



MOVE-IN READY OFFICE SPACE

130 Emmitt Ave - Madison, TN 37115

MOVE-IN READY OFFICE SPACE - 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 the Move-In Ready Office Space at 130 Emmitt Avenue in Madison, TN. This recently renovated 2,672 SF building, updated in 2025, offers a move-in-ready space and a flexible office configuration that's ideal for professional users. With its OR20 zoning, excellent accessibility, ample parking, and outdoor space, this property presents a compelling opportunity for businesses seeking a strategically located office space in the thriving Madison area. Don't miss the chance to secure an ideal location for your business.

Lease Rate	\$21.56/SF/YR
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OFFERING SUMMARY

Street Address:	130 Emmitt Ave
City, State, Zip:	Madison, TN 37115
County:	Davidson
Building Size:	2,672 SF
Lot Size:	0.28 Acres
Year Built:	1963
Year Last Renovated:	2025



INVESTMENT HIGHLIGHTS



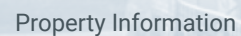
PROPERTY HIGHLIGHTS

- **Recently Renovated & Move-In Ready:** Updated 2,672 SF freestanding two-story office building with enclosed lobby entry, modern finishes, and flexible office layout.
- **Flexible Office Configuration:** Features 5 private offices, large reception area, open storage/workspace, kitchen area, and multiple entrances. Several offices can easily convert into conference or training rooms.
- **Excellent Accessibility:** Convenient Madison location just off Gallatin Pike with quick access to I-65, Briley Parkway, Rivergate, and Downtown Nashville.
- **Ample Parking & Outdoor Space:** Parking available in both the front and rear of the property, plus grass area and storage sheds for additional functionality.
- **Ideal for Professional Users or Investors:** Perfect setup for attorney offices, insurance agencies, title companies, real estate firms, service companies, or owner-users seeking a highly visible standalone office asset. Available for both sale and lease.



SECTION 2

PROPERTY INFORMATION

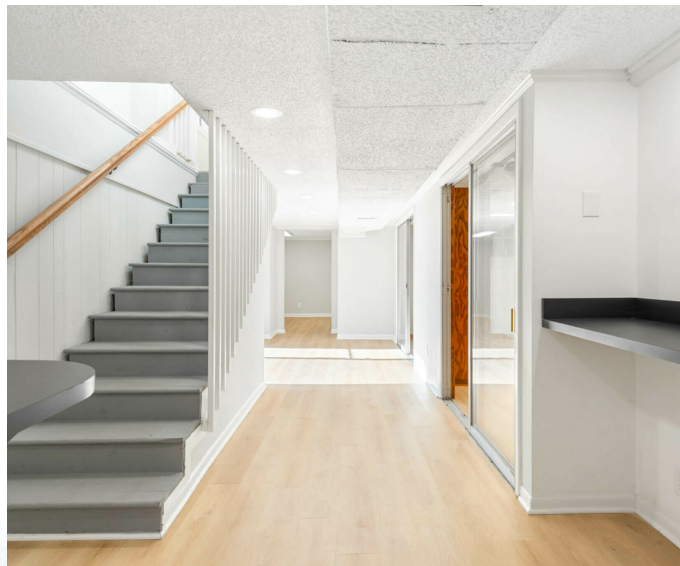


MOVE-IN READY OFFICE SPACE - MADISON, TN

PROPERTY IMAGES



INTERIOR IMAGES



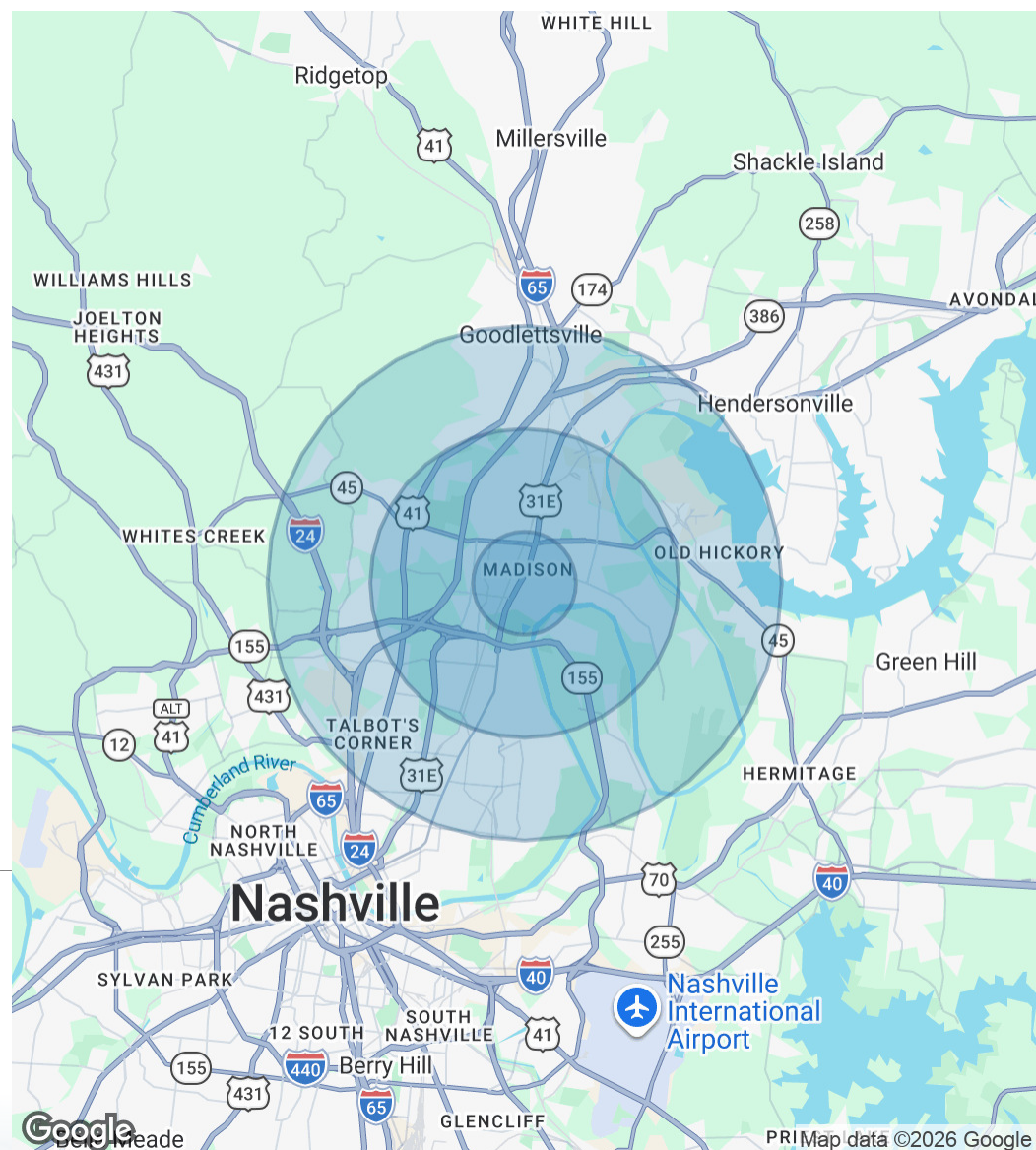
RETAILER MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,981	55,662	128,182
Average Age	38.4	38.8	37.9
Average Age (Male)	37	36.4	36.1
Average Age (Female)	41.7	40.5	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,154	24,680	57,979
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$65,518	\$76,877	\$85,178
Average House Value	\$272,585	\$325,132	\$365,469

TRAFFIC COUNTS	
Gallatin Pike S	33,306 VPD
Neely Bend Rd	14,734 VPD
Due W Ave	13,460 VPD
I-65	170,821 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.

GET FINANCING

Reliable Capital. Closed Deals.

YEARS OF EXPERIENCE

10+

CLIENTS ADVISED

1,500+

CAPITAL PARTNERS

3,000+

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

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CONFIDENTIALITY AGREEMENT

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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.

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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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