

FOR SALE 0.43 ACRE AND 1,726 SF BUILDING

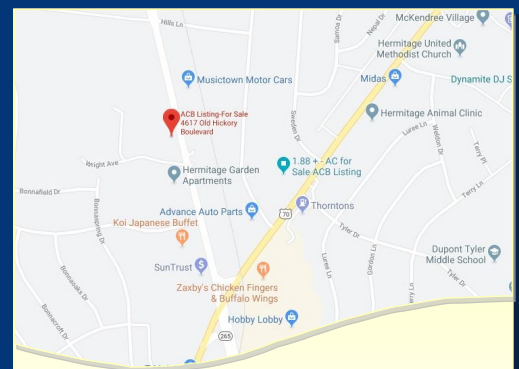
OLD HICKORY / DONELSON / HERMITAGE AREA



4617 Old Hickory Blvd | Old Hickory, TN 37138

PROPERTY HIGHLIGHTS:

- 0.43 acres, 163' +/- RF on Old Hickory Blvd
- 1,726 SF building, currently used as restaurant/bar
- Level, graveled parking lot for approximately 30 cars
- Across from neighborhood shopping center with about 14 +/- small retail shops
- 0.30 +/- mile north of Lebanon Road
- 2.5 +/- miles from I-40, exit 221
- 2018 traffic count:
 - 24,818 VPD on Old Hickory Blvd at Rachel's Lane
 - 30,516 VPD on Lebanon Rd east of Old Hickory Blvd
- Current zoning: Commercial
- Davidson County tax map parcel # 075 09 0 154.00



DIRECTIONS FROM NASHVILLE:

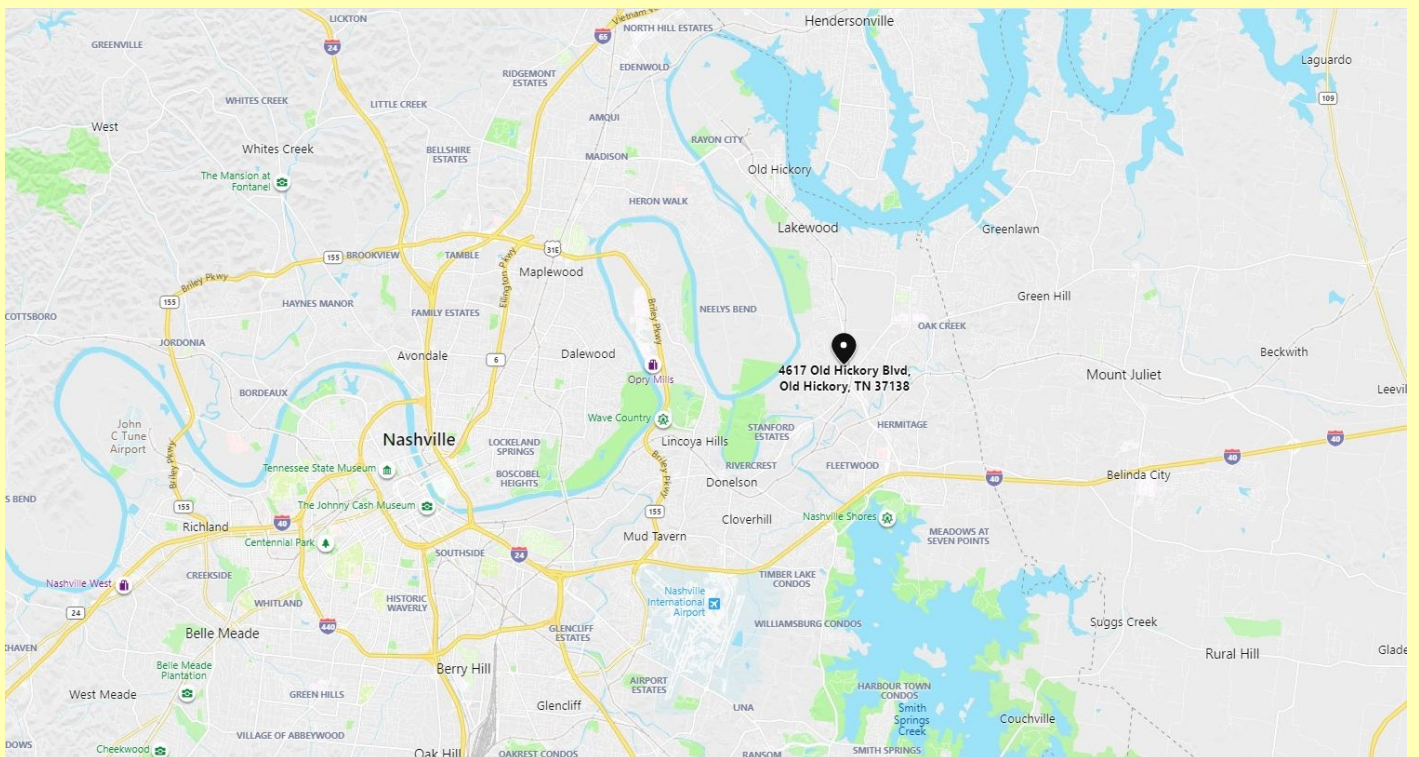
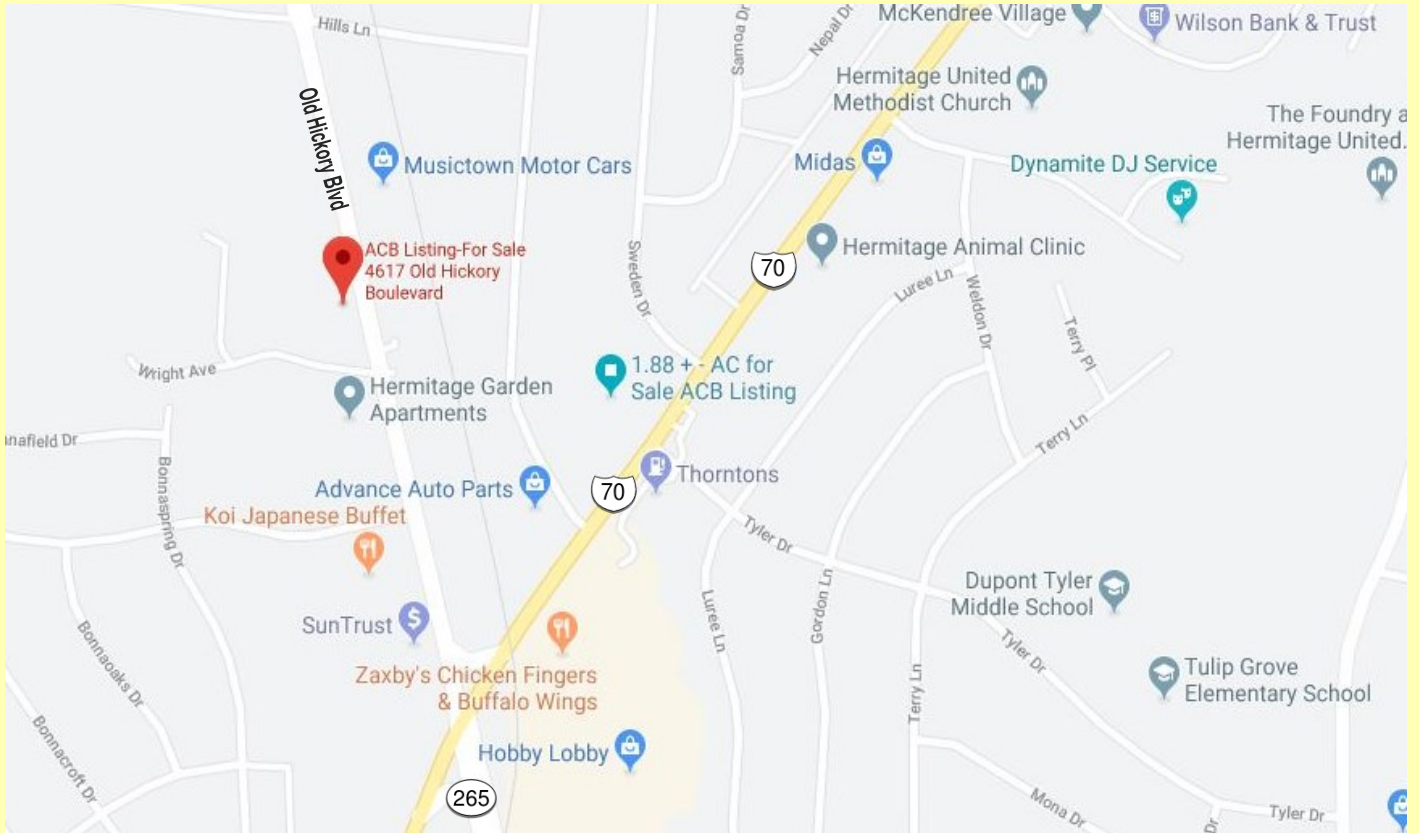
[Google Map Link](#)



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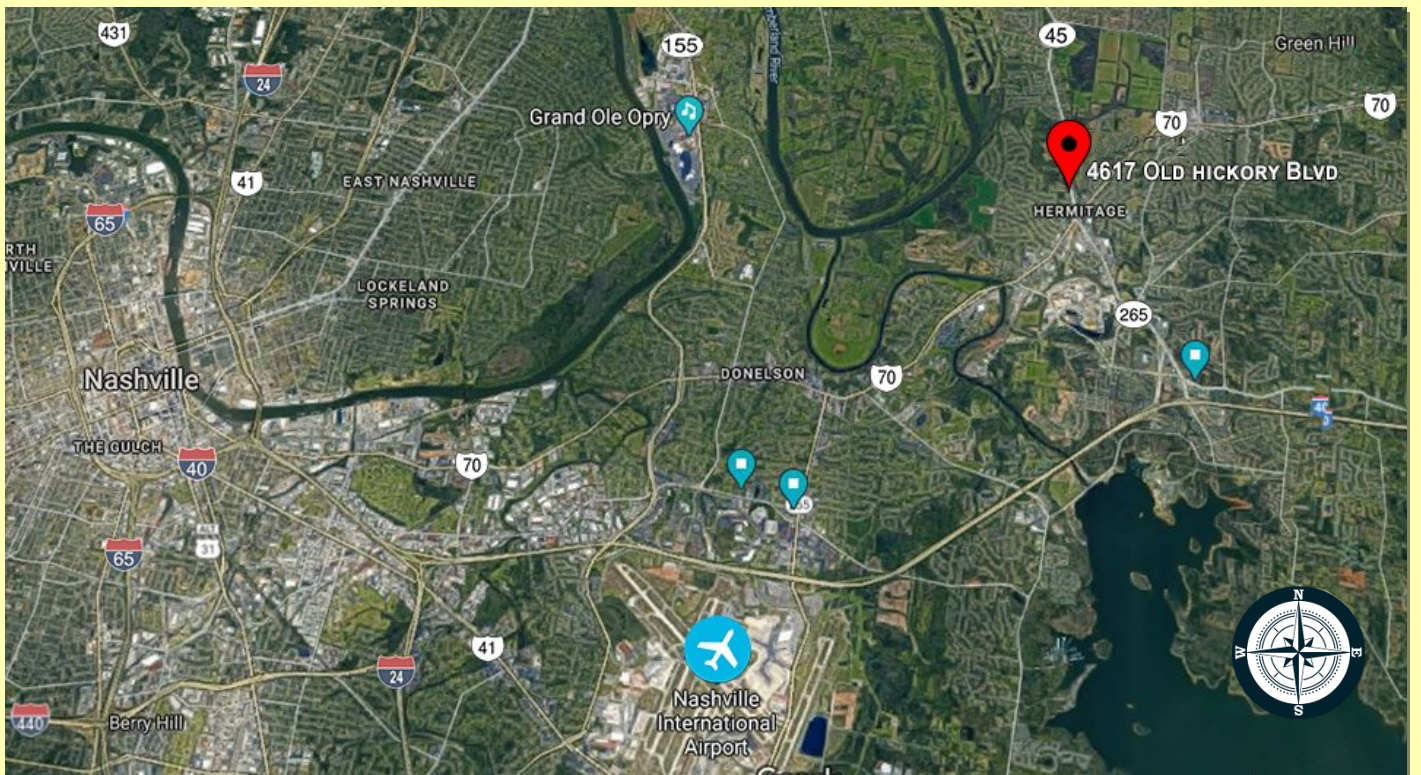
STREET MAPS

4617 OLD HICKORY BLVD | OLD HICKORY, TN 37138

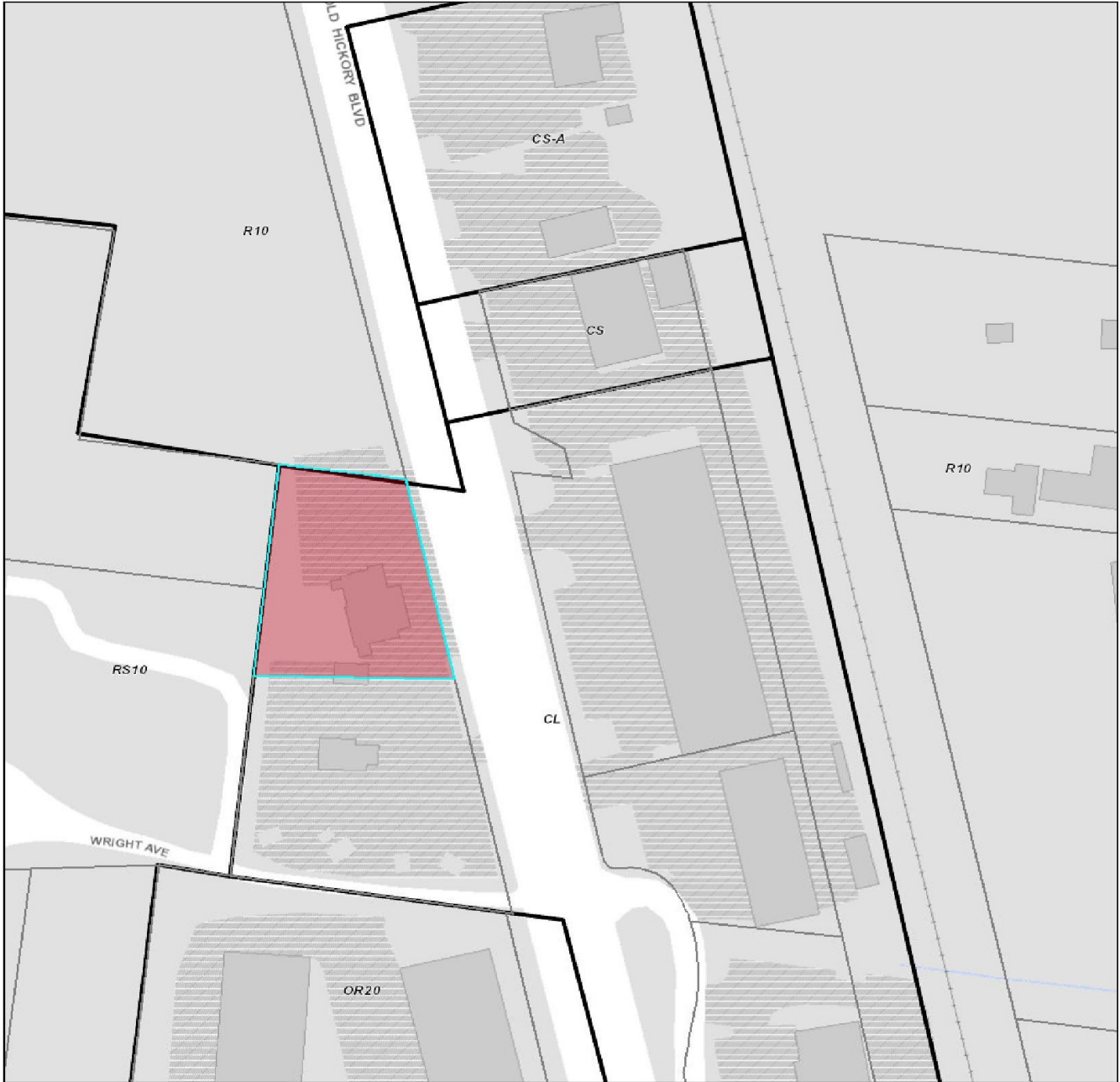


SATELLITE MAPS

4617 OLD HICKORY BLVD | OLD HICKORY, TN 37138



Nashville / Davidson County Parcel Viewer

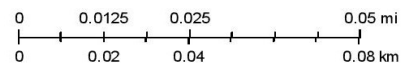


July 15, 2019

polygonLayer

- Override 1
- Ownership Parcels
- Planned Unit Development
- Zoning

1:1,128



PROPERTY PHOTOS

4617 OLD HICKORY BLVD | OLD HICKORY, TN 37138



SAMPLE OF AREA BUSINESS

4617 OLD HICKORY BLVD | OLD HICKORY, TN 37138

