

FOR SALE OR LEASE
±53,000 SF



7102 COMMERCE WAY
BRENTWOOD, TN 37027

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PROPERTY HIGHLIGHTS

Set in one of the country's wealthiest counties and surrounded by top-tier amenities, **7102 Commerce Way** provides an excellent opportunity for office, medical, or retail users seeking convenience and visibility.

Building Type: **Two-Story** stand-alone building

Space Available: **±53,000 SF**
(26,500 SF per floor)

Parking Counts: 3.3/1,000 SF
178 spaces

Site Area: **4.36 Acres**

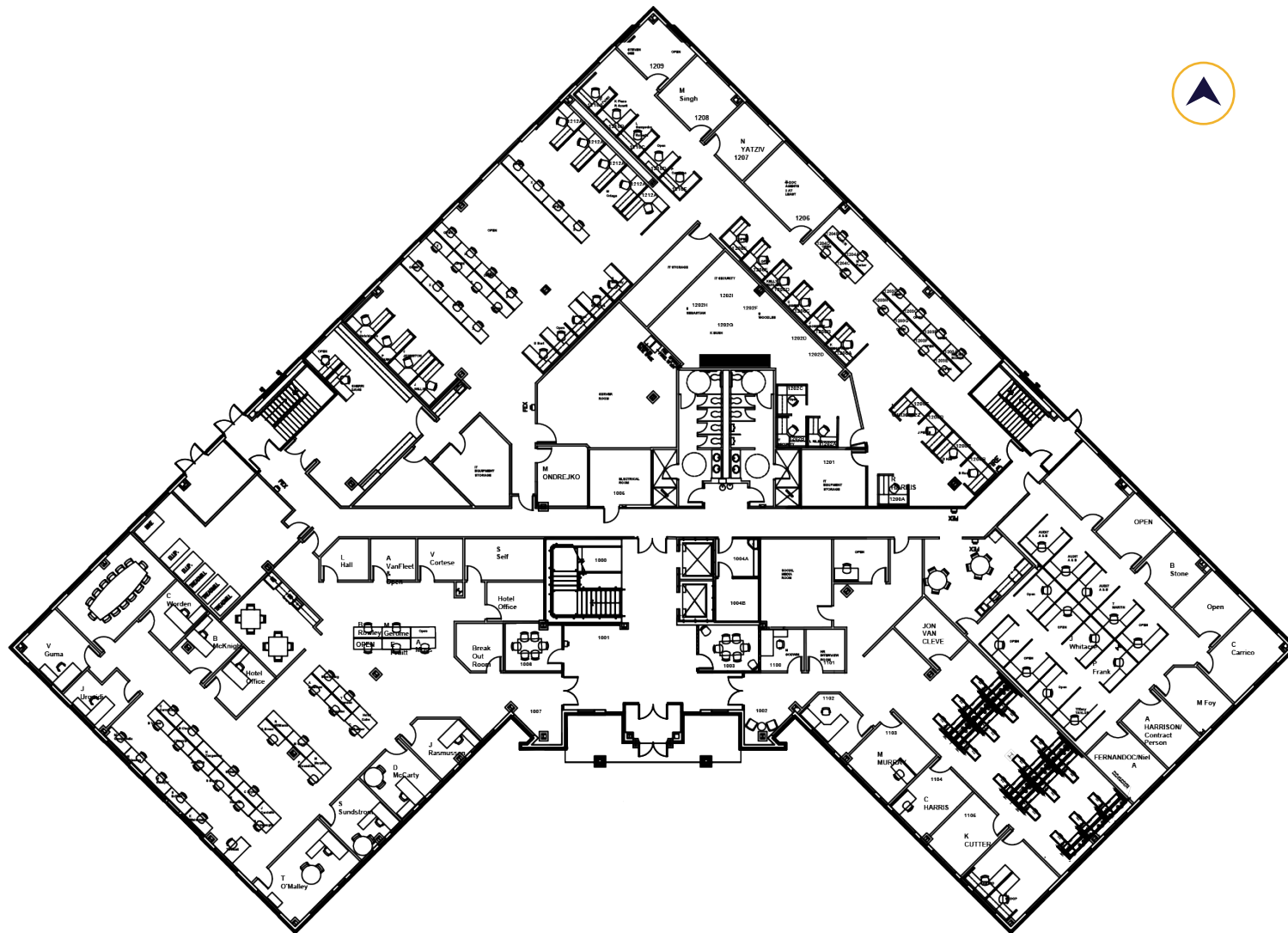
Zoning: **Zoned C-3:** General office, medical, and retail are approved users

HVAC: **Two** passenger elevators

Power: **Cummins** 150kW Generator

Rate: **Contact Brokers**

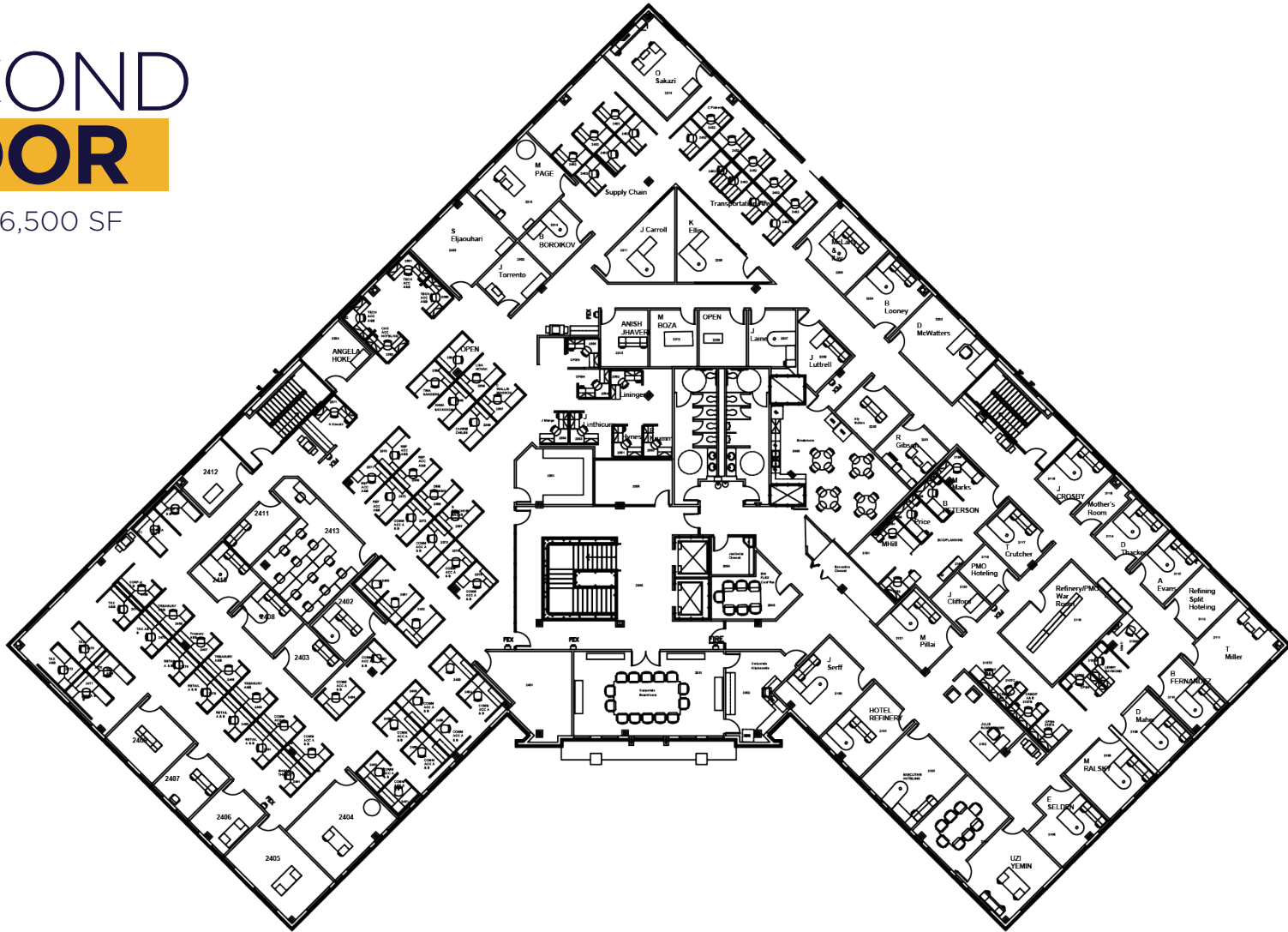




Note:
Furniture design is representative only

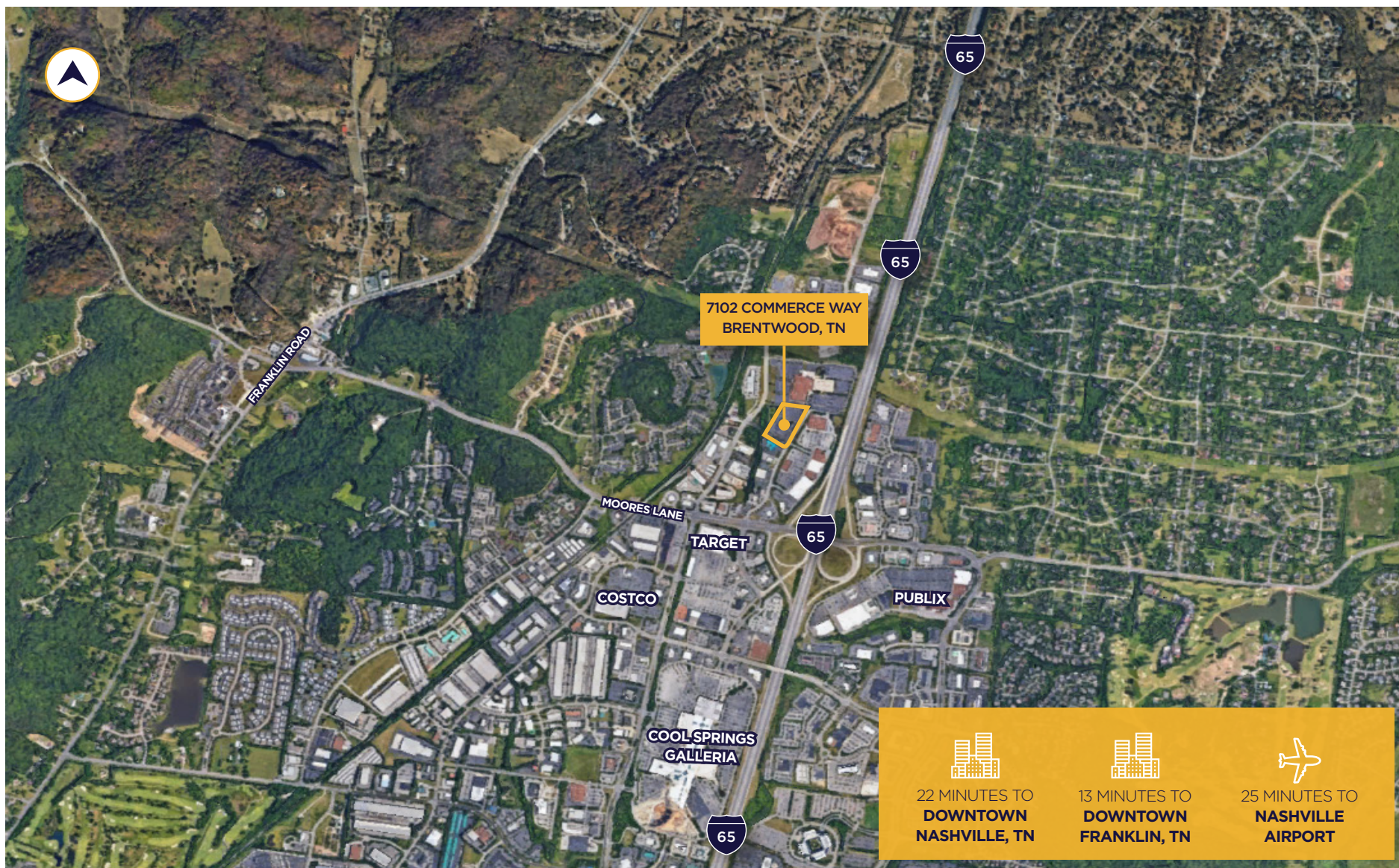
FIRST FLOOR

APPROX. 26,500 SF



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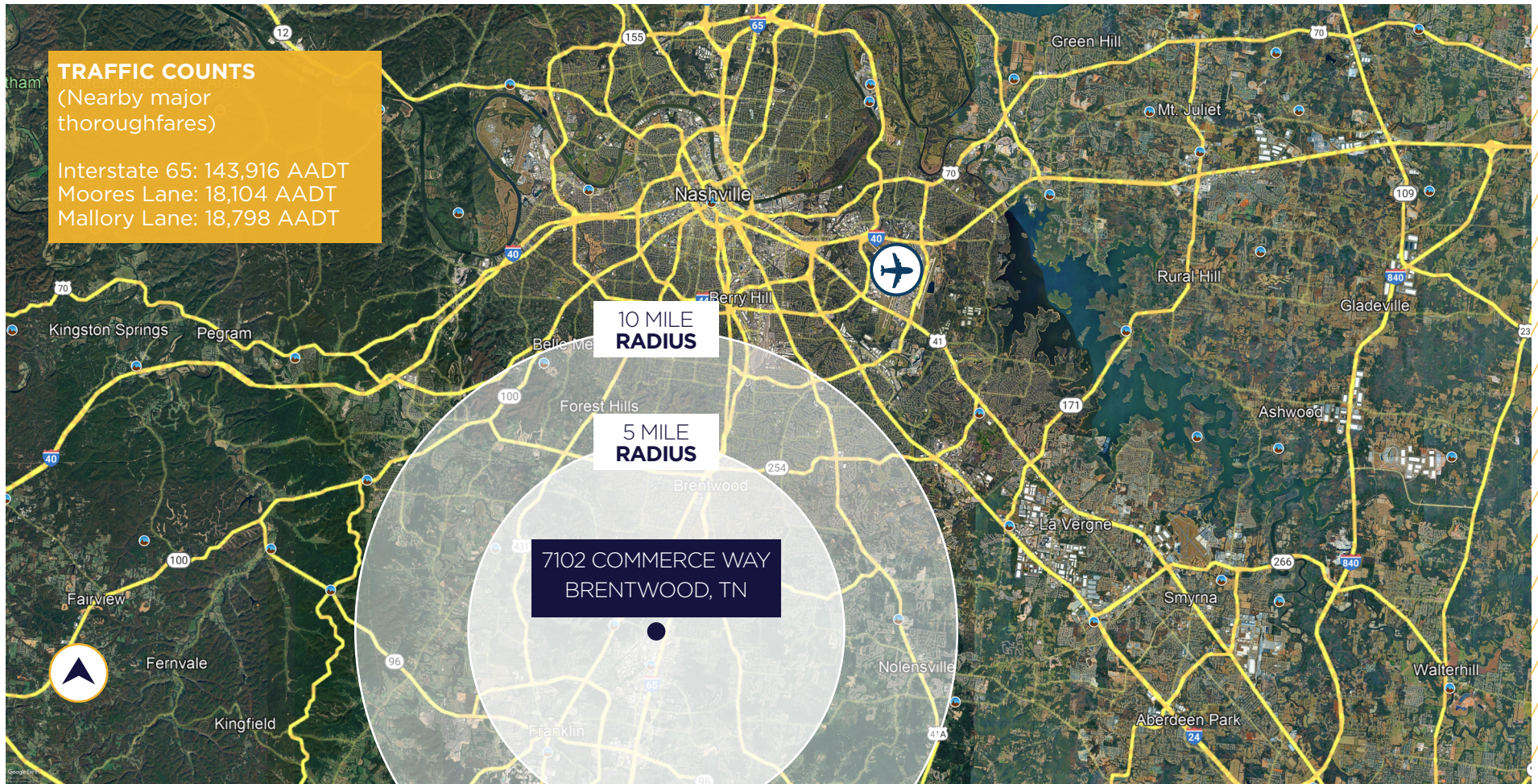


ACCESS & AMENITY MAP

20+
RETAILERS

20+
RESTAURANTS

15
HOTELS



3,939
**2022
POPULATION**
Within 1 Mile



4,523
**2027
PROJECTION**
Within 1 Mile



1,740
**2022 ESTIMATED
HOUSEHOLDS**
Within 1 Mile



\$106,471
**2022 AVERAGE
HH INCOME**
Within 1 Mile

31,007

**2022
POPULATION**
Within 3 Miles

35,003

**2027
PROJECTION**
Within 3 Miles

12,753

**2022 ESTIMATED
HOUSEHOLDS**
Within 3 Miles

\$150,055

**2022 AVERAGE
HH INCOME**
Within 3 Miles

99,307

**2022
POPULATION**
Within 5 Miles

113,938

**2027
PROJECTION**
Within 5 Miles

37,351

**2022 ESTIMATED
HOUSEHOLDS**
Within 5 Miles

\$153,844

**2022 AVERAGE
HH INCOME**
Within 5 Miles

LOCAL DEMOGRAPHICS





CONTACT INFORMATION

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