

EXCLUSIVE OFFERING
MEMORANDUM

EDGEFIELD 
COMMERCIAL



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**



**Space Size:
+/- 3,480 SF**



Lot Area: +/- 0.17 acres



Lease Rate: \$14.65/SF



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



Availability: Immediate



**Zoning:
Commercial Service (CS)**



PROPERTY HIGHLIGHTS

316 E OLD HICKORY BLVD,
MADISON, TN 37115



Space: +/- 3,480 SF flex space

Layout: Front office/showroom, large warehouse, exterior storage shed

Uses: Retail, consumer service, financial, restaurant, office, new auto sales, self-storage, light manufacturing and small warehouse uses

Interior Features: Full bath, two kitchens, concrete floors in warehouse, five roll-up doors, covered loading area, walk-in cooler

Ceiling Height: 8' ceiling in front office/kitchen area and 10'4" - 11'4" ceilings in warehouse

Utilities: Natural gas available on site

Proximity: Less than 1/2 mile to Gallatin Pike (~30,000 VPD); 1.5 miles to I-65 (~175,000 VPD)

Lighting: Parking-lot lighting in place

PROPERTY PHOTOS

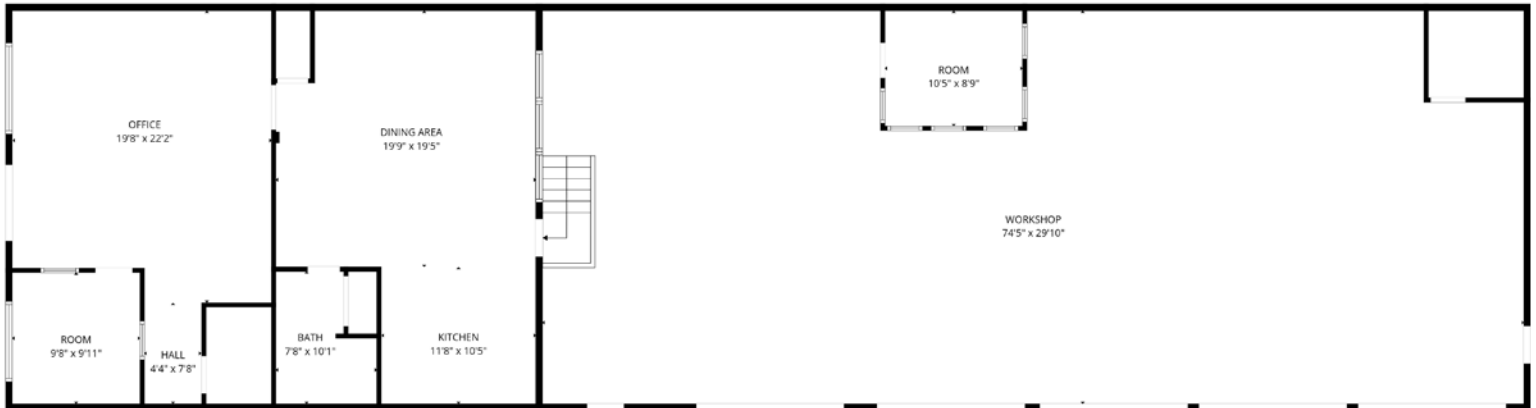
316 E OLD HICKORY BLVD,
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FLOOR PLAN

316 E OLD HICKORY BLVD,
MADISON, TN 37115



**+/- 3,480 SF
Available**



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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