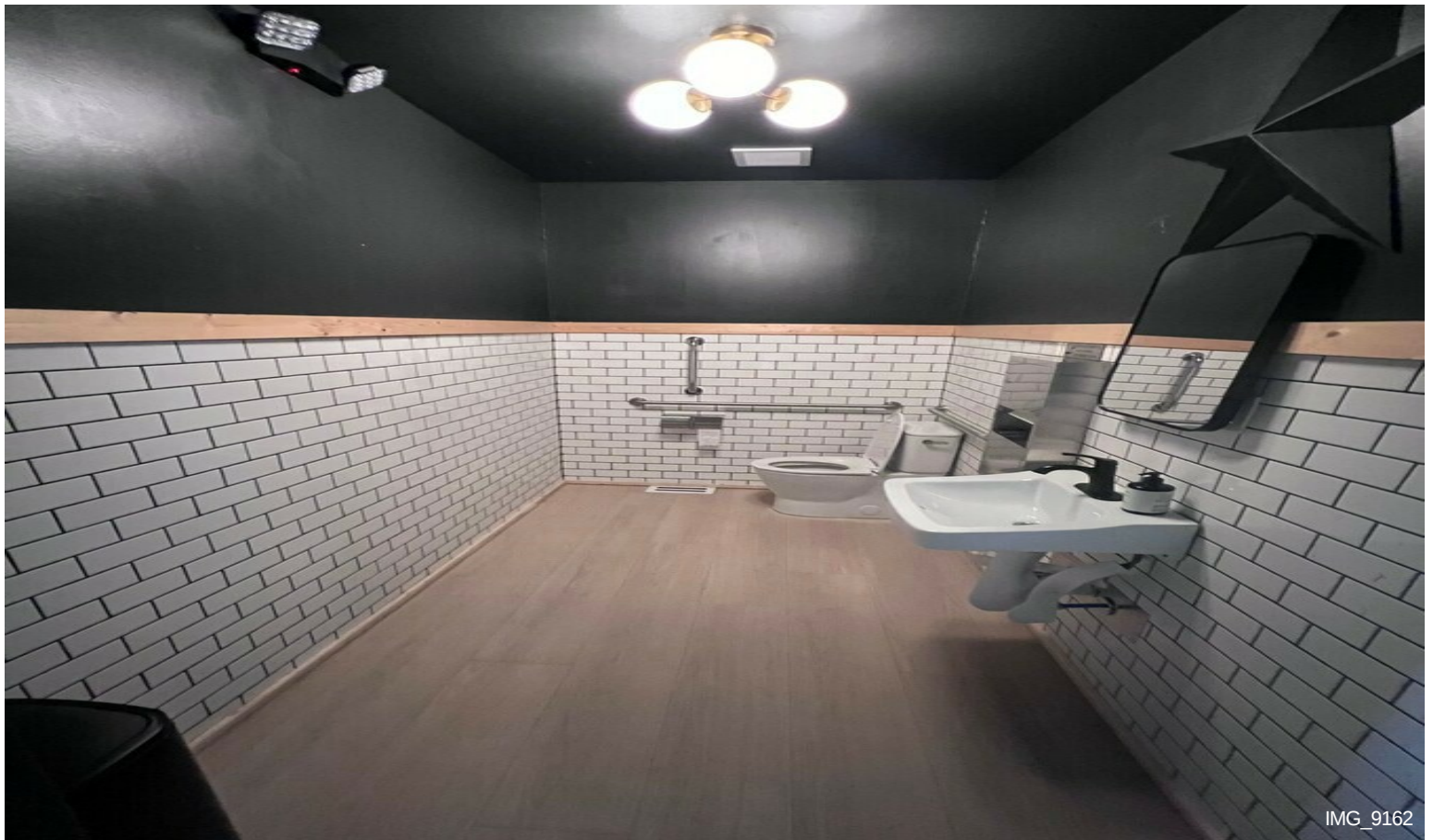
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