

## Retail - For Lease

### Stoner Creek Office Building

Submarket: Donelson/Hermitage

3534 Central Pike  
Hermitage, TN 37076

#### For Lease or For Sale

<b>Property Type:</b>	Free-standing	<b>Direct Available:</b>	2,370 sf
<b>Property Size:</b>	2,370 sf	<b>Min/Max Available:</b>	790 - 2,370
<b>Constr. Status:</b>	Completed	<b>Lease Rate:</b>	\$18.00 NNN
<b>Yr Blt/Renovated:</b>	2009	<b>Sale Price:</b>	
<b>Lease/Sale:</b>	Lease/Sale	<b>Expenses:</b>	N/A



<b>Available Spaces:</b>	<i>Available Date</i>			<i>Min/Max Divisible</i>
<i>Direct Available</i>	12/1/2009	2,370 sf	\$18.00-\$18.00 NNN	790 - 2,370

**Comments:** Build-To-Suit Flex/Retail Space

**Location Description:** Close to Summit Hospital

**For additional information, please contact:**

Lease Agent - Paul Blackburn 615.320.7500

Sale Agent - Paul Blackburn 615.320.7500

LoopNet Lease ID: <http://www.loopnet.com/lid/16344403>

LoopNet Sale ID: <http://www.loopnet.com/lid/16344453>

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### 386 W Main St

Submarket: Henderson/Gallatin

Hendersonville, TN 37075

#### For Lease

<b>Property Type:</b>	Strip	<b>Direct Available:</b>	2,560 sf
<b>Property Size:</b>	12,997 sf	<b>Min/Max Available:</b>	1,280
<b>Constr. Status:</b>	Completed	<b>Lease Rate:</b>	-
<b>Yr Blt/Renovated:</b>	1986	<b>TI Allowance:</b>	Negotiable
<b>Lease/Sale:</b>	Lease	<b>Expenses:</b>	N/A



<b>Available Spaces:</b>	<i>Available Date</i>			<i>Min/Max Divisible</i>
<i>Direct Available</i>	4/8/2010	2,560 sf		1,280

**For additional information, please contact:**

Lease Agent - Paul Blackburn 615.320.7500

LoopNet Lease ID: <http://www.loopnet.com/lid/17117732>

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**Retail - For Lease**

**493 Old Hickory Blvd**  
Brentwood, TN 37027

Submarket: Brentwood

**For Lease**

<b>Property Type:</b>	Community	<b>Direct Available:</b>	3,663 sf
<b>Property Size:</b>	12,012 sf	<b>Min/Max Available:</b>	3,663
<b>Constr. Status:</b>	Completed	<b>Lease Rate:</b>	\$22.00 NNN
<b>Yr Blt/Renovated:</b>	2005	<b>TI Allowance:</b>	Negotiable
<b>Lease/Sale:</b>	Lease	<b>Expenses:</b>	N/A



<b>Available Spaces:</b>	<i>Available Date</i>			<i>Min/Max Divisible</i>
<i>Direct Available</i>		3,663 sf	\$22.00-\$22.00 NNN	3,663

**For additional information, please contact:**  
Lease Agent - Paul Blackburn 615.320.7500

LoopNet Lease ID: <http://www.loopnet.com/lid/16516106>

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**Cavalier Building Retail**  
95 White Bridge Rd  
Nashville, TN 37205

Submarket: Bellevue

<b>Property Type:</b>	Urban Retail	<b>Direct Available:</b>	1,362 sf
<b>Property Size:</b>	75,500 sf	<b>Min/Max Available:</b>	1,362
<b>Constr. Status:</b>	Completed	<b>Lease Rate:</b>	\$17.00 NNN
<b>Yr Blt/Renovated:</b>	1968 / 2005	<b>TI Allowance:</b>	Negotiable
<b>Lease/Sale:</b>	Lease	<b>Expenses:</b>	N/A



<b>Available Spaces:</b>	<i>Available Date</i>			<i>Min/Max Divisible</i>
<i>Direct Available</i>	Ste 110	1,362 sf	\$18.00-\$18.00 FS/GRS	1,362

**Comments:** The Cavalier Building is a class B office building, renovated Fall 2005. Numerous restaurants including J Alexanders within walking distance. Cafe in the building.

**Location Description:** White Bridge Road across from Target near Belle Meade, Hillwood, and Green Hills.

**For additional information, please contact:**  
Lease Agent - Darwin Pankey CPM 615.320.7500

## Retail - For Sale

**Stoner Creek Office Building**

Submarket: Donelson/Hermitage

3534 Central Pike  
Hermitage, TN 37076

**For Lease or For Sale**

<b>Property Type:</b>	Free-standing	<b>Direct Available:</b>	2,370 sf
<b>Property Size:</b>	2,370 sf	<b>Min/Max Available:</b>	790 - 2,370
<b>Constr. Status:</b>	Completed	<b>Lease Rate:</b>	\$18.00 NNN
<b>Yr Blt/Renovated:</b>	2009	<b>Sale Price:</b>	
<b>Lease/Sale:</b>	Lease/Sale	<b>Expenses:</b>	N/A
<b>NOI:</b>	N/A	<b>Cap Rate:</b>	N/A



<b>Available Spaces:</b>	<i>Available Date</i>				<i>Min/Max Divisible</i>
<i>Direct Available</i>	12/1/2009	2,370 sf	\$18.00-\$18.00 NNN		790 - 2,370

**Comments:** Build-To-Suit Flex/Retail Space  
**Location Description:** Close to Summit Hospital

**For additional information, please contact:**

Lease Agent - Paul Blackburn 615.320.7500  
Sale Agent - Paul Blackburn 615.320.7500

LoopNet Lease ID: <http://www.loopnet.com/lid/16344403>  
LoopNet Sale ID: <http://www.loopnet.com/lid/16344453>

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**405-419 W Main St**

Submarket: Henderson/Gallatin

Gallatin, TN 37066

**For Sale**

<b>Property Type:</b>	Free-standing	<b>Direct Available:</b>	
<b>Property Size:</b>	8,467 sf	<b>Min/Max Available:</b>	N/A
<b>Constr. Status:</b>	Completed	<b>Price per SF:</b>	\$112.20
<b>Yr Blt/Renovated:</b>	1978	<b>Sale Price:</b>	\$950,000
<b>Lease/Sale:</b>	Sale	<b>Expenses:</b>	N/A
<b>NOI:</b>	N/A	<b>Cap Rate:</b>	N/A



**Comments:** Two parcels, 1.6 acres. Three buildings with three tenants. Convenience store with gas pumps, dry cleaner, and an Office/Warehouse tenant. Potential redevelopment.

**For additional information, please contact:**

Sale Agent - John McMahan 615.234.4921

LoopNet Sale ID: <http://www.loopnet.com/lid/14524881>

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**Retail - For Sale****Advance Auto Portfolio**

Submarket: Outside Metro Area

3201 Memorial Pkwy NW  
Huntsville, AL 35810**For Sale**

<b>Property Type:</b>	Free-standing	<b>Direct Available:</b>	
<b>Property Size:</b>	8,075 sf	<b>Min/Max Available:</b>	N/A
<b>Constr. Status:</b>	Completed	<b>Price per SF:</b>	
<b>Yr Blt/Renovated:</b>	1995	<b>Sale Price:</b>	\$590,000
<b>Lease/Sale:</b>	Sale	<b>Expenses:</b>	N/A
<b>NOI:</b>	N/A	<b>Cap Rate:</b>	N/A

**Comments:** Former Advance Auto store.**For additional information, please contact:**

Sale Agent - Barry Hardwick 615.320.7500

LoopNet Sale ID: <http://www.loopnet.com/lid/16839077>[LoopNet Listing - Sale](#)