



FOR LEASE

4642-4644 OLD HICKORY BLVD, OLD HICKORY, TN 37138

CONTACT INFO:

TYLER BROCK

(615) 804-6590

Tyler@EdgefieldCommercial.com

ANTHONY RUBINO

(203) 253-5966

Anthony@EdgefieldCommercial.com

(615) 721-2515

OVERVIEW

4642-4644 OLD HICKORY BLVD
OLD HICKORY, TN 37138

PROPERTY SUMMARY

4644 Old Hickory Blvd is a freestanding $\pm 1,620$ SF retail/flex building located along the highly trafficked Old Hickory Blvd corridor in the Madison/Old Hickory submarket. Positioned directly adjacent to 4640 Old Hickory Blvd, the Property presents a complementary opportunity for users seeking standalone space with strong visibility and functional site layout.

Previously operated as an automotive-related use, the Property is well-suited for a range of tenants including service retail, showroom users, or automotive operators. The building features a flexible interior layout with minimal structural constraints, along with drive-around access and rear circulation that supports operational efficiency.

Located within a dense commercial corridor with strong daily traffic and surrounding retail activity, 4644 Old Hickory Blvd offers a practical leasing opportunity for tenants seeking visibility, access, and functionality in an established North Nashville trade area.

PROPERTY DETAILS



**4642-4644 Old Hickory Blvd,
Old Hickory, TN 37138**



Building Size: +/- 1,620 SF



Lot Area: +/- 0.37 acres



Lease Type: Triple Net NNN



**Lease Rate:
\$42.00/SF NNN**



**Zoning:
Commercial Service
Alternative (CS-A)**



PROPERTY HIGHLIGHTS

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Space: +/- 1,620 SF Retail/Flex/Automotive Space

Layout: Flexible interior layout with minimal structural constraints

Uses: Retail, Consumer Service, Financial, Restaurant, Office, New Auto Sales, Self-Storage, Light Manufacturing and Small Warehouse Uses.

Interior Features: Two private offices, front reception area, two bathrooms

Ceiling Height: 8.5'

Utilities: Water, electric, and gas available on site. New HVAC system (2024).

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

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

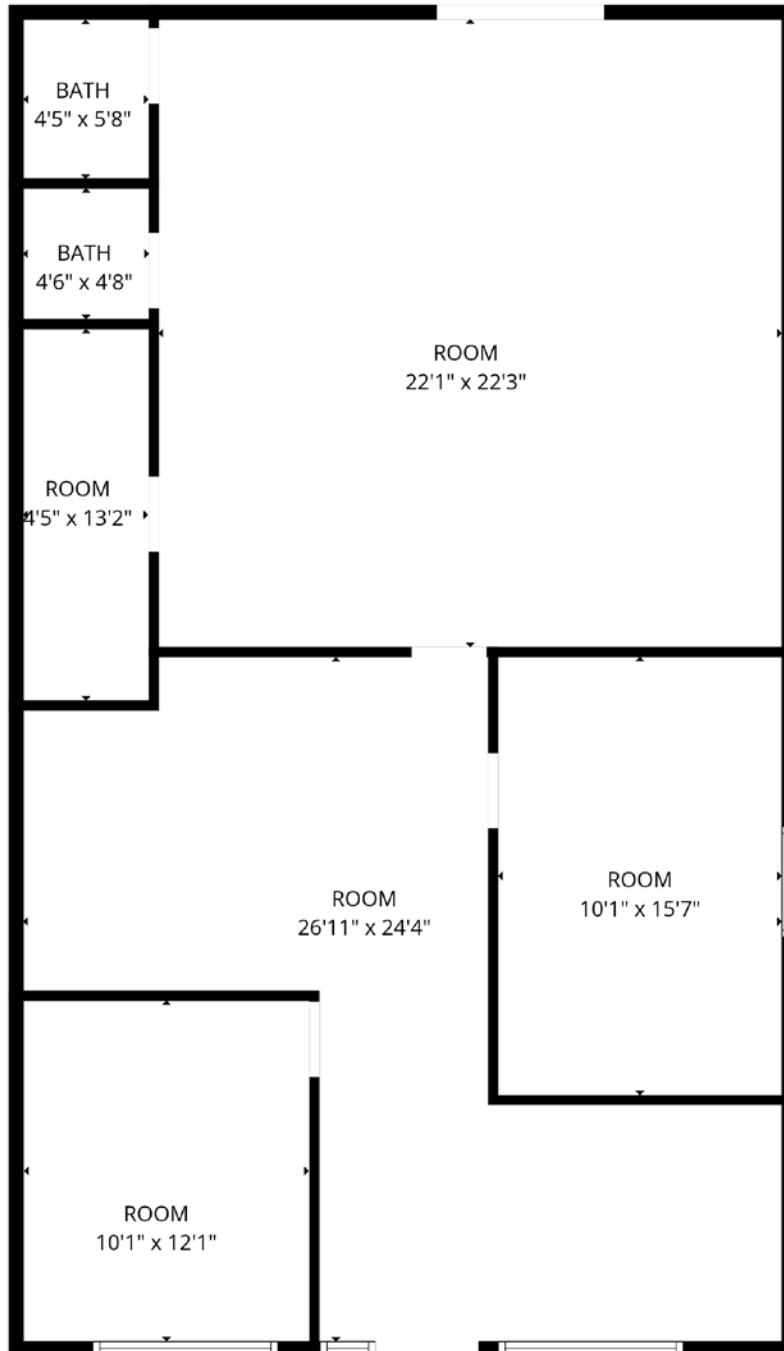
PROPERTY PHOTOS

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FLOOR PLAN

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**+/- 1,620 SF
AVAILABLE**



NASHVILLE, TENNESSEE

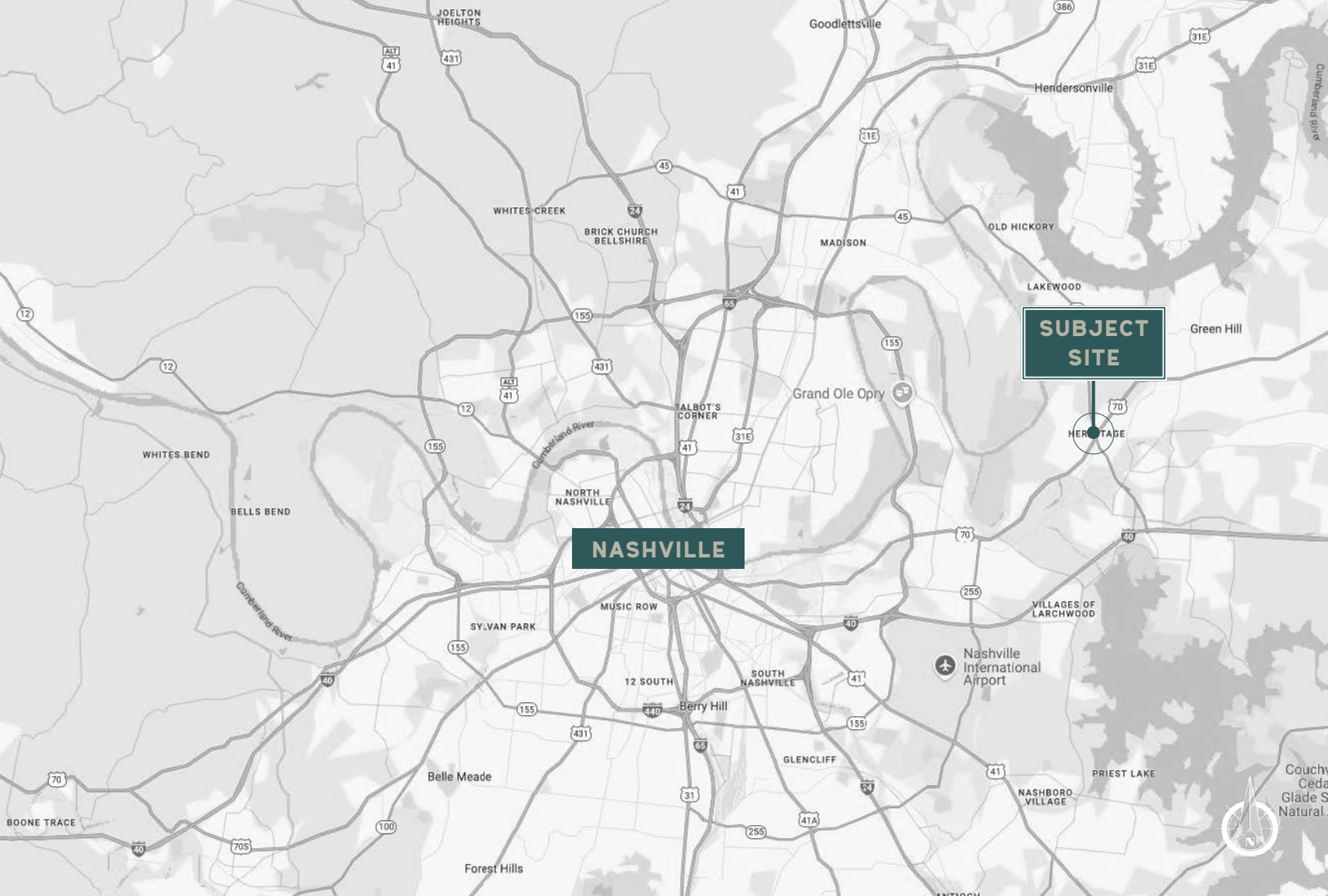
Nashville continues to rank among the strongest and most resilient growth markets in the Southeast, driven by a diverse and expanding economic base. The city is nationally recognized as a hub for healthcare, higher education, music, tourism, and corporate operations, with major employers including HCA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