

CHURCH OFFICE

Open Tuesday - Friday 8:30 AM - 5:00 PM
www.cbcnashville.org

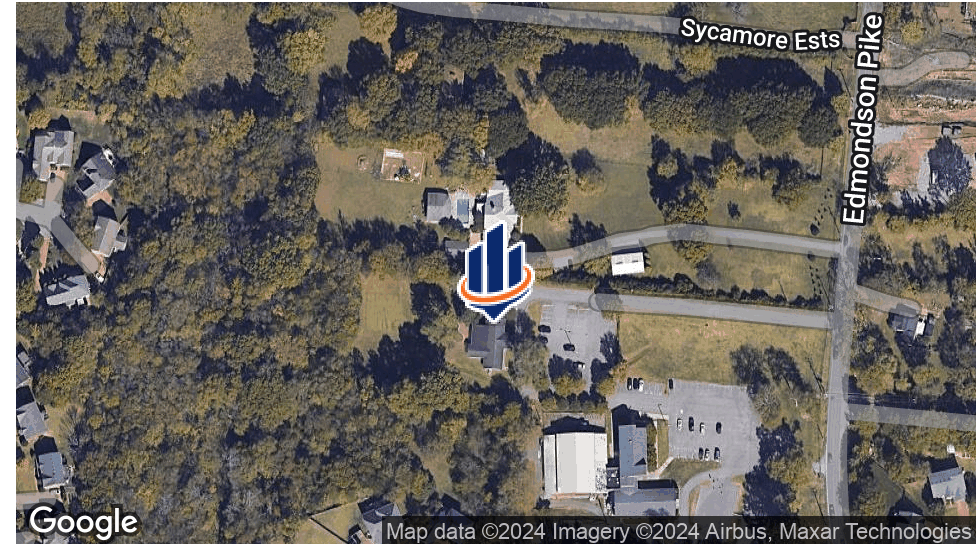
COMMUNITY BIBLE CHURCH

6005 EDMONDSON PK
NASHVILLE, TN 37211

Jana Truman
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Carson Truman
615.671.4544
carson.truman@svn.com

Property Summary



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
CAM Charge/SF:	\$1.55
Building Size:	4,355 SF
Available SF:	2,974 SF
Year Built:	2004

PROPERTY OVERVIEW

Located on the Community Bible Church property. 2,974 sf of office/special purpose space available.
All uses must be non profit.

PROPERTY HIGHLIGHTS

- Rare opportunity for South Nashville daycare, counseling office, or small school venue
- Plenty of parking available
- Outdoor space included for activities and/or meetings
- Ready for quick occupancy

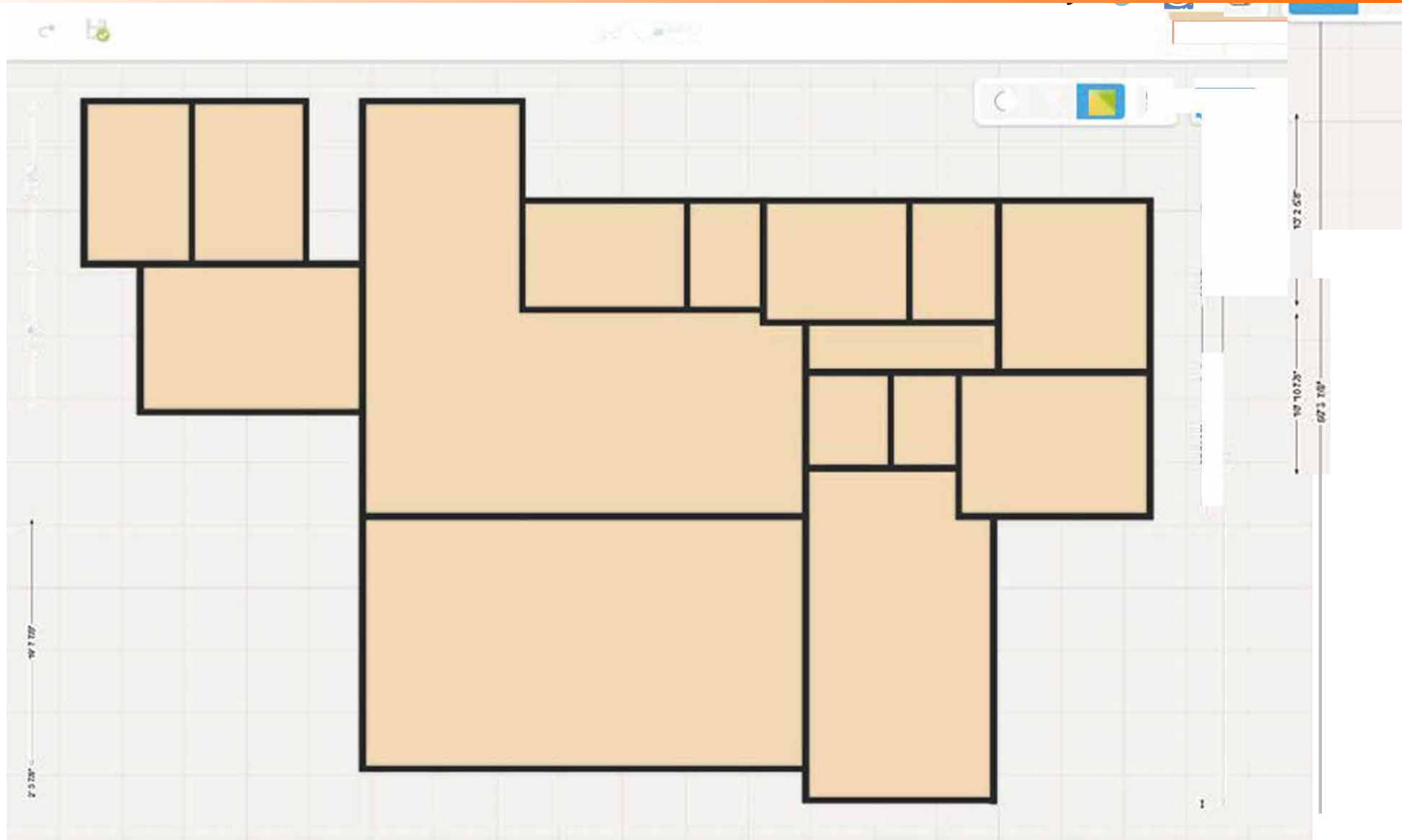
Additional Photos



Additional Photos



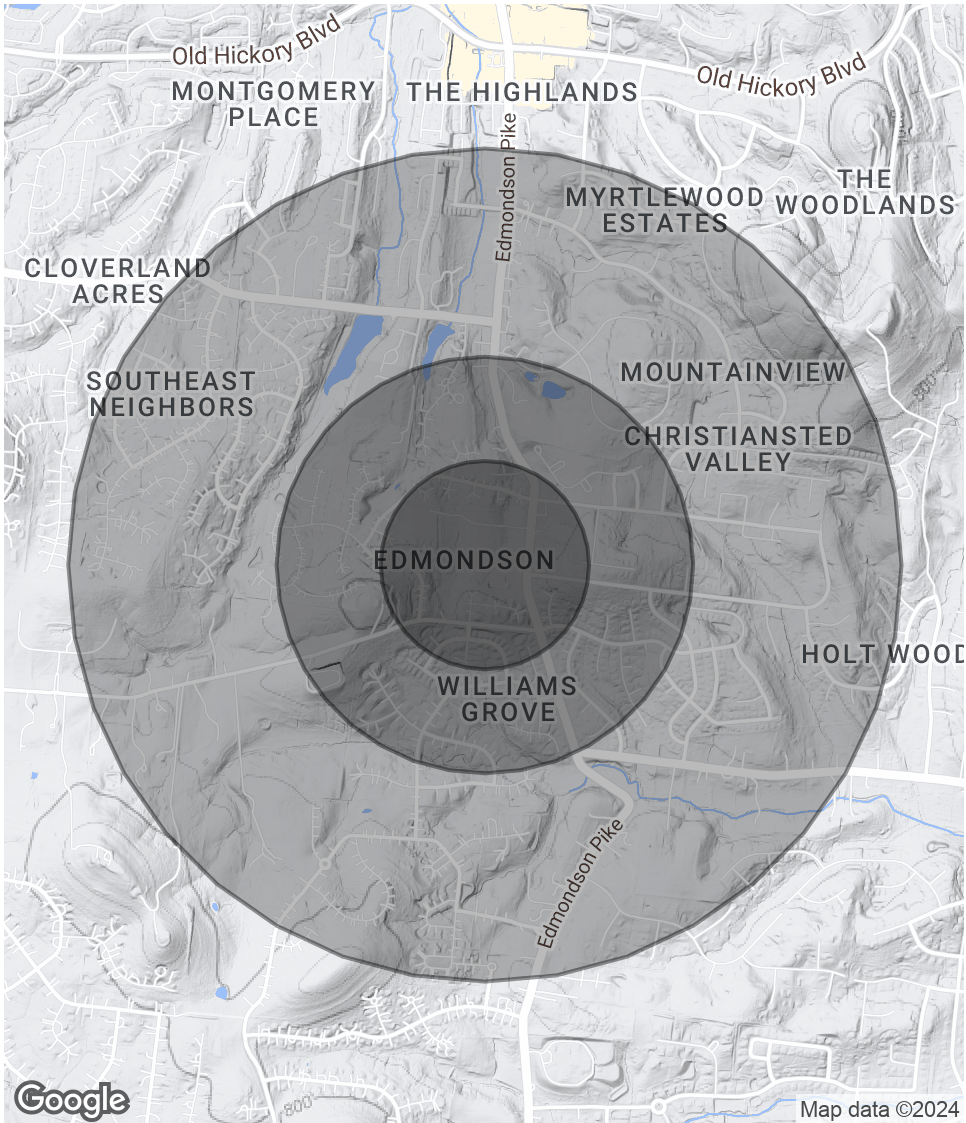
Basic Floorplan



Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	555	2,008	6,841
Average Age	37.3	39.0	41.0
Average Age (Male)	36.3	37.8	39.8
Average Age (Female)	38.2	40.5	42.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	181	685	2,554
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$148,683	\$143,308	\$135,585
Average House Value	\$438,435	\$438,836	\$443,128

2020 American Community Survey (ACS)





JANA TRUMAN

Managing Director

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Tennessee (TN) #330542

PROFESSIONAL BACKGROUND

Jana Truman is Managing Director and Investment Advisor with SVN | Accel Commercial Real Estate, for Accel Commercial Property Management and Accel Exit Advisors. Through the Accel Group of businesses, Jana partners with investors, business owners, and entrepreneurs to grow their personal and professional wealth through advice on acquisition, disposition, and long-term strategies of commercial real estate advisement, management and businesses.

After fifteen years as a marketing and advertising professional for many well-known brands and start-ups, Jana began commercial real estate appraising in 2011, appraising all types of commercial real estate across all classes in the state of Tennessee. This experience now gives her investor clients the invaluable benefits of her valuation experience.

In 2014, Jana found that real estate was her passion, and she added a focus to commercial real estate advisement, presently as managing broker for her own brokerage. She and her husband also own Accel Exit Advisors, a business brokerage. Her real estate team consists of educated and dedicated brokers, each with distinct specialties, and a skilled operations crew. She regularly holds educational events and gives speeches on commercial real estate to associations, non-profits, investors, and other agents.

In her spare time, Jana wanders Tennessee with her husband of 30+ years, looking at properties, talking about technology with her four grown sons, soaking up as much continuing education as she can, and volunteering in her community. She is addicted to foreign language films and has a vibrant creative side. She and her husband/partner, Brian Truman, have lived in Middle Tennessee since 2006.

MEMBERSHIPS

Affiliate Member- CCIM
Business Networks International
International Business Brokers Association
Real Estate Investors Network
Williamson County Chamber of Commerce
Greater Nashville Association of Realtors
National Association of Realtors
Tennessee Association of Realtors

Property Management Advisor



CARSON TRUMAN

Advisor

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PROFESSIONAL BACKGROUND

Carson Truman: Transforming Real Estate with Expertise and Innovation

Carson Truman is a professional in the dynamic world of property management, bringing a wealth of experience and a commitment to excellence to his role at Accel Commercial Property Management (Accel CPM). With a focus on managing diverse property types, including retail centers, office complexes, industrial parks, and self-storage facilities, Carson has emerged as a trusted leader in the industry.

Early Career and Specialization: Carson embarked on his journey in commercial real estate with SVN Accel Commercial Real Estate. From the outset, he displayed a passion for retail and office spaces, dedicating his efforts to understanding the nuances of these markets. His early experiences allowed him to cultivate a deep understanding of the industry and honed his skills in providing tailored solutions for clients.

Key Competencies:

CAM Reconciliations: Carson is skilled in Common Area Maintenance (CAM) reconciliations, ensuring transparency and accuracy in financial dealings.

Tenant Management: With a keen eye for tenant relations, Carson excels in fostering positive and collaborative relationships, contributing to tenant satisfaction and retention.

Strategic Planning: He demonstrates a strategic approach to property management, developing and implementing plans that optimize property performance and enhance overall value.

Commitment to Excellence: As Carson Truman continues to make significant contributions to Accel Commercial Property Management, he remains dedicated to the principles of integrity, innovation, and client satisfaction. His journey is marked by a passion for delivering exceptional results and a vision for shaping the future of property management.

Connect with Carson Truman and experience firsthand the transformative impact he brings to the world of commercial real estate at Accel CPM.

carson.truman@accelcpm.com

LinkedIn

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