

EXCLUSIVE OFFERING  
MEMORANDUM

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**EDGEFIELD**  
COMMERCIAL **LLC**



**FOR LEASE**

**316 E OLD HICKORY BLVD, MADISON, TN 37115**

CONTACT INFO:

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## PROPERTY SUMMARY

316 E Old Hickory Blvd offers a **unique mixed-use commercial building** in Madison, TN, combining a front office/showroom component with a highly functional rear warehouse. Situated on a ±0.17-acre parcel, the property includes approximately **1,230 SF of office space** and **2,250 SF of warehouse space**, providing a flexible layout suitable for contractors, service businesses, light industrial users, or hybrid retail/warehouse operators.

The front portion of the building features two large storefront windows, a drop-ceiling office area, restroom, and two full kitchens. The rear warehouse component is constructed of metal framing with concrete floors, five roll-up doors, a fenced rear lot, covered loading area, and generous clearance ranging from approximately **10'4" to 11'4" to the rafters**. Additional features include a walk-in cooler, exterior storage shed, brand-new HVAC system, and natural gas service on site.

With frontage along Old Hickory Blvd and convenient access to Gallatin Pike and I-65, the property offers both visibility and operational efficiency. The current tenant is expected to vacate in early February, creating an opportunity for near-term occupancy.

## PROPERTY DETAILS



**316 E Old Hickory Blvd,  
Madison, TN 37115**



**Lease Rate: Contact Us**



**Space Size:  
1,230 SF of office space  
2,250 SF of warehouse space**



**Lot Area: +/- 0.17 acres**



**Lease Type:  
Modified Gross (MG)**



**Availability: Early February**

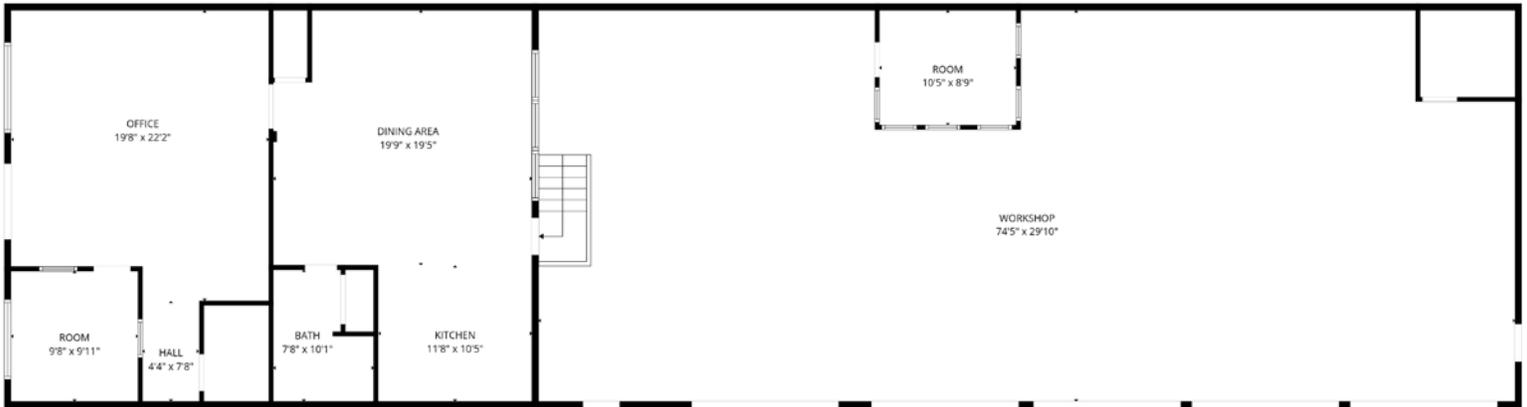


- ±3,480 SF total building area
  - » ±1,230 SF office/showroom (built 1957)
  - » ±2,250 SF warehouse (built 1995)
- ±0.17-acre site
- Concrete block office construction | metal warehouse construction
- Two large storefront windows | drop ceiling in front office
- One restroom | two full kitchens
- Brand new HVAC
- Five roll-up doors
- Fenced rear parking / yard area
- Concrete floors in warehouse
- Sloped warehouse roof with 10'4"–11'4" clearance to rafters
- Covered rear loading awning (9'6" clearance)
- Walk-in cooler (7.5' × 11.5')
- Exterior storage shed
- Parking-lot lighting in place
- Natural gas available on site
- Current tenant vacating (expected February availability)



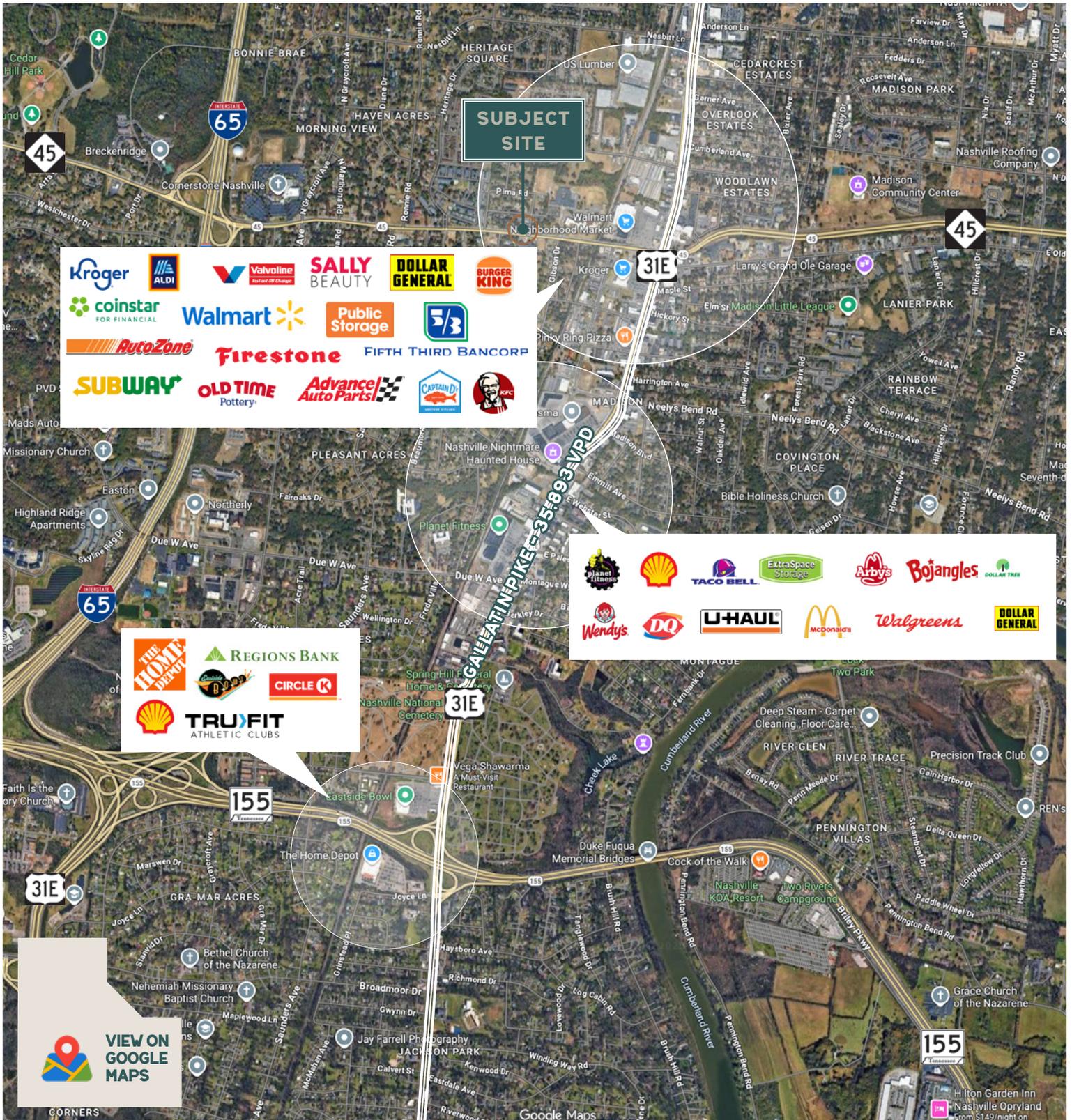






**1,230 SF OF OFFICE SPACE  
2,250 SF OF WAREHOUSE SPACE  
AVAILABLE**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## NASHVILLE, TENNESSEE

Nashville continues to rank among the strongest and most resilient growth markets in the Southeast, driven by a diverse and expanding economic base. The city is nationally recognized as a hub for healthcare, higher education, music, tourism, and corporate operations, with major employers including HCA Healthcare, Vanderbilt University and Medical Center, Amazon, Oracle, and Nissan. This diversification has insulated the market from economic volatility and supports steady job creation across multiple sectors.

Population growth remains a key driver of demand, as Nashville consistently attracts new residents due to its favorable tax environment (no state income tax), strong employment opportunities, and high quality of life. In-migration from higher-cost coastal markets has fueled sustained demand for housing, hospitality, retail, and mixed-use development. Infrastructure investments, including airport expansion and downtown redevelopment, further reinforce Nashville's long-term growth trajectory.

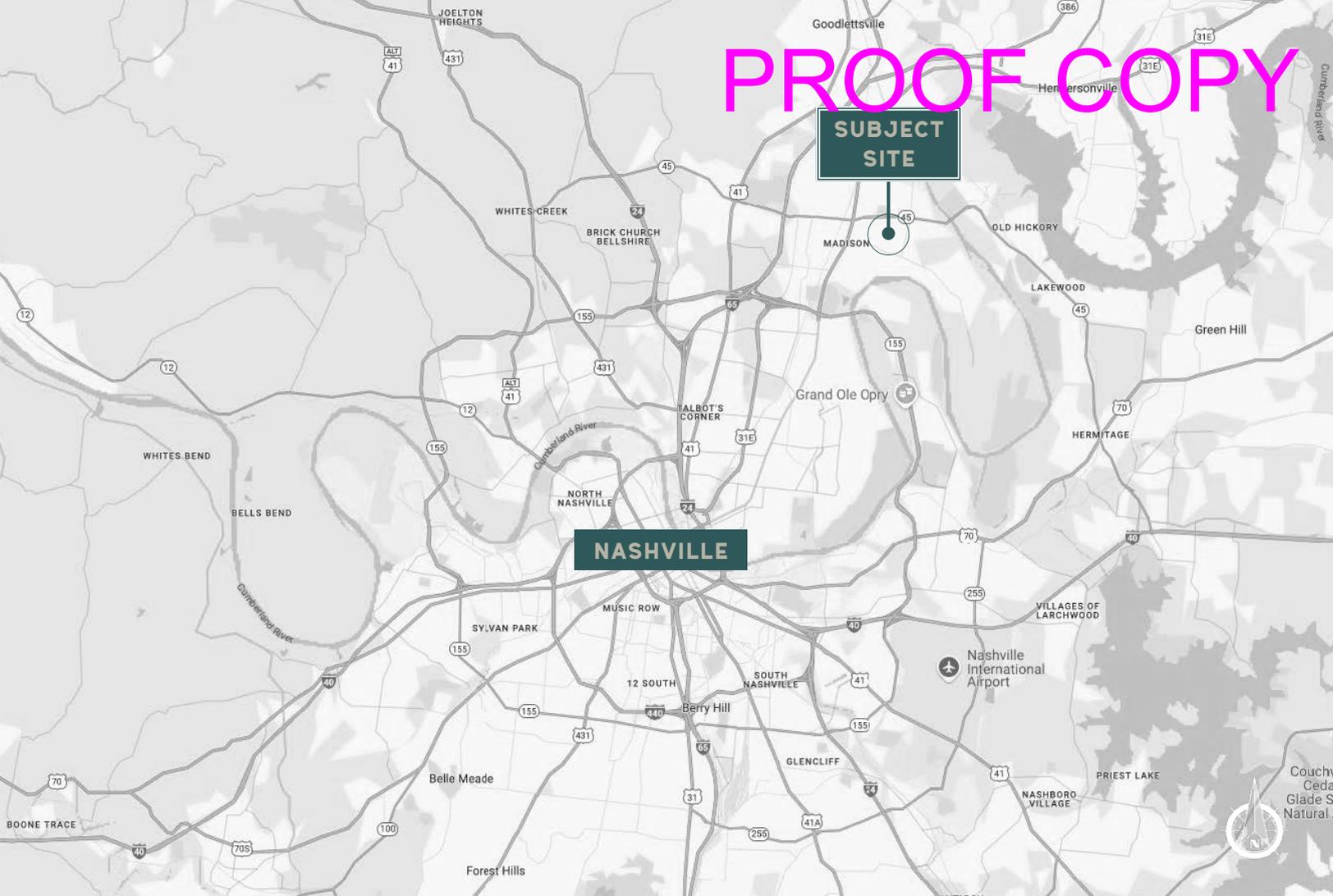
From an investment perspective, Nashville offers a compelling combination of liquidity, rent growth potential, and long-term appreciation. Strong tourism activity, anchored by a year-round calendar of events and a thriving entertainment scene, continues to bolster hospitality and retail performance. With pro-business policies, ongoing corporate expansion, and favorable demographic trends, Nashville remains a highly attractive market for investors seeking stable cash flow and durable long-term fundamentals.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Total Population	8079	66751	158872
2029 Population	7969	66964	159780
Pop Growth 2024-2029	-1.36%	+0.32%	+0.57%
Average Age	39	38	38
2024 Total Households	3563	28754	69079
HH Growth 2024-2029	-1.77%	+0.04%	+0.48%
Median Household Income	76467	64120	61550
Avg Household Size	2.2	2.2	2.2
2024 Avg HH Vehicles	2	2	2
Median Home Value	382725	353955	337331
Median Year Built	1956	1972	1979

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SUBJECT SITE



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