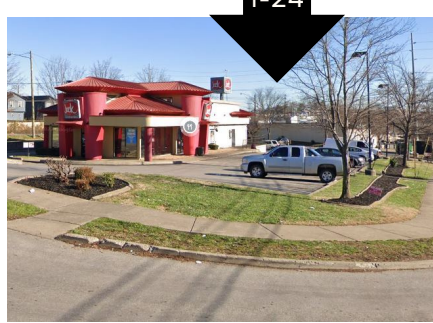




204 LARGO DRIVE
NASHVILLE, TN 37211

FOR LEASE

**\$10,000 PER MONTH
NNN**



Minutes from I-24 & 41-A

Located on Metro Transit
Bus Route

SPECIAL FEATURES

**Free Standing
Existing Restaurant
Available**

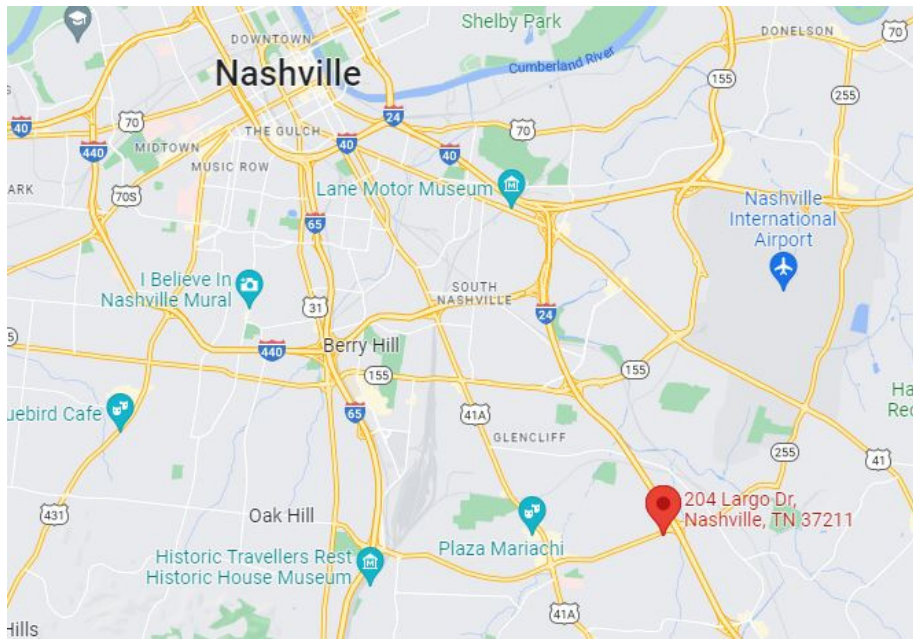
- 3,320± Total Square Feet
- .88 Acre Lot
- Zoning CS

CONTACT ME

Laura Grider
615.604.7425
lgrider@horrellcompany.com

www.horrellcompany.com

3030 Sidco Dr, Nashville, TN 37204
615-256-7114



Traffic Count 2021

1-24: 162,000
 Harding Place: 10,400
 Btwn I-24 & Antioch Pike: 35,528

Demographics

	<u>2 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2022 Population:	43,762	189,313	509,822

Annual Growth 2022-2027: 0.9%



Close Proximity to:

Hooters - 1 min walk
 Burger King - 2 min walk
 Mapco - 3 min walk
 America's Best Value Inn - 3 min walk
 Phillips 66 - 5 min walk
 Sam's Club - 4 min drive

CONTACT ME



Laura Grider
 615.604.7425
 lgrider@horrellcompany.com