

# FOR SALE 1.44 ACRES WITH 3 BUILDINGS

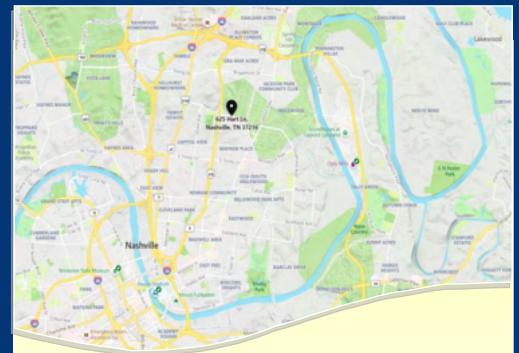
## Hart Lane at Ellington Parkway



625 Hart Lane and 617 Ben Allen Road | Nashville, TN 37216

### PROPERTY HIGHLIGHTS:

- 1.44 acres, level, mostly cleared and partially paved lot
- Existing buildings include:
  - 5,234 sq ft, 3-story house/office building
  - 4,480 sq ft, 2-story warehouse and
  - 780 sq ft, 1-story building
- 5 minutes to Downtown, 15 minutes to Nashville BNA Airport
- Easy access to Ellington Parkway, Gallatin Pike, Dickerson Pike and I-65
- 2021 Traffic Count: 12,317 ADV Hart Lane @ Ben Allen Road
- Zoned CS – Commercial Service
- Davidson County tax map parcels # 061 13 0 001.00 and # 061 00 0 024.09



#### Directions from Nashville:

I-40 W/I-24 W to Spring Street, Exit 47A.

Get on Ellington Pkwy/US 31 and head north for about 3 miles. Take exit for Ben Allen Road and merge onto Hart Lane. Property on left.

[Google Map Link](#)



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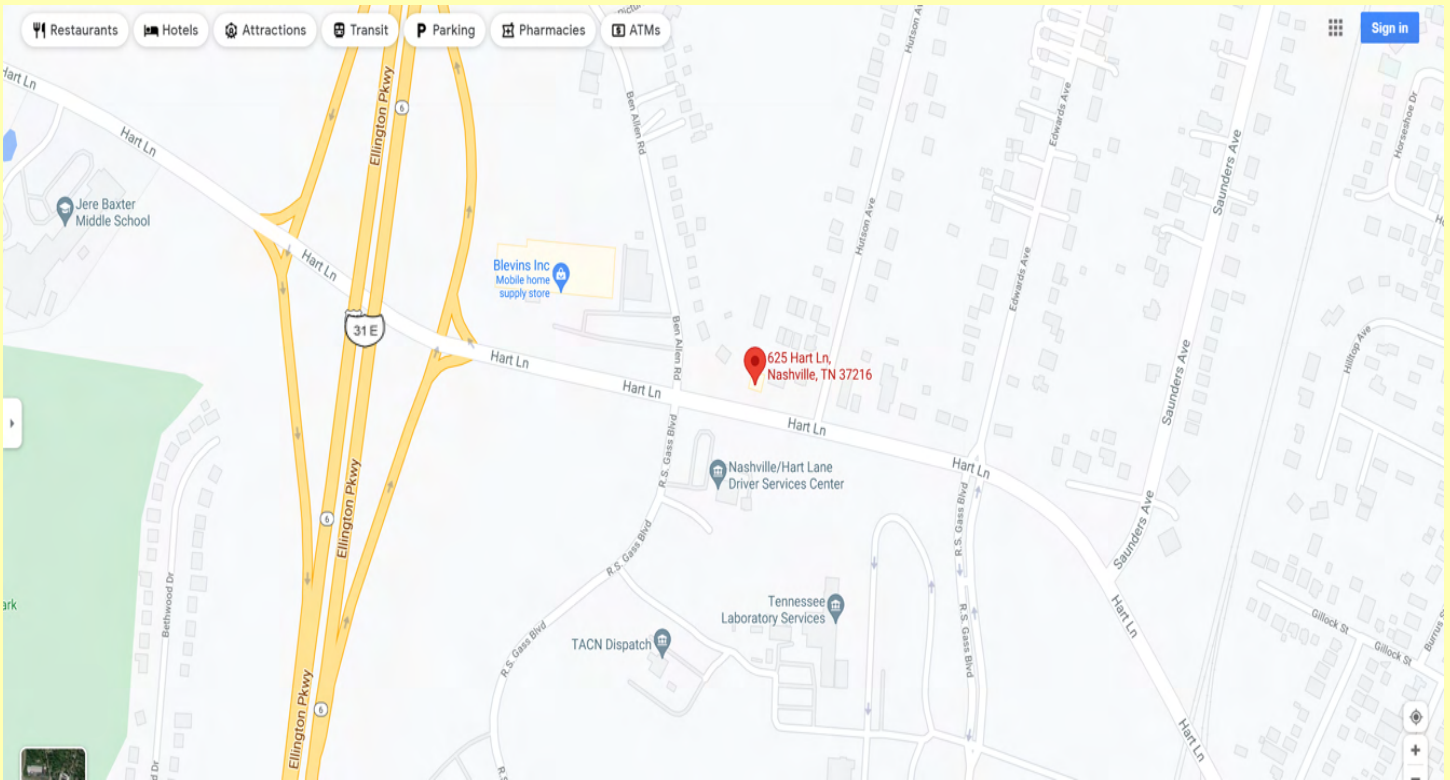
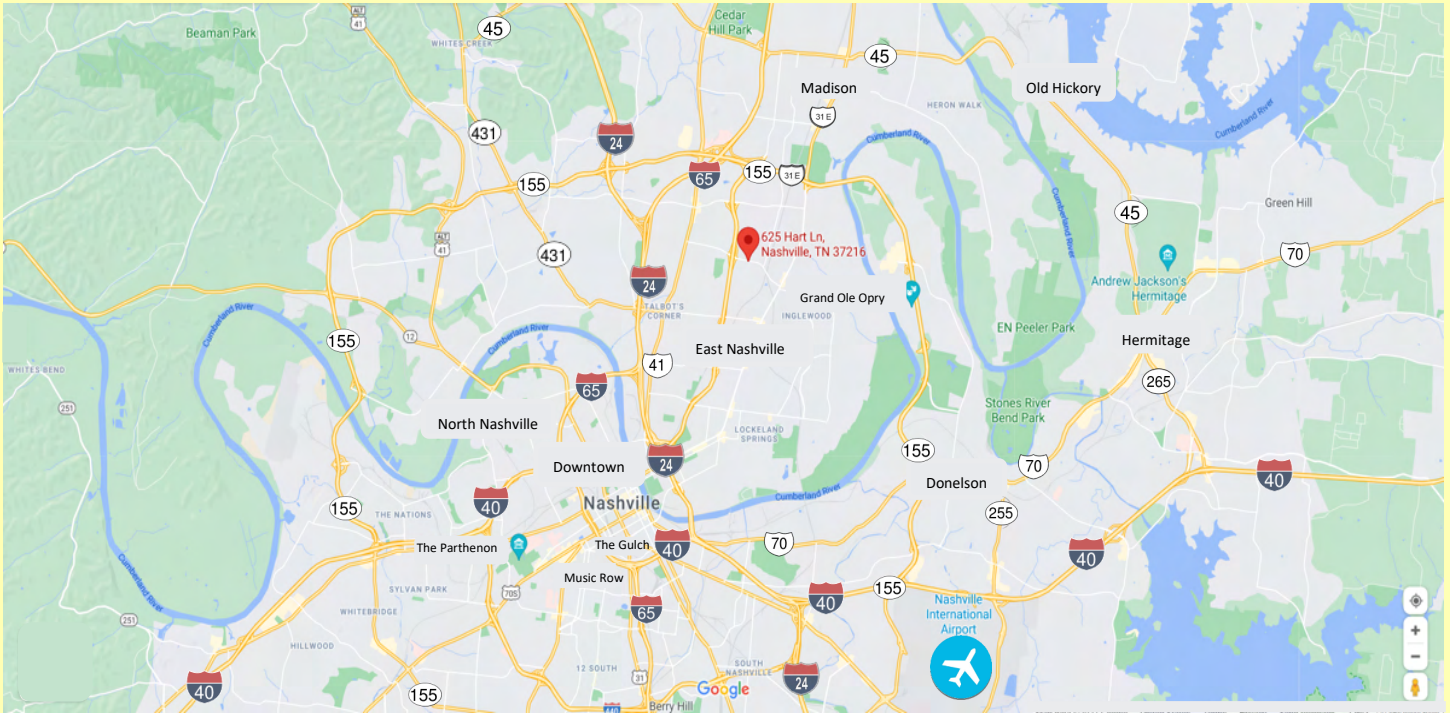


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Rita Anderson, Broker

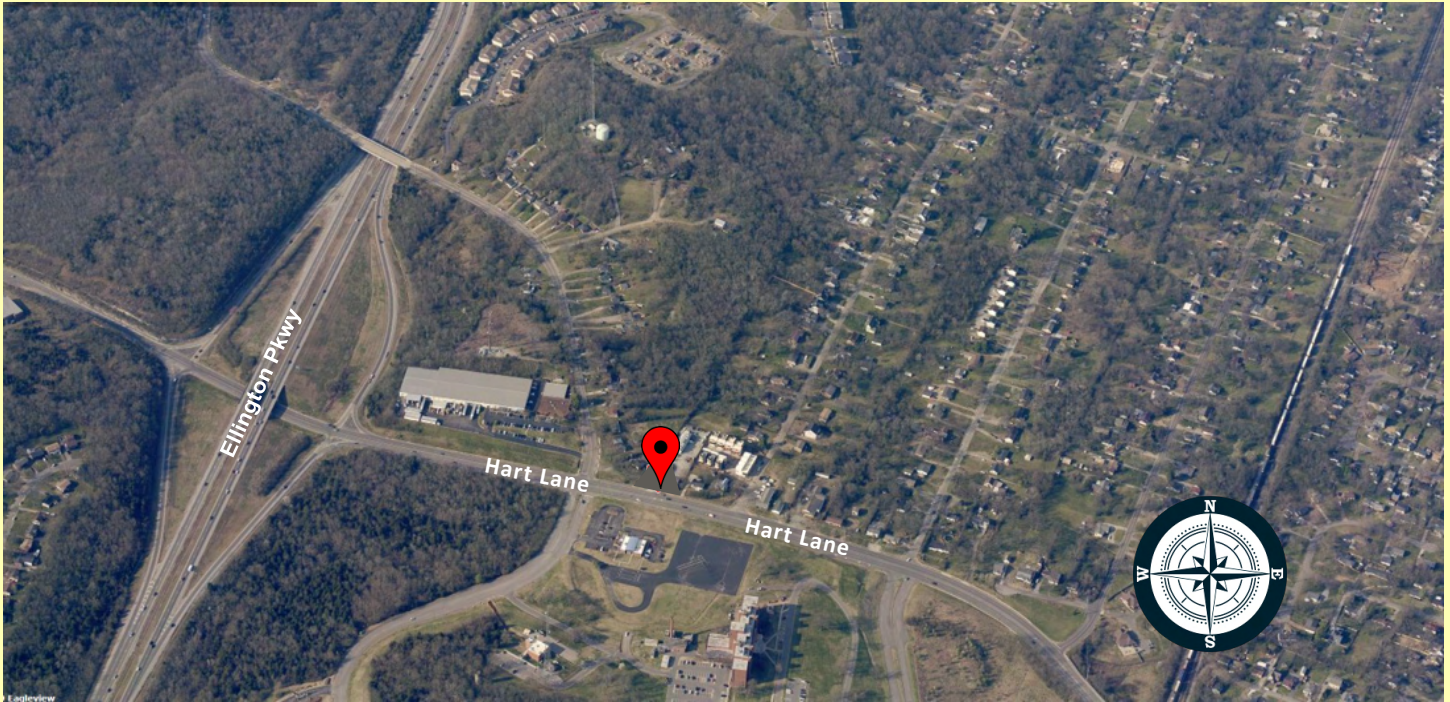
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# STREET MAPS

## 625 HART LANE AND 617 BEN ALLEN ROAD | NASHVILLE, TN 37216

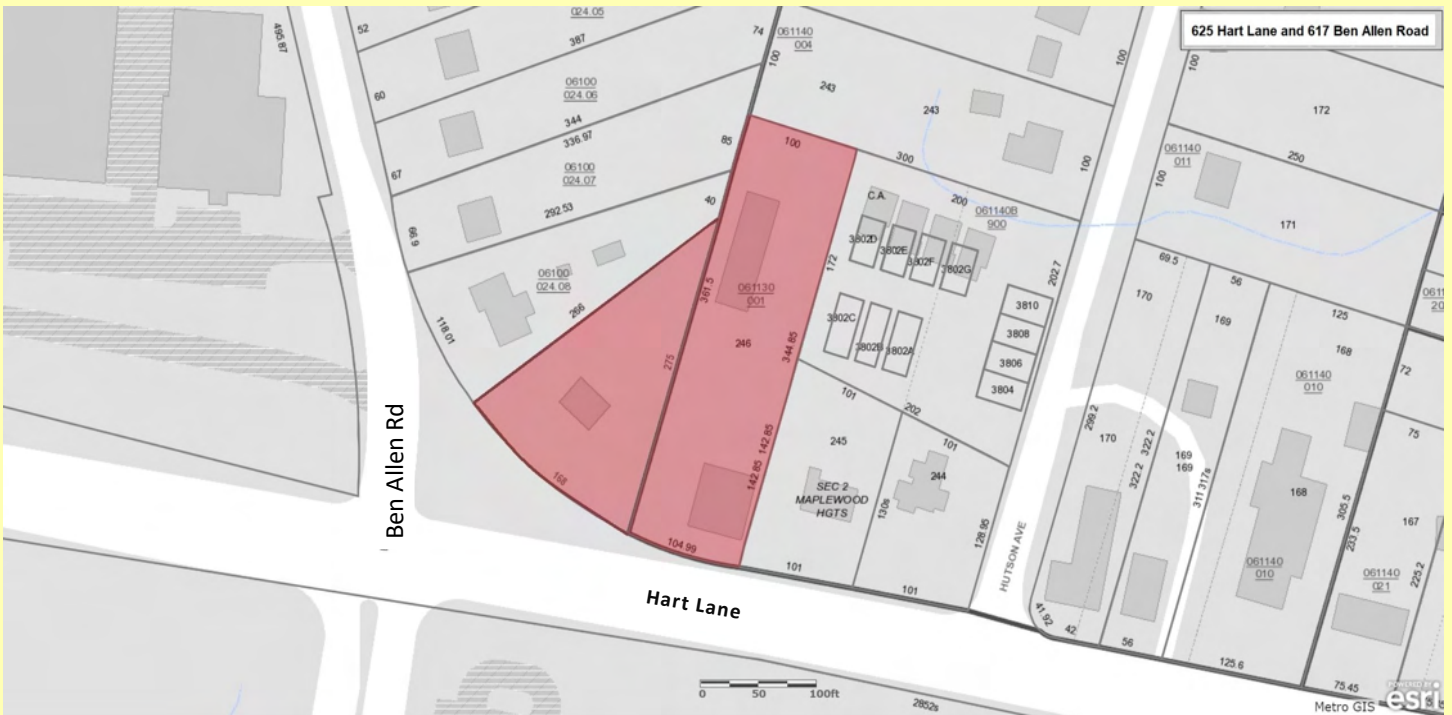
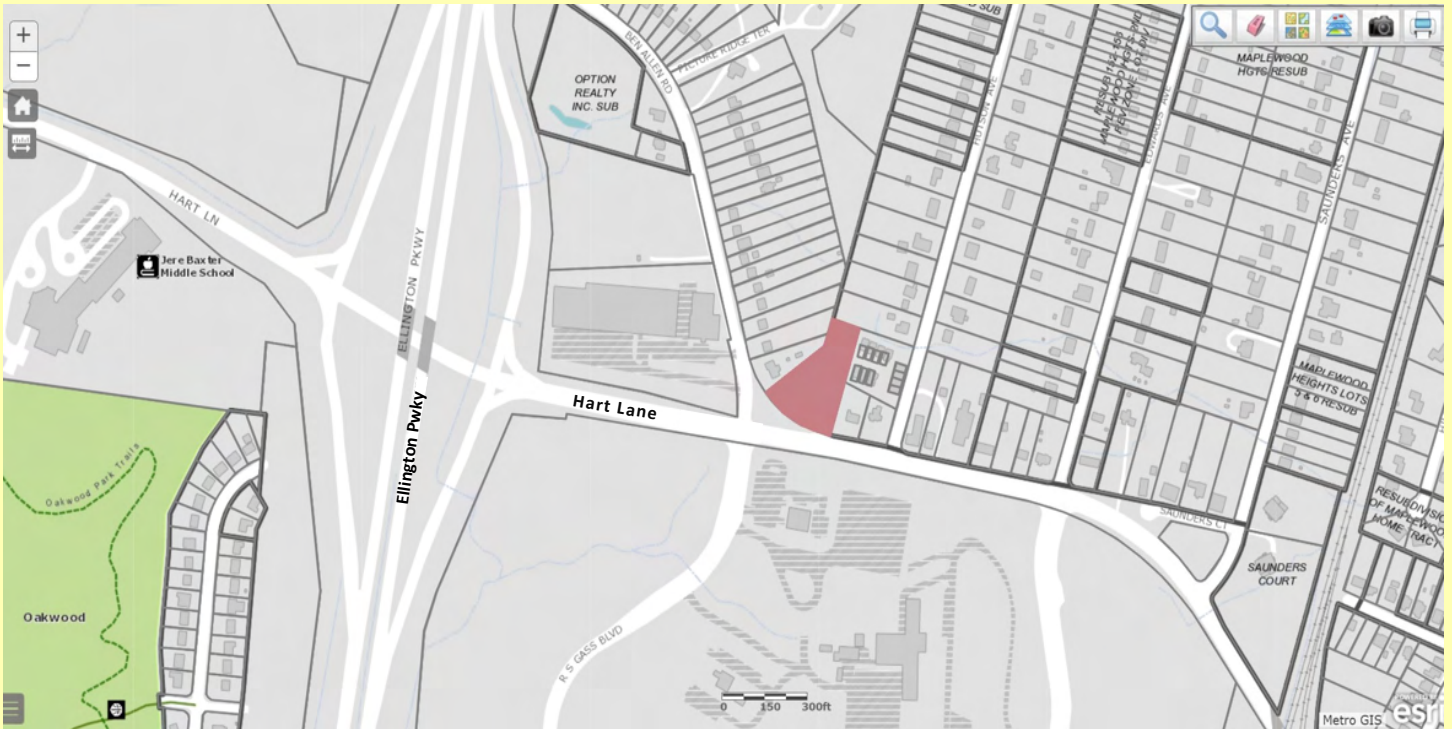


AERIAL MAPS  
625 HART LANE AND 617 BEN ALLEN ROAD | NASHVILLE, TN 37216



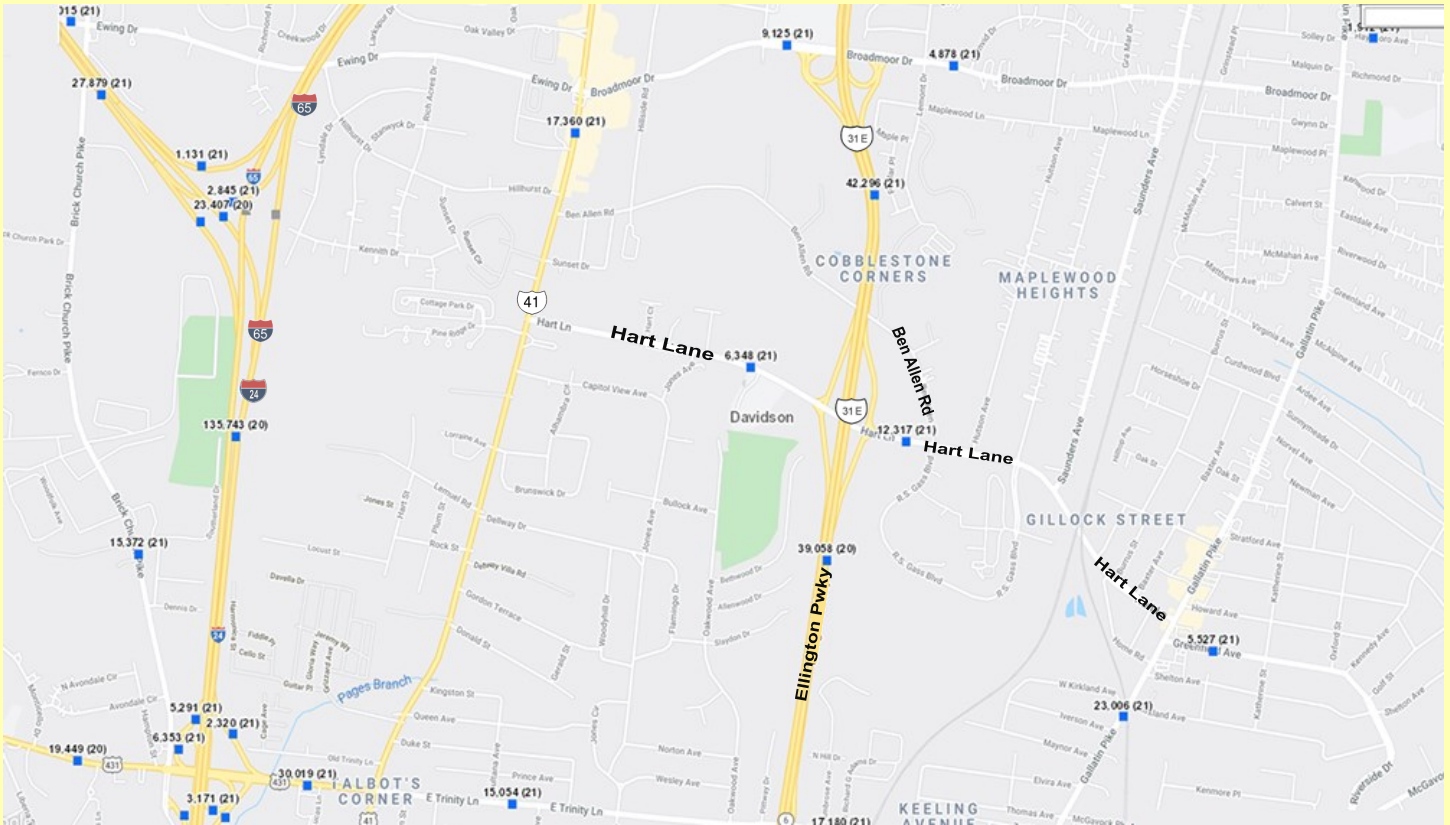
# TAX MAPS

625 HART LANE AND 617 BEN ALLEN ROAD | NASHVILLE, TN 37216



# TRAFFIC COUNTS

## 625 HART LANE AND 617 BEN ALLEN ROAD | NASHVILLE, TN 37216



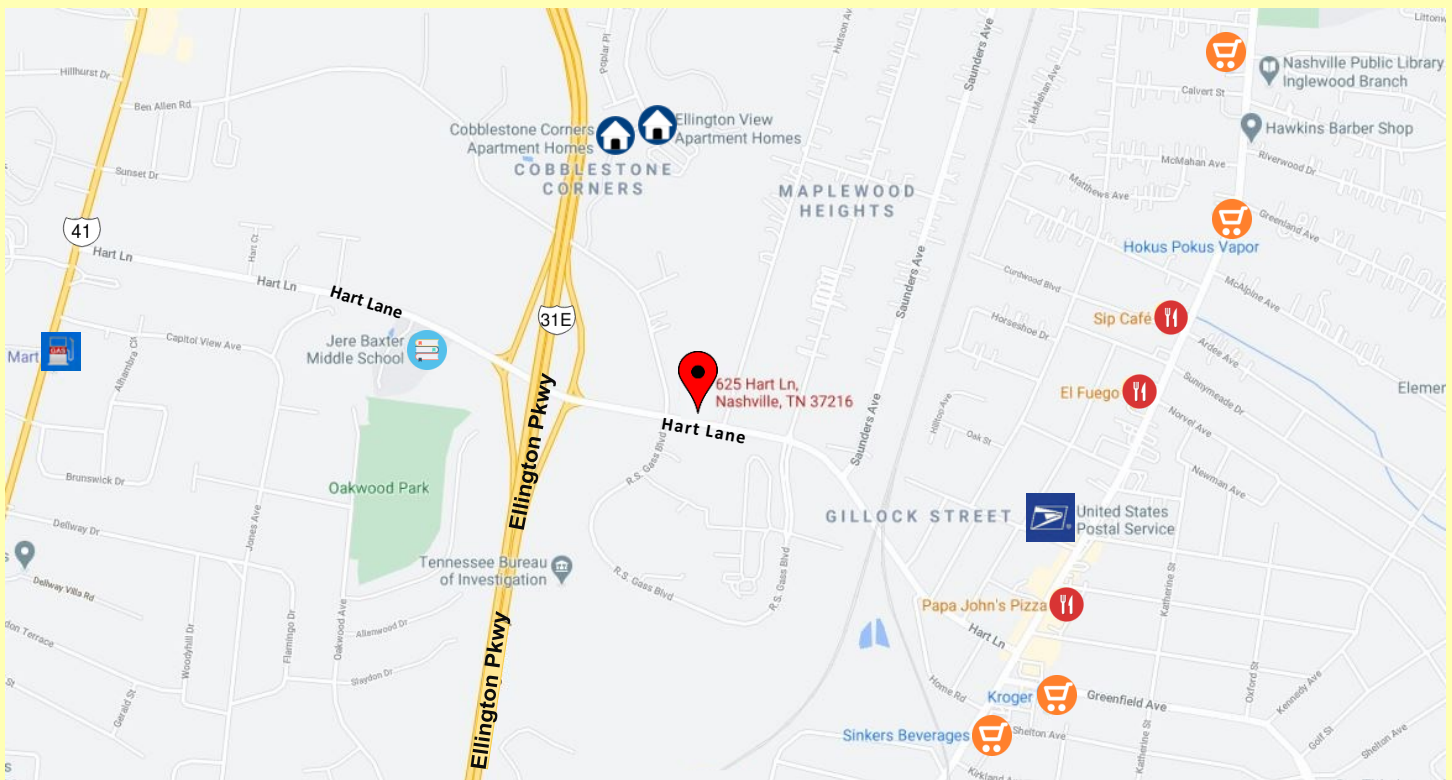
### Traffic Counts

044	17,180	East Trinity Lane East of Ellington Parkway	2021
045	23,006	Gallatin Pike South at Kirkland Ave	2021
218	17,360	Dickerson Pike South of Ewing Drive	2021
380	15,054	East Trinity Lane West of Ellington Parkway	2021
412	39,058	Northbound Ellington Pkwy South of Hart Lane	2021
413	42,296	Ellington Parkway South of I-65	2021
513	6,348	Hart Lane West of Ellington Parkway	2021
514	12,317	Hart Lane at Ben Allen Road	2021

*Source: Tennessee Department of Transportation  
Transportation Data Management Mapping August 26, 2021*

# AREA BUSINESSES

625 HART LANE AND 617 BEN ALLEN ROAD | NASHVILLE, TN 37216



EXTERIOR  
625 HART LANE AND 617 BEN ALLEN ROAD | NASHVILLE, TN 37216



# EXTERIOR

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EXTERIOR  
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Work Area



Lower Level



INTERIOR  
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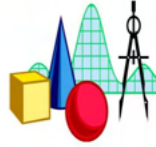


# FLOORPLAN

625 HART LANE AND 617 BEN ALLEN ROAD | NASHVILLE, TN 37216

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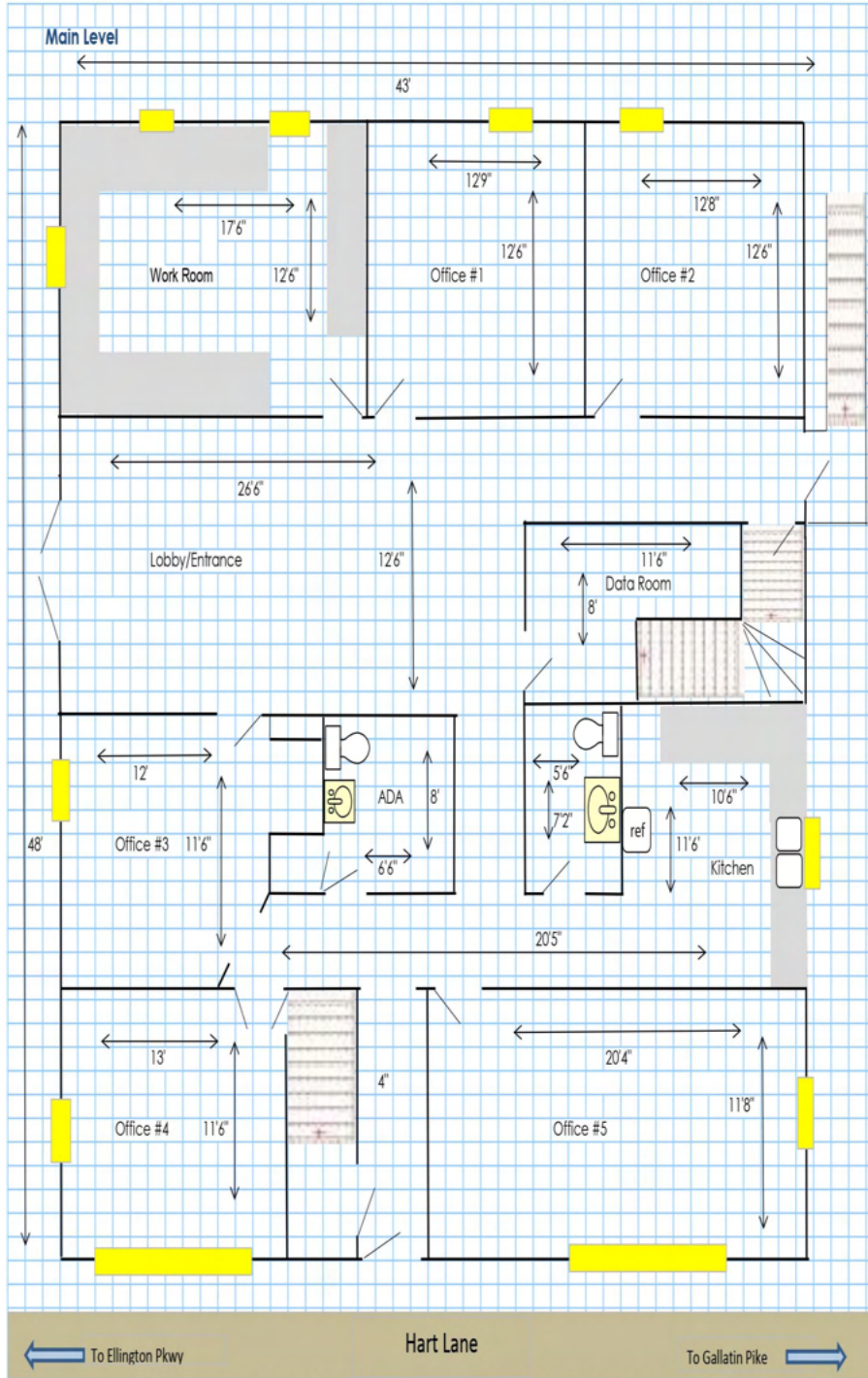
3214 Lakeshore Dr, Old Hickory Tennessee 37138  
Office: 615-754-2442 Fax: 615-357-0724 E-mail: acbdealmr@comcast.net  
Floor Plan of: 625 Hart Lane Nashville, TN 37216



Note: Measurements are approximate within 4 inches. Not to scale.

(Drawing is limited to the formatting capabilities of the spreadsheet program)

☐ = Windows



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