

2603 Westwood Dr

Nashville, TN 37204

Industrial
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By

Ben Burnett

Senior Associate

(615) 671-4431

ben.burnett@matthews.com

License No. 370061 (TN)

Matthew Powell

Senior Associate

(615) 763-8298

matthew.powell@matthews.com

License No. 372958 (TN)

Jay Reeves

First Vice President

(615) 476-3982

jay.reeves@matthews.com

License No. 357879 (TN)

Hutt Cooke

Broker of Record | Broker Lic. No.: 356505 (TN)

Firm Lic. No.: 263667 (TN)

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Property Highlights

- **Details** – This space provides seven (7) executive private offices, a kitchen, and three (3) restrooms. There is a basement for storage and a separate rear storage shed with an exterior loading dock as well.
- **Prime Location** – This property is located less than three (3) miles from downtown Nashville, less than two (2) miles from Wedgewood Houston, and less than one (1) mile from the booming Berry Hill neighborhood.
- **Parking** – Owners, Employees, and clients can enjoy an abundance of parking spaces.
- **Proximity To Interstate** – The property is situated less than one (1) mile from direct access to I-65 and I-440.
- **Berry Hill Zoning** - This location provides any investor or owner user with the opportunity to own a property right off 8th Ave while having the benefit of Berry Hill zoning.



Publix

Subject Property

Advance FINANCIAL 24/7

SUBWAY



F S I Fulfillment Supply Innovation

REGIONS McDonald's

Coca-Cola CONSOLIDATED



CF EN CROSSFIT EAST NASHVILLE

± 106,600 VPD

± 120,500 VPD

KONE

Goodwill

BROOKLYN Pizza

Central Woodwork

Great Clips Kroger

Chick-fil-e FIVE GUYS BURGERS and FRIES W

O'Reilly AUTO PARTS

One Hundred Oaks Mall

Walmart Supercenter

ROSS DRESS FOR LESS ULTA BEAUTY TJ-maxx MONROE CARELL JR. Children's Hospital at Vanderbilt PET SMART SKECHERS Banfield PET HOSPITAL

AMERICAN FREIGHT FURNITURE - MATTRESS



Villa Adrian Apartments ±68 Units

WELLS FARGO

White Castle

CARmax



VANDERBILT UNIVERSITY
 Vanderbilt University
 ±13,670 Students | ±6,654 Employees

BELMONT UNIVERSITY
 Belmont University
 ±8,900 Students
 ±900 Employees

Vanderbilt University Medical Center
 ±814 Beds | ±15,000 Employees

Downtown Nashville
 ±12 Minutes Away



The Park at Melrose
 ±239 Units

23Hundred at Berry Hill
 ±266 Units

IMT 8 South
 ±330 Units

Village South Apartments
 ±75 Units

Octave Apartments
 ±321 Units



Franklin Pike ± 17,000 VPD

Subject Property

Westwood Dr

Craighead St



±106,000 VPD



±120,500 VPD



The Melrose Apartments
±359 Units



Legacy Learning Systems

Nations Lending - Nashville

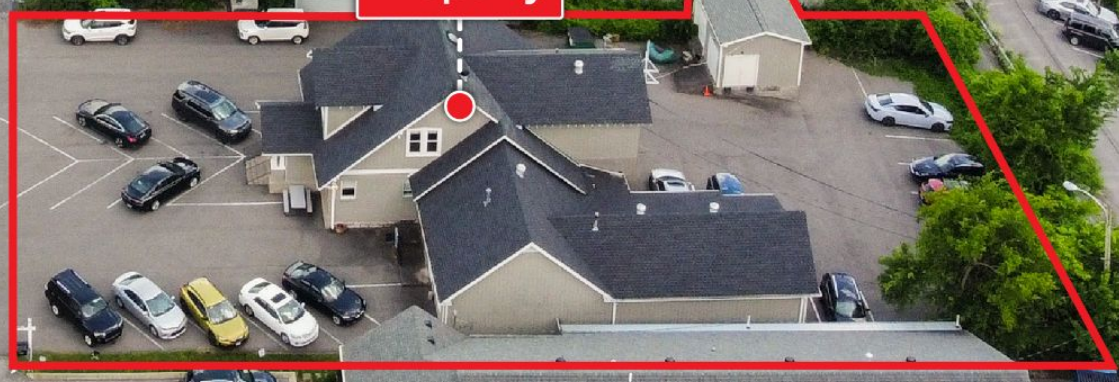
Franklin Pike ±17,000 VPD

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Westwood Dr

Subject Property



2603 Westwood Dr
Nashville, TN 37204

\$2,695,000

List Price

\$501 PSF

List Price PSF

±0.40 AC

Land Area

±5,372 SF

RBA



Nashville, TN

Nashville is experiencing steady population growth, fueled by a strong economy, expanding job opportunities, and a thriving cultural scene. A growing tech sector, a resilient housing market, and a world-renowned music and tourism industry contribute to

the city's appeal. With its blend of economic strength and cultural vibrancy, Nashville has become a premier destination for both residents and investors, offering long-term potential for growth and development.

Total Population

1,008,485

Annual Visitors

17.1 Million

Tourism Economic Impact

\$10.84 Billion

GDP

\$204.9 Billion



Nashville, Tennessee

Nashville's economy is thriving and diverse, with several key industries driving its growth. The city is often referred to as the "Healthcare Capital of the U.S.," boasting numerous healthcare companies and contributing significantly to job creation. Additionally, Nashville's iconic music and entertainment industry continues to flourish, encompassing not only musicians but also recording studios and music publishing companies. The city has also seen remarkable growth in its technology sector, attracting both established tech giants and innovative startups.

Tourism plays a crucial role in Nashville's economic landscape, with the city generating substantial direct visitor spending. This robust tourism industry supports numerous leisure and hospitality jobs in Davidson County and contributes substantially to local and state tax revenues. Other significant sectors contributing to Nashville's economic prosperity include automotive manufacturing, education, finance and insurance, and advanced manufacturing. The city's diverse economic base and strategic location have made it an attractive destination for businesses and talent alike, positioning Nashville as a major economic hub in the United States.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	15,978	127,298	273,734
Current Year Estimate	14,606	116,234	257,998
2020 Census	12,973	98,630	238,215
Growth Current Year-Five-Year	9.40%	9.52%	6.10%
Growth 2020-Current Year	12.59%	17.85%	8.30%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,565	64,332	129,032
Current Year Estimate	6,973	58,427	122,137
2020 Census	5,999	44,863	103,333
Growth Current Year-Five-Year	8.49%	10.11%	5.65%
Growth 2020-Current Year	16.23%	30.23%	18.20%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$173,253	\$156,649	\$148,093



Major Employers

HCA 
Healthcare

amazon


asurion


**FIRST
HORIZON
BANK**

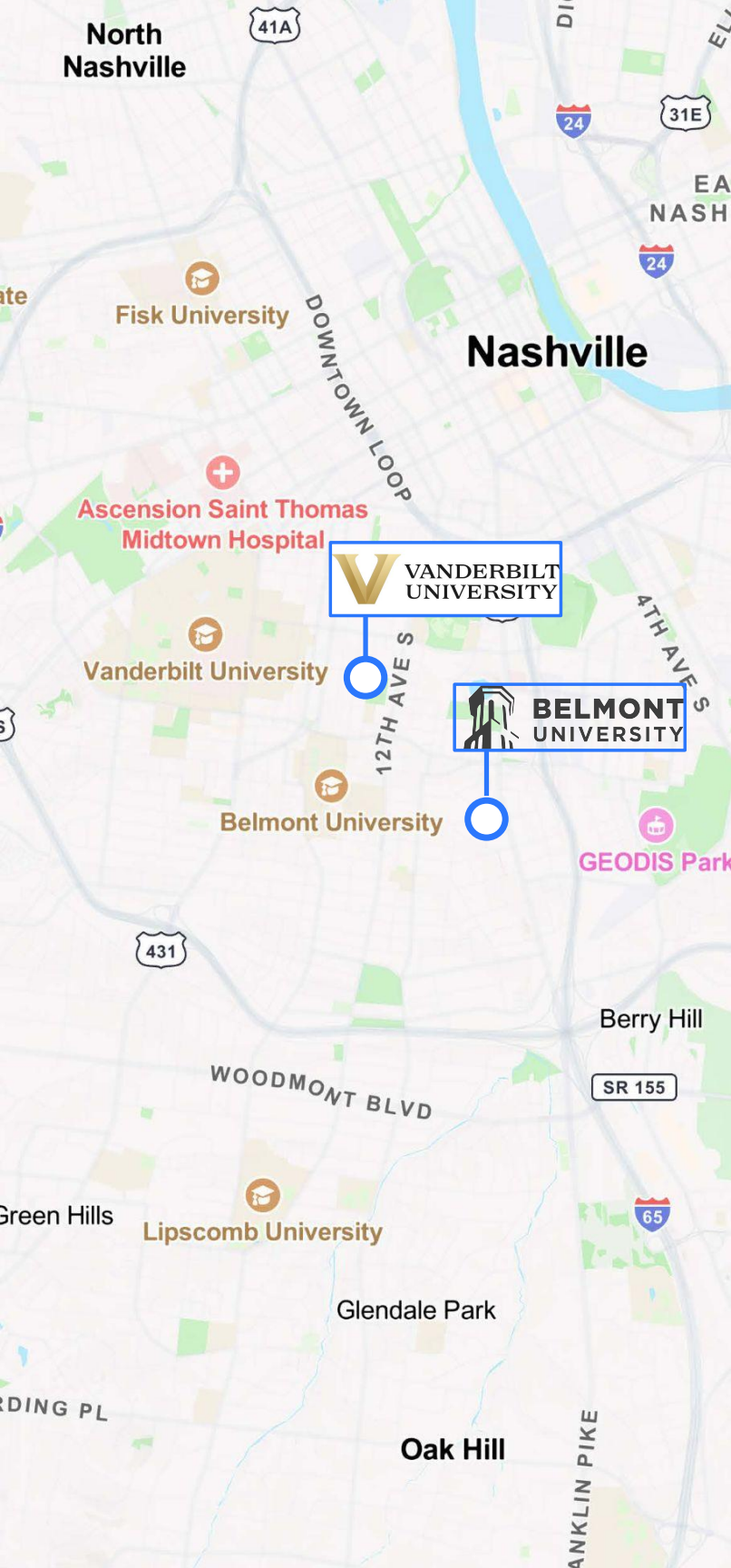

EY

 **ArdentHealth**

 **Ascension
Saint Thomas**

BRIDGESTONE

DOLLAR GENERAL

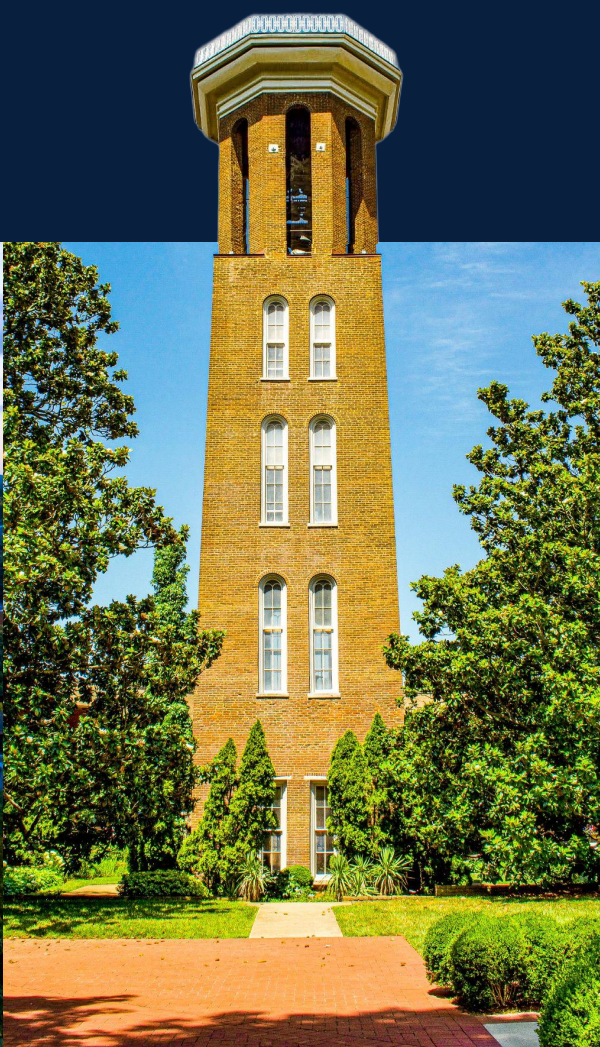


Higher Education

Nashville's higher education institutions are key drivers of talent and innovation. Prestigious universities like Vanderbilt, Belmont, and Tennessee State attract over 29,000 students combined, contributing to a diverse, educated workforce. These institutions support the local economy through research, development, and by supplying skilled graduates to growing industries, strengthening the city's long-term economic competitiveness.

Vanderbilt University
Enrollment (2024-2025)
13,456 Students
Graduation Rate: 92%

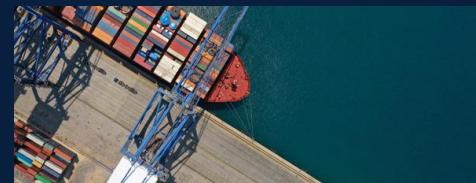
Belmont University
Enrollment (2023-2024)
8,862 students
Graduation Rate: 72%





Transportation

Nashville's location at the crossroads of major interstate highways makes it a key logistics and business hub, providing strong regional and national connectivity. While public transit options are limited, the city is working to expand services, with WeGo Public Transit offering vital bus routes across the metro. The Nashville International Airport further boosts accessibility and economic growth, supporting both passenger travel and cargo operations, and ongoing expansions are enhancing its capacity to meet rising demand.



Port Cargo Volume
150,000 Million Tons



Airport Economic Impact
\$8.1 Billion Annually



Logistics Employment
133,000 Jobs



Annual Ridership for Public Transportation
22 Million Passengers

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2603 Westwood Dr. Nashville, TN, 37204 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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