



FOR SALE

521 E TRINITY LN, NASHVILLE TN 37207

CONTACT INFO:

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OVERVIEW

521 E TRINITY LN,
NASHVILLE TN 37207

PROPERTY SUMMARY

Freestanding $\pm 2,228$ SF medical/office building on ± 0.63 acres in the heart of East Nashville. Purpose-built layout, OL (Office Limited) zoning, and strong corridor visibility make this a compelling owner-user, value-add, or long-term redevelopment opportunity. Minutes to the East Bank and major arterial access (Ellington Pkwy, I-24), with immediate proximity to established national retailers.

- **Value-Add / Convert:** Existing medical build-out supports medical, professional office, or creative service uses with limited rework.
- **Redevelopment Potential:** ± 0.63 -acre site with $\sim 125'$ frontage along E Trinity Ln near the East Bank development and Oracle's HQ.
- **Strategic Access:** Positioned between Gallatin Pike & Dickerson Pike; close to Ellington Pkwy and I-24 with strong traffic counts.

PROPERTY DETAILS



**521 E Trinity Ln,
Nashville, TN 37207**



Space Size: +/- 2,228 SF



Lot Area: +/- 0.63 acres



Sale Price: \$1,600,000



**Zoning:
Office Limited (OL)**



PROPERTY HIGHLIGHTS

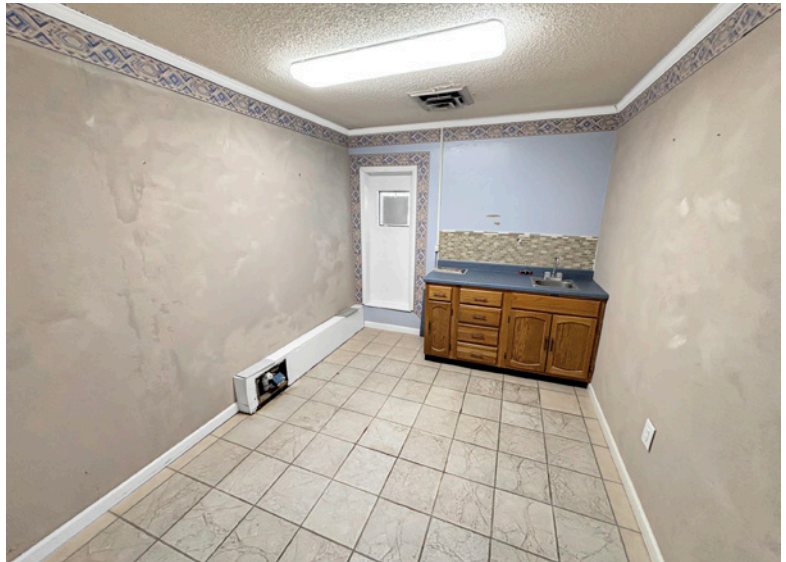
521 E TRINITY LN,
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Space:	+/- 2,228 SF
Layout:	Large front foyer area, two bathrooms, up to seven private rooms/offices
Uses:	Office, Professional Services, Medical Office
Interior Features:	Existing Office Layout Flexible Interior Configuration
Ceiling Height:	8'
Utilities:	Water and electric available on site
Traffic Exposure:	~20,013 VPD
Proximity:	0.3 mi to Ellington Pkwy (~50,596 VPD) and 1.0 mi to I-24 (~175,074 VPD)

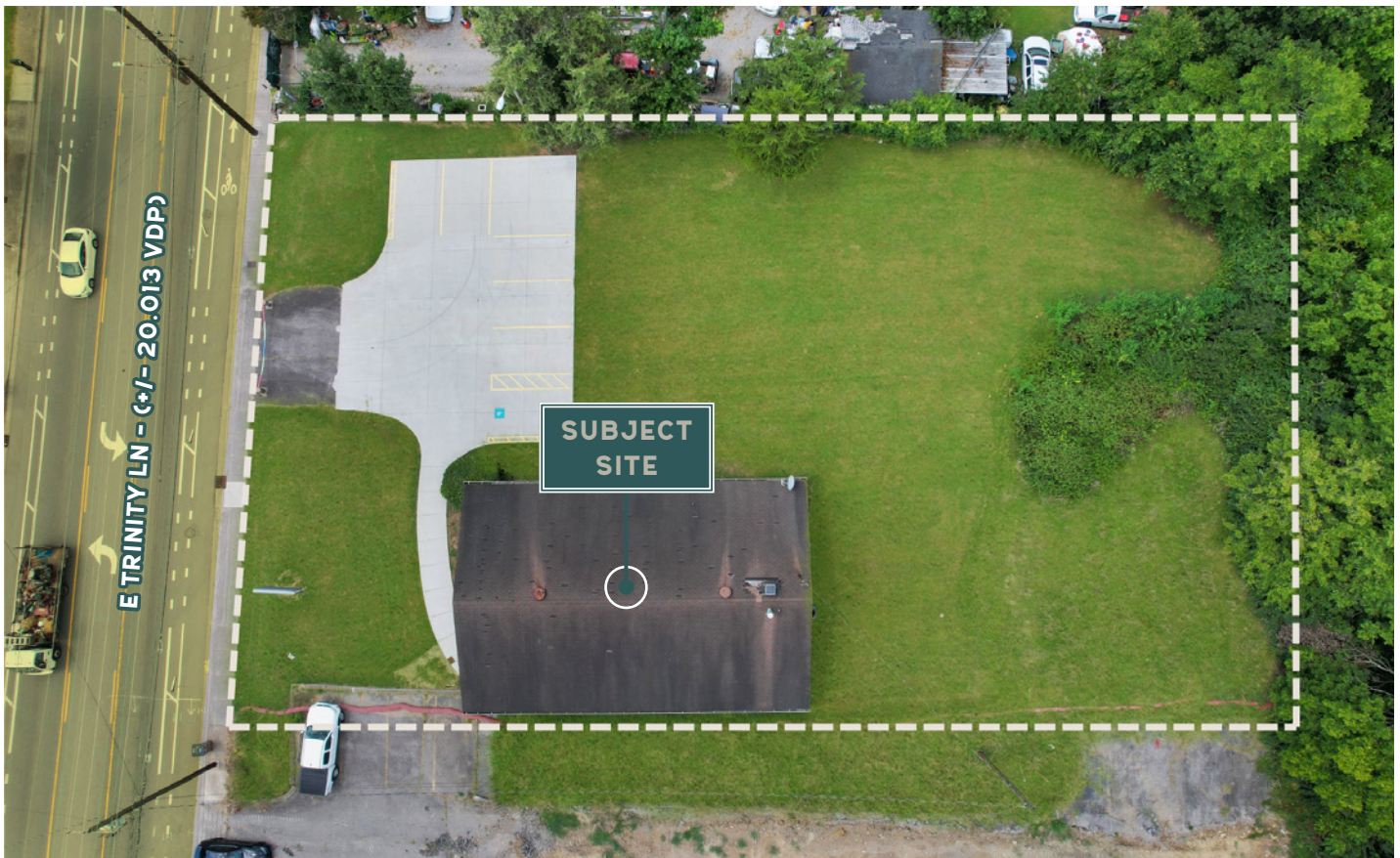
PROPERTY PHOTOS

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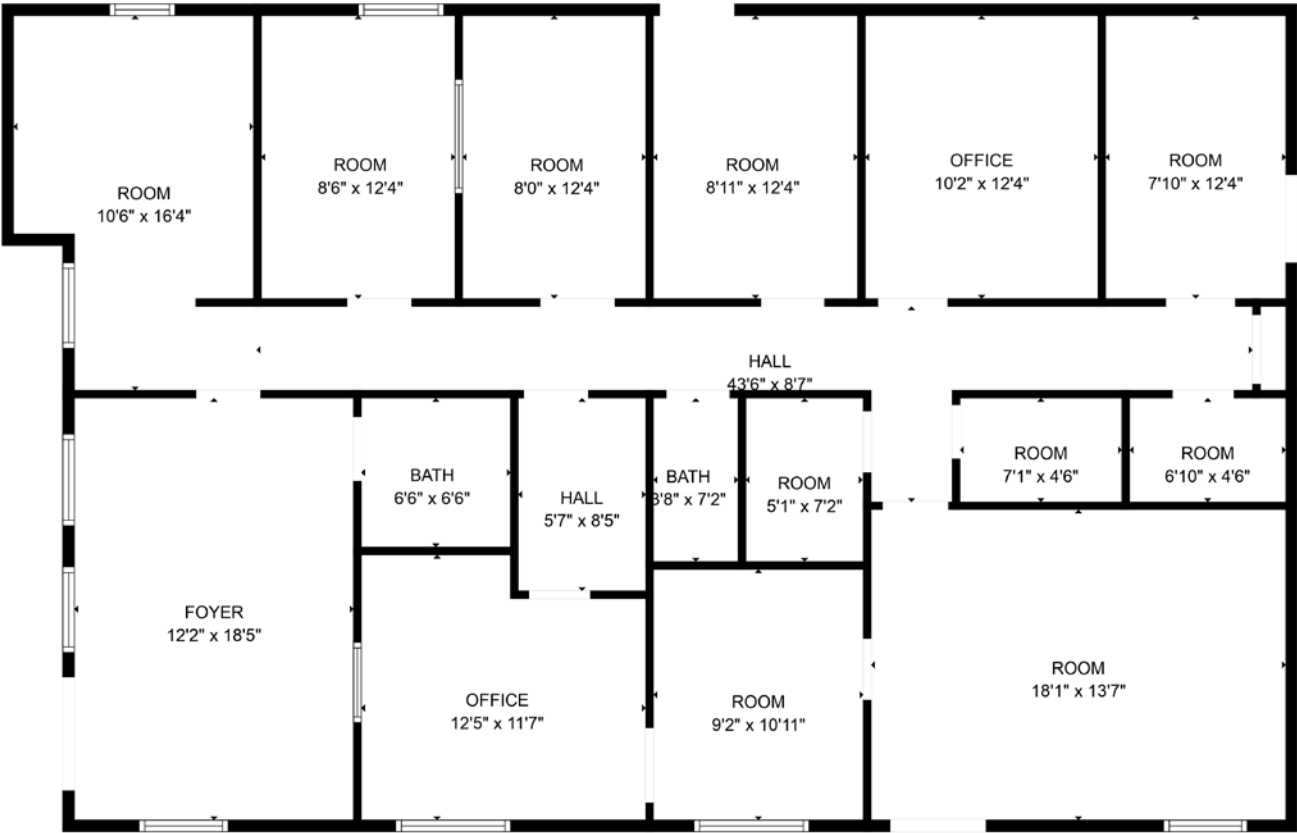
AERIAL PHOTOS

521 E TRINITY LN,
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FLOOR PLAN

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**+/- 2,228 SF
AVAILABLE**





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