

# 3354 PERIMETER HILL DR.



**LEGACY**  
COMMERCIAL PROPERTY

3354 PERIMETER HILL DR., NASHVILLE, TN 37211

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 3354 PERIMETER HILL DRIVE in Nashville, TN. This well-managed retail or office space has strongly visible on the SE corner of Perimeter Hill Dr & S Perimeter Park Dr with up to 10,314 SF available for lease. The building is in a well-established area with exceptional on-site parking. The 68,910 SF building is located near the center of the Nashville business district and is ready for its next generation of retail. This property is a well-known retail staple of the Nashville community for years and offers landmark recognition & engaging signage. Give our team of Davidson County leasing experts a call at 847-904-9200 to get more info about renting this property. This is the perfect opportunity to expand your business on the SE corner of Perimeter Hill Dr & S Perimeter Park Dr.

### PROPERTY HIGHLIGHTS

### 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

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com



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209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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ADDITIONAL PHOTOS



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PLANS



## LEGEND

Available

Unavailable

## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,119 - 4,792 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3354 Perimeter Hill Dr	Available	4,792 SF	NNN	Negotiable	-
3354 Perimeter Hill Dr	Eric Beasley, Attorney	1,050 SF	NNN	-	-
3354 Perimeter Hill Dr	Moore Psychology Services, PLLC - Dr. Donna Moore	785 SF	NNN	-	-
3354 Perimeter Hill Dr	Wavetronix	2,052 SF	NNN	-	-
3354 Perimeter Hill Dr	Consolidated Technologies	2,294 SF	NNN	-	-
3354 Perimeter Hill Dr	Available	2,278 SF	NNN	Negotiable	-
3354 Perimeter Hill Dr	BSN Sports, LLC	3,703 SF	NNN	-	-

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RETAILER MAP



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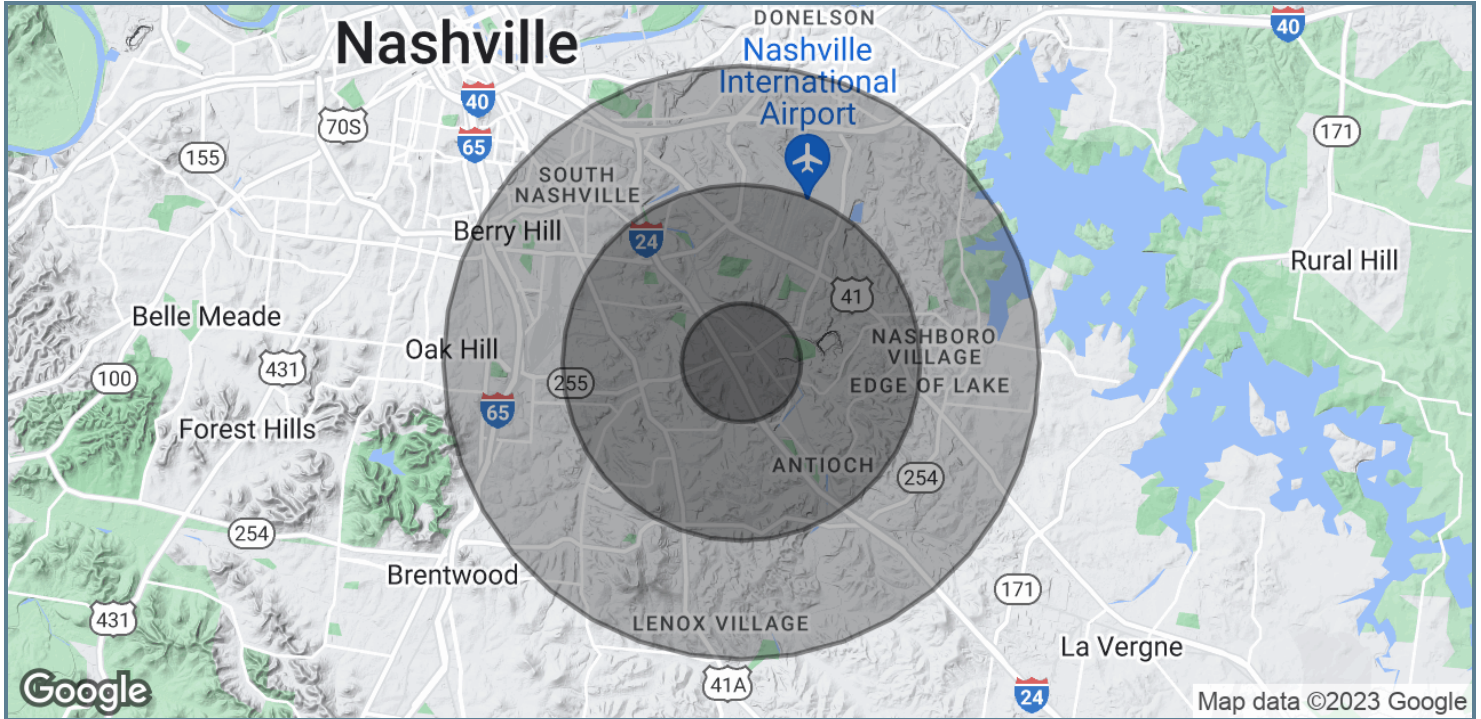
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## DEMOGRAPHICS MAP & REPORT



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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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

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