



FOR LEASE

4640 OLD HICKORY BLVD, OLD HICKORY, TN 37138

CONTACT INFO:

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OVERVIEW

4640 OLD HICKORY BLVD,
OLD HICKORY, TN 37138

PROPERTY SUMMARY

4640 Old Hickory Blvd is a freestanding commercial building positioned along the primary commercial corridor serving the Old Hickory and Hermitage submarkets of Northeast Nashville. The property offers strong street visibility, prominent signage exposure, and convenient access to surrounding residential communities and neighborhood retail.

The building features an adaptable showroom-style layout with a full glass storefront across the front façade, providing excellent natural light and visibility from the roadway. The open interior configuration allows for flexible buildout options and can accommodate a variety of retail, showroom, automotive, or service-oriented uses.

The site includes dedicated parking in front of the building along with a fenced rear yard and a garage with a roll-up door, offering additional area for and outdoor workspace or storing equipment. With its functional site configuration, and prominent location along Old Hickory Boulevard, the property presents an excellent opportunity for businesses seeking a visible standalone presence within the growing Northeast Nashville market.

PROPERTY DETAILS



**4640 Old Hickory Blvd,
Old Hickory, TN 37138**



**Space Size:
+/- 2,419 SF**



Lot Area: +/- 0.45 acres



**Lease Rate: \$33.00/SF
(\$4/SF OPEX)**



Lease Type: NNN



Availability: Immediate



**Zoning:
Commercial Limited (CL)**



PROPERTY HIGHLIGHTS

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Space: +/- 2,419 SF retail space

Space: Open showroom with four private offices, a kitchenette, and garbage in the rear

Uses: Retail, Consumer Service, Financial, Restaurant, and Office Uses.

Interior Features: Full glass storefront façade providing strong visibility and natural light

Ceiling Height: 10' ceilings in front showroom and 8' ceilings in the offices

Utilities: Full municipal utilities including water, sewer, electric, and gas

Traffic Exposure: ~ 24,901 vehicles per day (VPD)

Proximity: Convenient access to Hermitage, Madison, and surrounding Northeast Nashville residential communities

PROPERTY PHOTOS

4640 OLD HICKORY BLVD,
OLD HICKORY, TN 37138



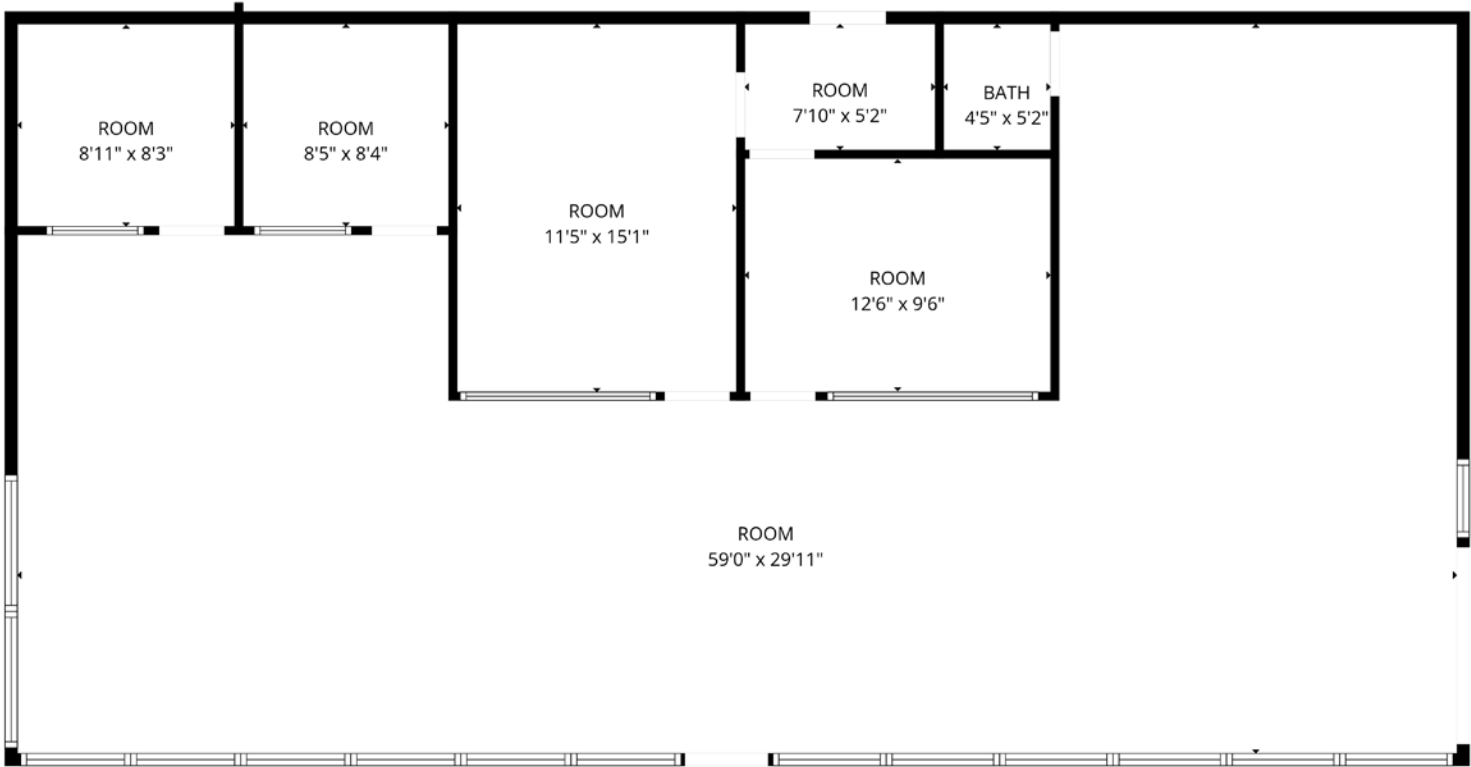
AERIAL PHOTOS

4640 OLD HICKORY BLVD,
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FLOOR PLAN

4640 OLD HICKORY BLVD,
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**+/- 2,419 SF
AVAILABLE**

MAP

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NASHVILLE, TENNESSEE

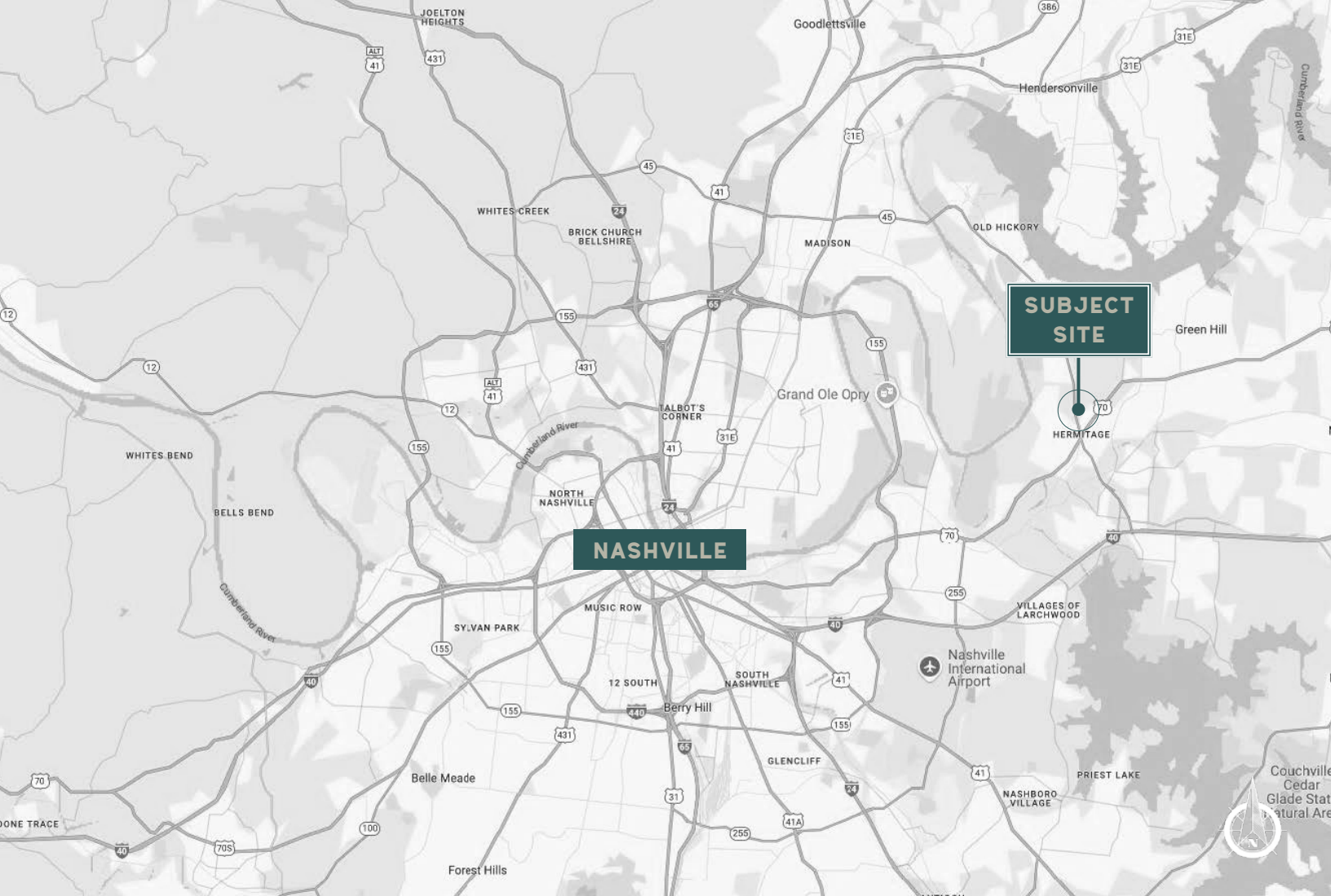
Nashville continues to rank among the strongest and most resilient growth markets in the Southeast, driven by a diverse and expanding economic base. The city is nationally recognized as a hub for healthcare, higher education, music, tourism, and corporate operations, with major employers including HCA 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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