

EXCLUSIVE OFFERING
MEMORANDUM

EDGEFIELD 
COMMERCIAL



FOR LEASE

103 WOODRUFF ST, MADISON, TN 37115

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PROPERTY SUMMARY

103 Woodruff St is a freestanding $\pm 9,910$ SF flex/warehouse property located in the heart of Madison, one of North Nashville's most active and evolving commercial submarkets. The Property offers two available suites totaling $\pm 7,432$ SF and $\pm 2,477$ SF, providing flexibility for a range of users including light industrial, service-based retail, showroom, or distribution.

The building features a functional mix of office and warehouse space, with multiple drive-in doors, full HVAC coverage, and a flexible interior layout that can accommodate a variety of operational needs. Positioned just off Gallatin Pike, the Property benefits from convenient access to one of the area's primary commercial corridors, with strong connectivity to Downtown Nashville, Briley Parkway, and the broader Madison/Rivergate trade area.

With limited availability of small-to-mid size flex and industrial spaces in the submarket, 103 Woodruff presents a practical leasing opportunity for tenants seeking a well-located, adaptable space in a supply-constrained corridor.

PROPERTY DETAILS



**103 Woodruff St,
Madison, TN 37115**



Total Space Size: $\pm 9,910$ SF
Suite A: +/- 2,477 SF
Suite B: +/- 7,432 SF



Lot Area: +/- 0.46 acres



Availability: Immediate



Lease Type: Triple Net (NNN)



Lease Rate:
Suite A: \$20.50/SF NNN
Suite B: \$17.50/SF NNN
OPEX: \$1.50/SF



Zoning:
Commercial Service (CS)





Space: Freestanding ±9,910 SF flex/warehouse building;
Full glass storefront façade with strong natural light; Flexible layout with minimal structural constraints

Layout: Suite A: Front open retail area, single restroom, office space, and rear warehouse

Suite B: Office buildout with six private rooms, four restrooms, kitchenette, and rear warehouse

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

Interior Features: Suite A: Fully sprinkled; (1) 12.5' x 10' roll-up door in warehouse

Suite B: Fully sprinkled; (3) 12' x 10' roll-up doors; no interior structural walls

Ceiling Height: Suite A: Front: 10' (drop ceiling),
Warehouse: 17' to roof deck

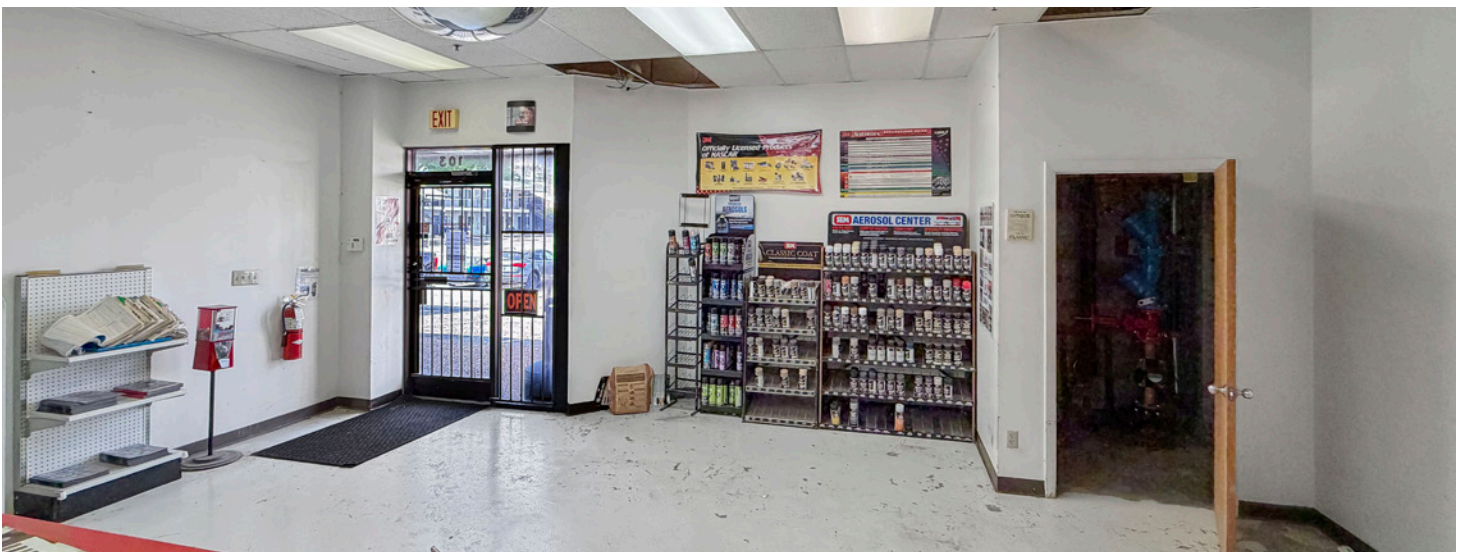
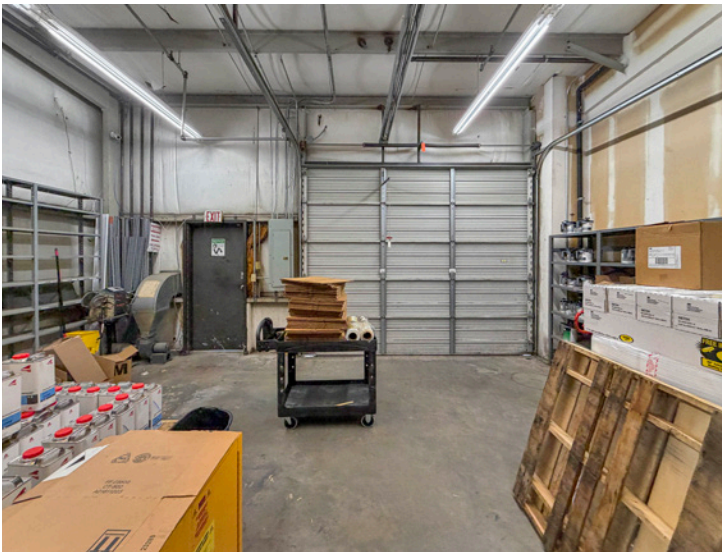
Suite B: Front: 10' (drop ceiling),
Warehouse: 11.5' clear | 14' to roof deck (rising to 18')

Utilities: Water, electric, and gas service available throughout both suites

Proximity: Steps from Gallatin Pike (~29,000 VPD); 1.6 miles to I-65 (~175,000 VPD);
Less than 2 miles to Briley Parkway (~108,000 VPD)

PROPERTY PHOTOS - SUITE A

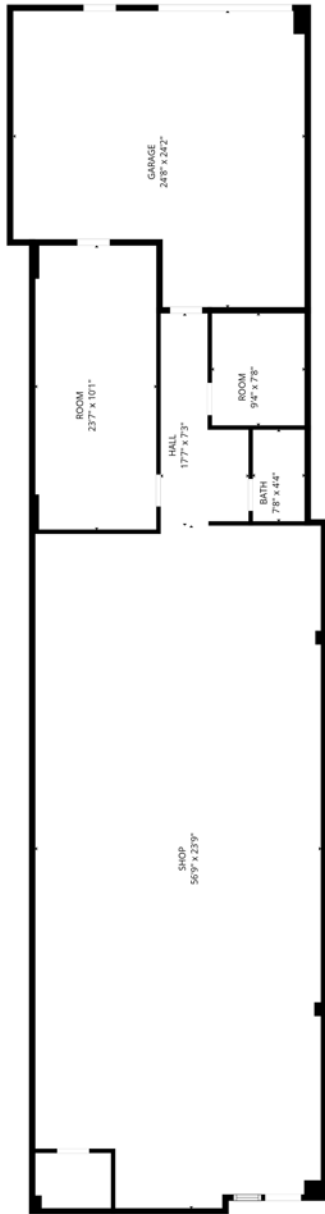
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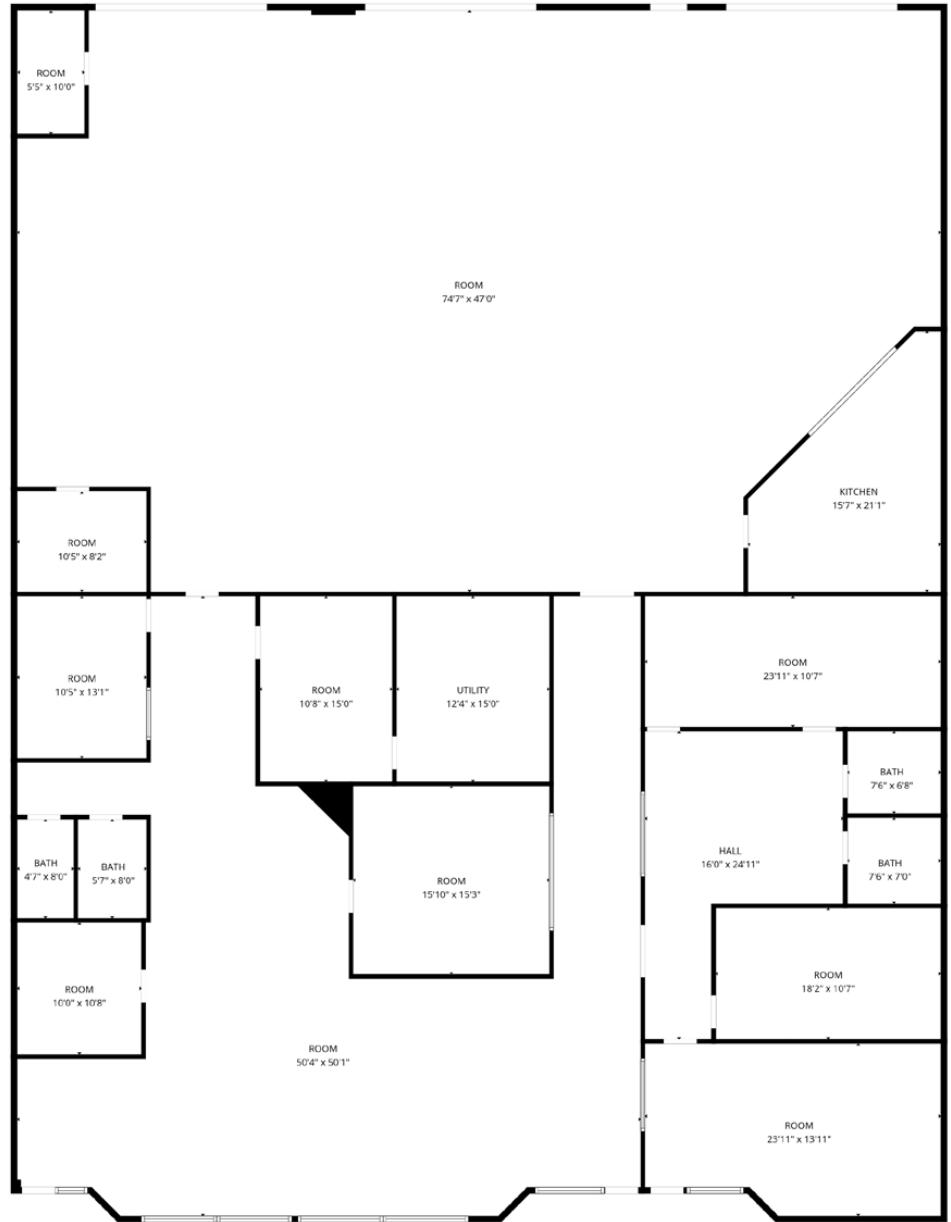
PROPERTY PHOTOS - SUITE B

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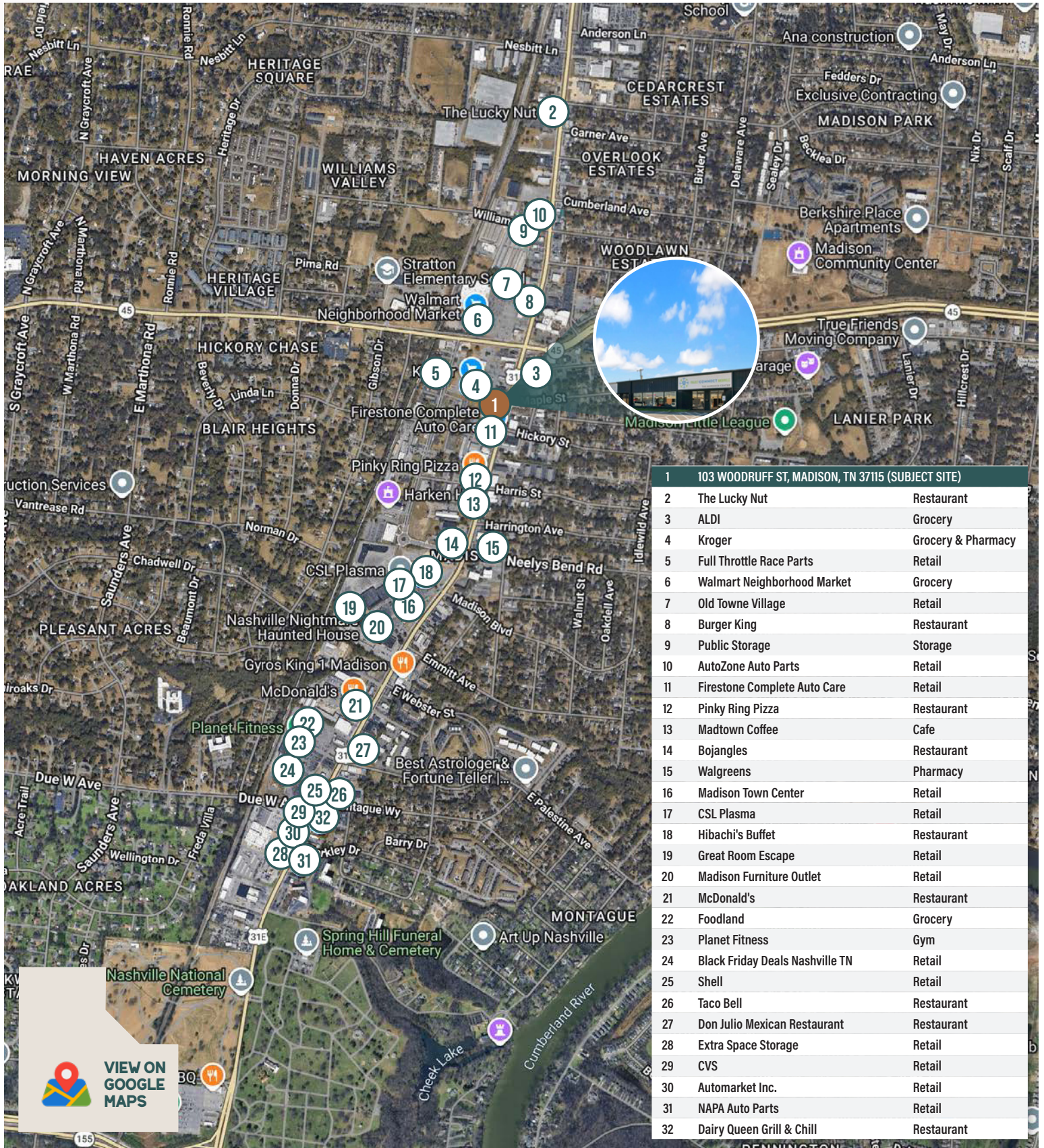




SUITE A
+/- 2,477 SF
AVAILABLE



SUITE B
+/- 7,432 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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