

EXCLUSIVE OFFERING
MEMORANDUM



FOR SALE

FREESTANDING MEDICAL/OFFICE

521 E TRINITY LN, NASHVILLE TN 37207

INVESTMENT TYPE: OWNER-USER, VALUE-ADD, OR LONG-TERM
REDEVELOPMENT OPPORTUNITY | OFFERING PRICE: \$1,680,000

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EXECUTIVE OVERVIEW

521 E TRINITY LN, NASHVILLE, TN 37207



EXECUTIVE SUMMARY

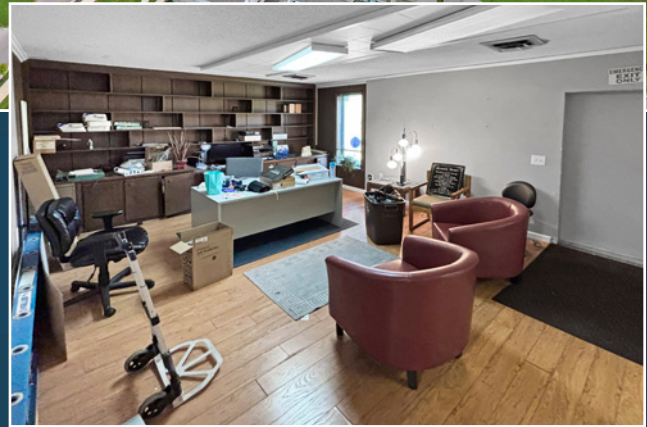
Freestanding $\pm 2,228$ SF medical/office building on ± 0.63 acres in the heart of East Nashville. Purpose-built layout, OL (Office Limited) zoning, and strong corridor visibility make this a compelling **owner-user, value-add, or long-term redevelopment** opportunity. Minutes to the East Bank and major arterial access (Ellington Pkwy, I-24), with immediate proximity to established national retailers.

INVESTMENT POSITIONING

- **Value-Add / Convert:** Existing medical build-out supports medical, professional office, or creative service uses with limited rework.
- **Redevelopment Potential:** ± 0.63 -acre site with $\sim 125'$ frontage along E Trinity Ln near the East Bank development and Oracle's HQ.
- **Strategic Access:** Positioned between Gallatin Pike & Dickerson Pike; close to Ellington Pkwy and I-24 with strong traffic counts.

BUILDING DETAILS

521 E TRINITY LN, NASHVILLE, TN 37207



PROPERTY HIGHLIGHTS

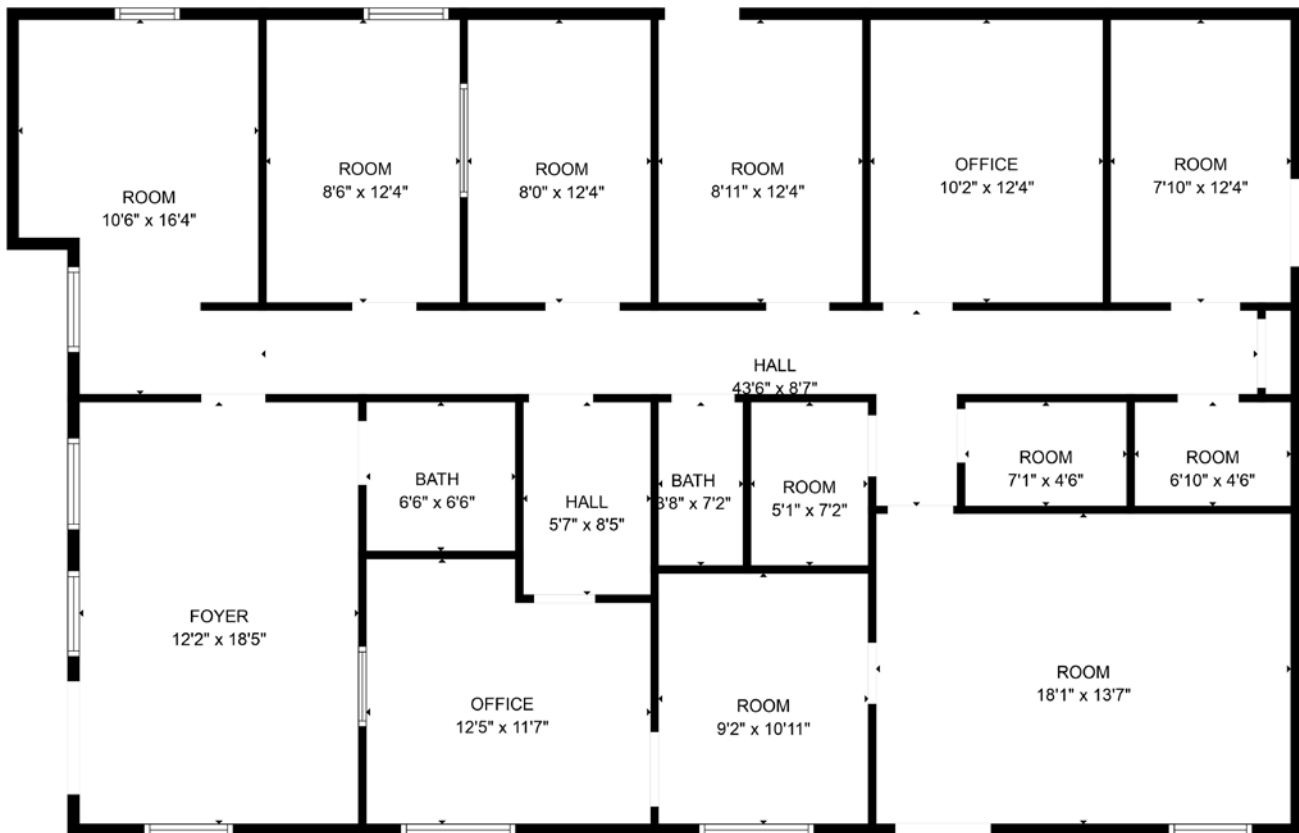
Building Size:	±2,228 SF
Year Built:	1975
Stories:	1
Site Size:	±0.63 acres
Zoning:	OL – Office Limited
Frontage:	~125' on E Trinity Ln
Signage:	4'x8' monument sign near road
Availability:	Immediate
Price:	\$1,680,000
Parking:	~7 on-site spaces

BUILDING / LAYOUT

- **±250 SF private office** plus ±250 SF foyer/waiting area
- **3 operating rooms** (potential for a 4th)
- **Dedicated X-ray room** (equipment on site)
- **6 private rooms total**, 2 restrooms, 3 entrances/exits
- **Exterior:** brick
- **Roof:** shingle overlay

FLOOR PLAN

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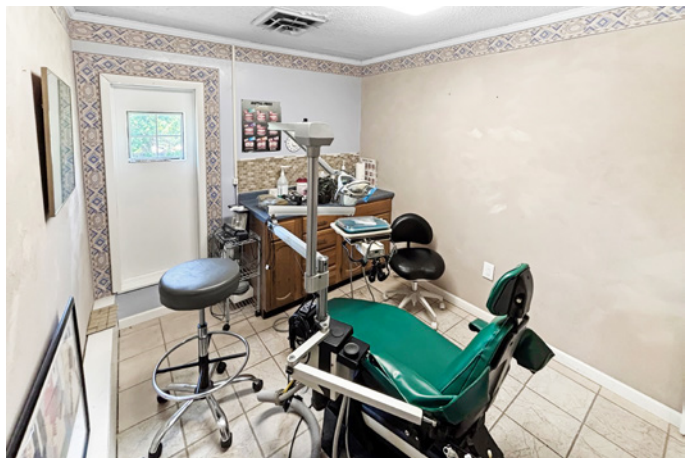
PROPERTY PHOTOS

521 E TRINITY LN, NASHVILLE, TN 37207



DEVELOPMENT INFO:

Max Floor Area Ratio (FAR):	0.75
Max Impervious Surface Ratio (ISR):	0.70
Rear Setback:	20 ft
Max Building Height:	30 ft (3 stories)

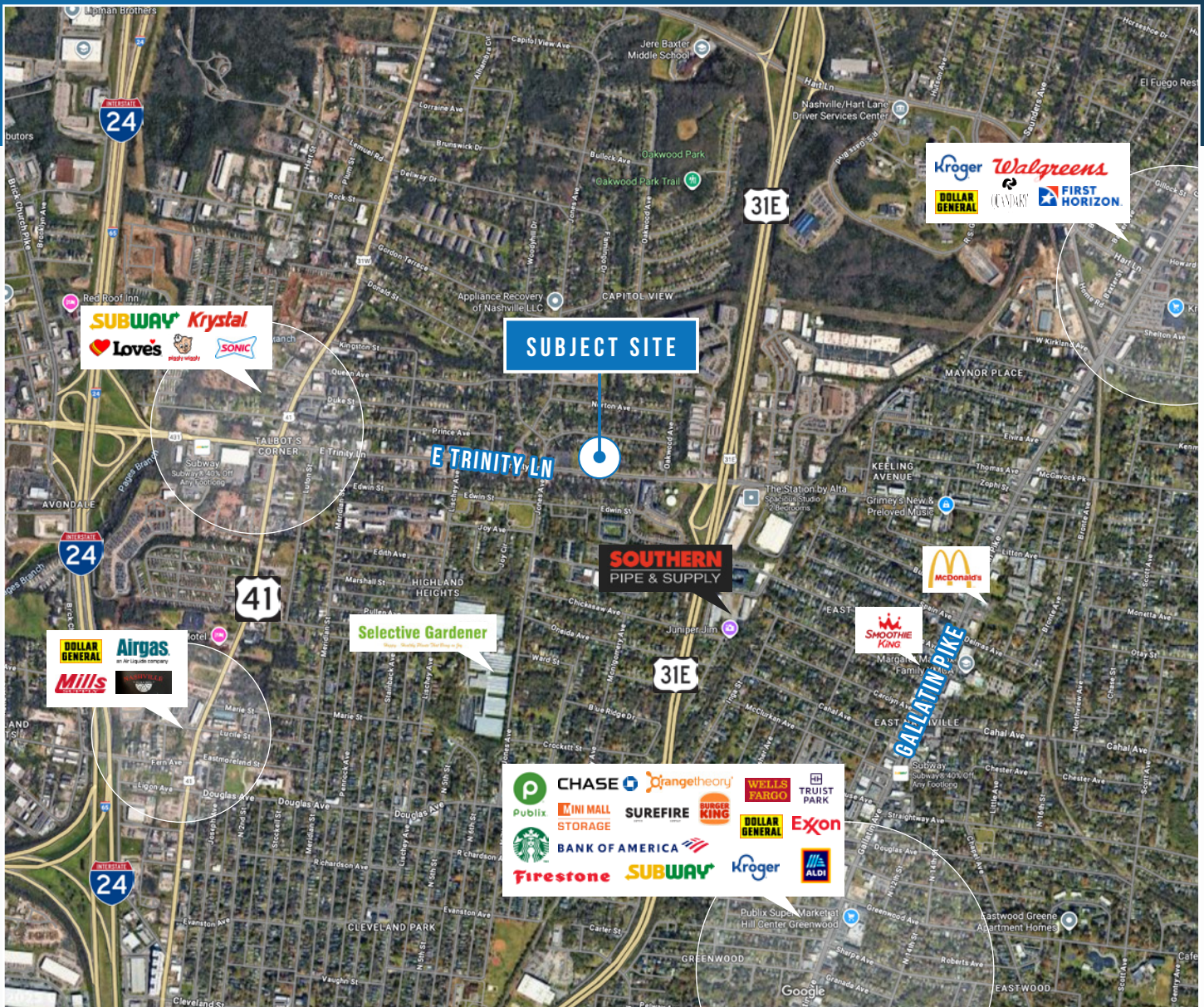


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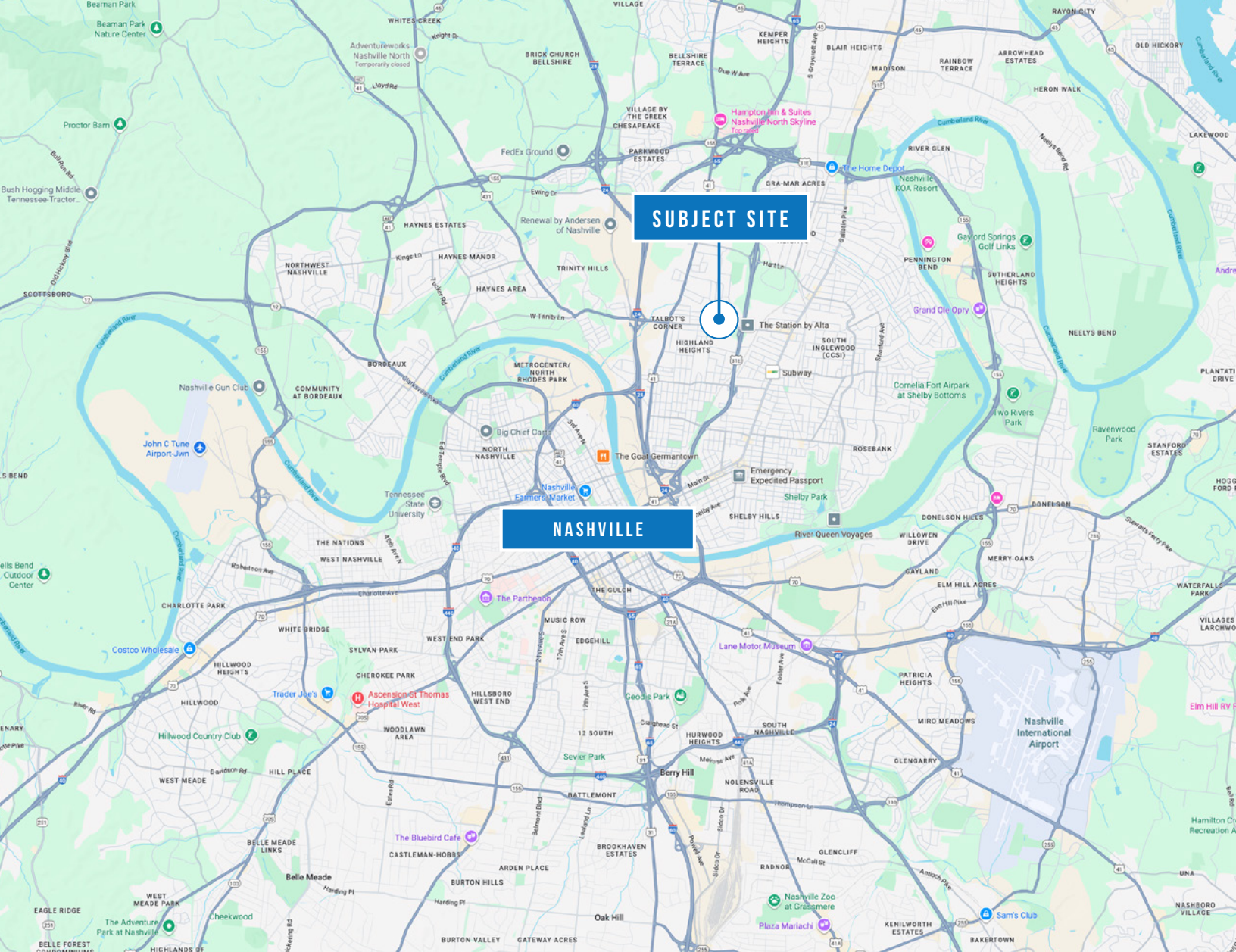
MARKET OVERVIEW

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LOCATION & AREA HIGHLIGHTS

- Between Gallatin Pike & Dickerson Pike
- 0.3 mi to Ellington Pkwy (~50,596 VPD)
- 1.0 mi to I-24 (~175,074 VPD)
- E Trinity Ln ~13,964 VPD
- Nearby retailers: Kroger, Publix, Aldi, Walgreens, Starbucks, McDonald's, Wendy's and Smoothie King
- East Police Precinct: 0.5 mi



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