

3354 PERIMETER HILL DR.



LEGACY
COMMERCIAL PROPERTY

3354 PERIMETER HILL DR., NASHVILLE, TN 37211

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Strongly visible on the Southeast corner of Perimeter Hill Dr and S Perimeter Park Dr with up to 10314 Sq Ft available

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,119 - 4,792 SF
Building Size:	66,685 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,132	35,673	84,892
Total Population	11,523	89,565	197,787
Average HH Income	\$46,703	\$56,399	\$67,900

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,119 - 4,792 SF
Building Size:	66,685 SF

SPACES	LEASE RATE	SPACE SIZE
3354 Perimeter Hill Dr	Negotiable	4,792 SF
3354 Perimeter Hill Dr	Negotiable	2,278 SF
3354 Perimeter Hill Dr	Negotiable	2,125 SF
3354 Perimeter Hill Dr.	Negotiable	1,119 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,132	35,673	84,892

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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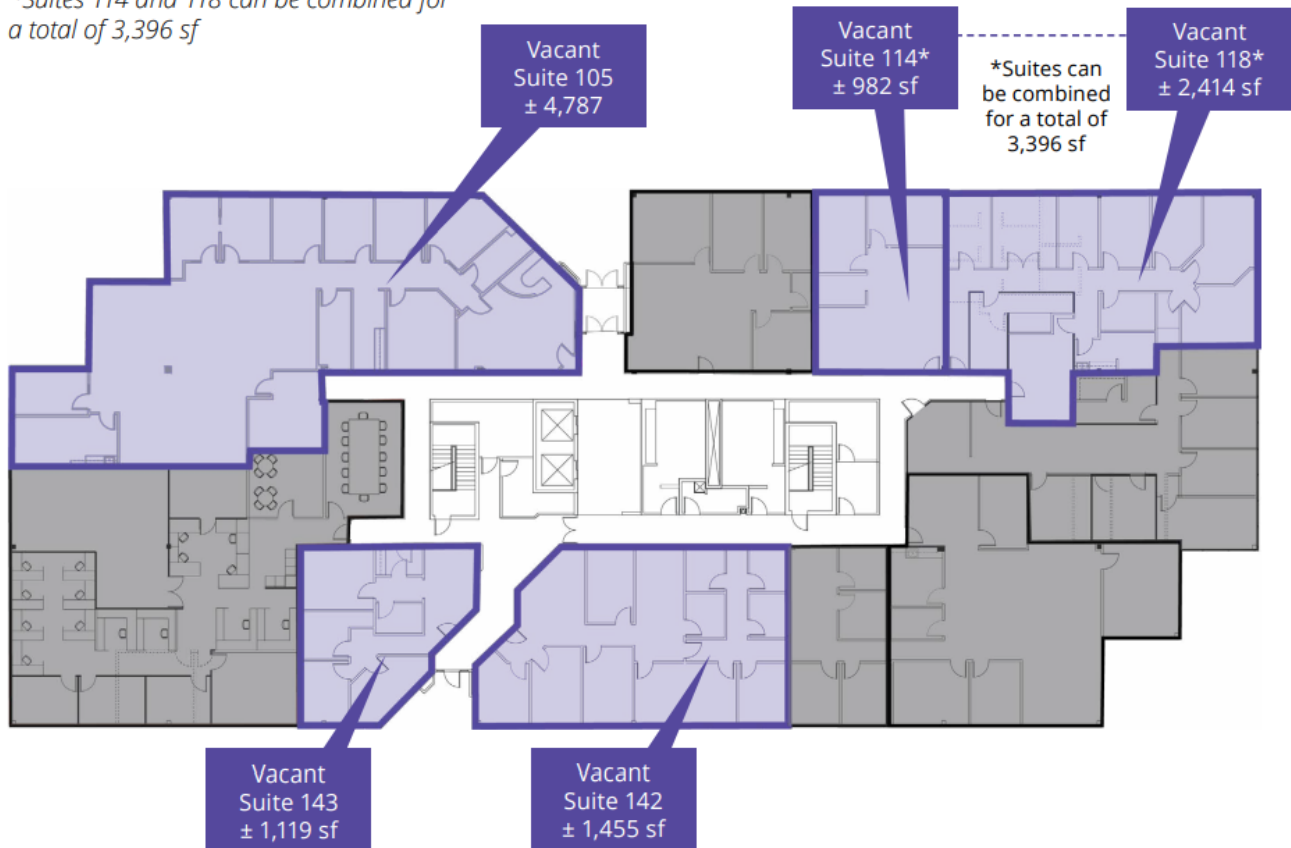
209 Powell Place
Brentwood, TN 37027
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ADDITIONAL PHOTOS

**Suites 114 and 118 can be combined for a total of 3,396 sf*



Floorplan

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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	PRICE PER SF/YR
Vacant	105	4,792	\$0.00
Vacant	114	1,050	\$0.00
Vacant	142	2,278	\$0.00
Dimeta Smith CPA LLC	112	1,427	\$0.00
Moore Psychology Services, PLLC - Dr. Donna Moore	116	785	\$0.00
Wavetronix	120	2,052	\$0.00
Consolidated Technologies	140	2,294	\$0.00
Vacant	143	1,119	\$0.00
BSN Sports, LLC	145	3,703	\$0.00
KIMC Nashville LLC/Fortis	200	45,060	\$0.00
Vacant	118	2,125	\$0.00
Totals/Averages		66,685	\$0.00

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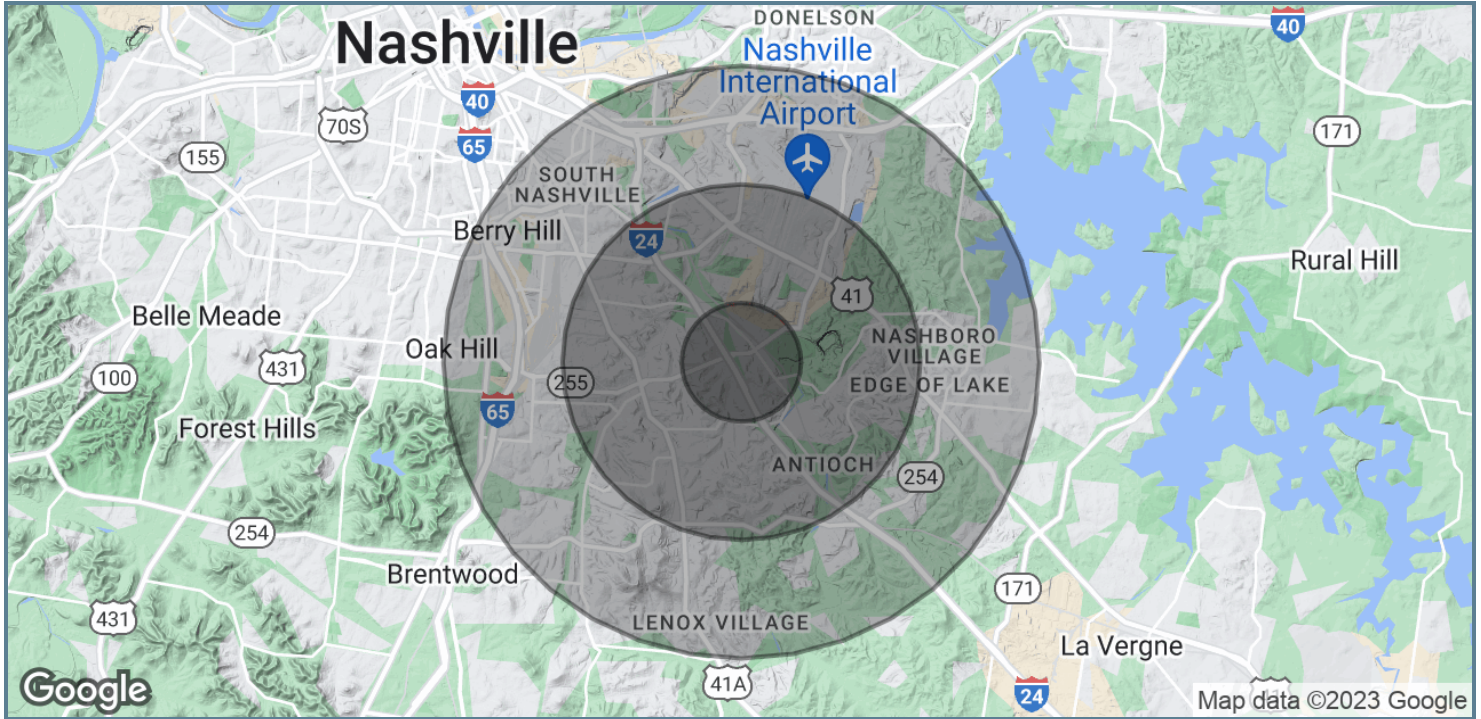
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,523	89,565	197,787
Average Age	30.3	31.7	33.0
Average Age (Male)	30.3	31.9	32.9
Average Age (Female)	28.6	31.8	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,132	35,673	84,892
# of Persons per HH	2.8	2.5	2.3
Average HH Income	\$46,703	\$56,399	\$67,900
Average House Value	\$132,450	\$189,305	\$216,180

* Demographic data derived from 2020 ACS - US Census

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