

Established 1962



COMMERCIAL REAL ESTATE



EXCLUSIVELY LISTED BY

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Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz

COMMERCIAL PROPERTY FOR LEASE

5022 OLD HYDES FERRY PIKE, NASHVILLE, TN 37218

±12,000 Sq. Ft. up to 8.75 acres available



WADE ELEMENTARY SCHOOL

EST. 1936

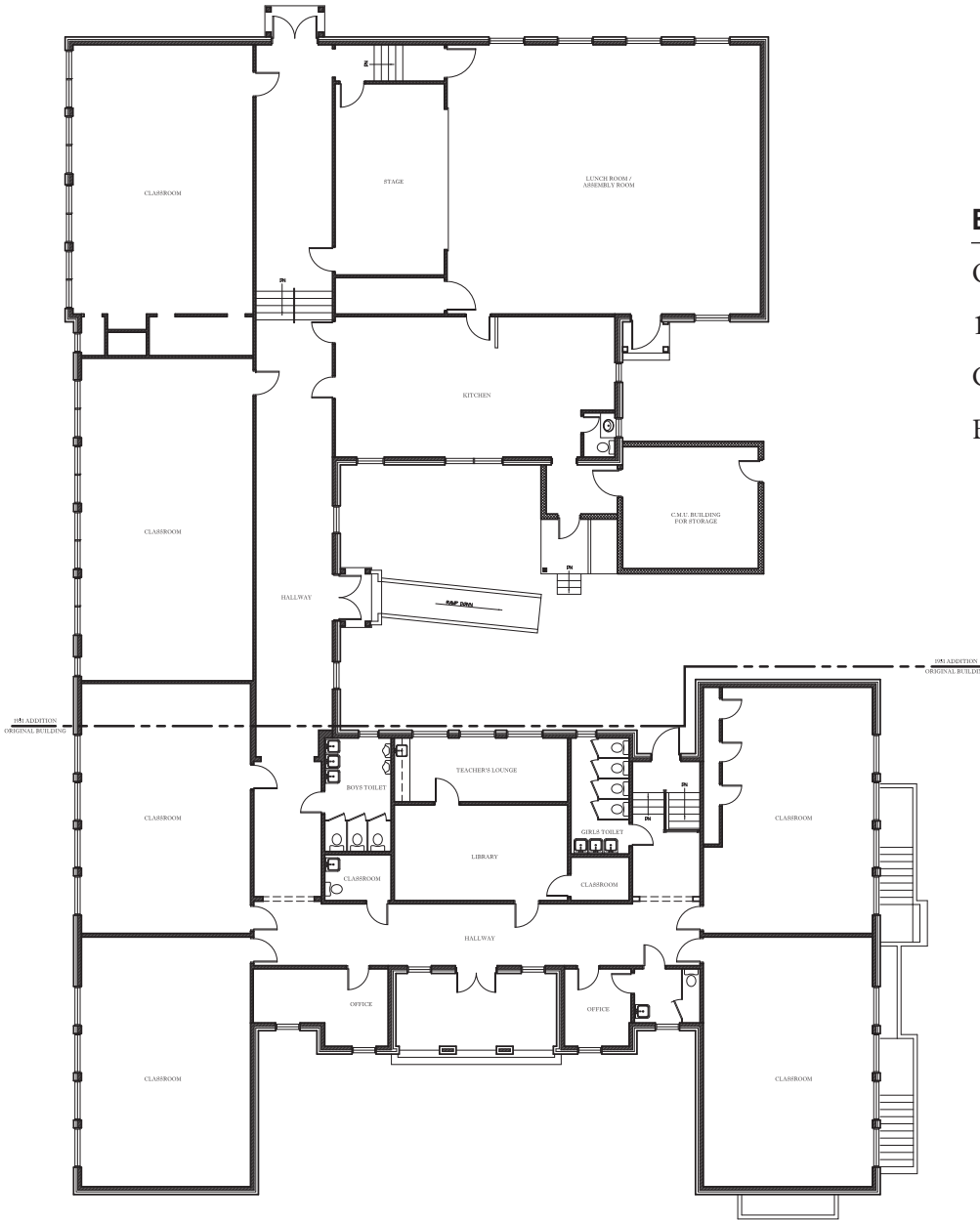
Lease Rate: \$11.50 NNN per Sq. Ft.

W **THE WADE SCHOOL** is a commercially zoned one-story brick building that has been nominated for the National Historic Register. Its symmetrical facade features a central five-bay portion flanked on either side by projecting gable ends containing classrooms. The structure's classical revival style is distinguished by pedimented dormer windows, three brick arches leading to the entrance vestibule, brick quoins at the building corners, and oval attic vents in the front gable ends. Located in the heart of Scottsboro/Bell's Bend Community, it is an important structure to this community's future growth as the Wade School had been to its past.

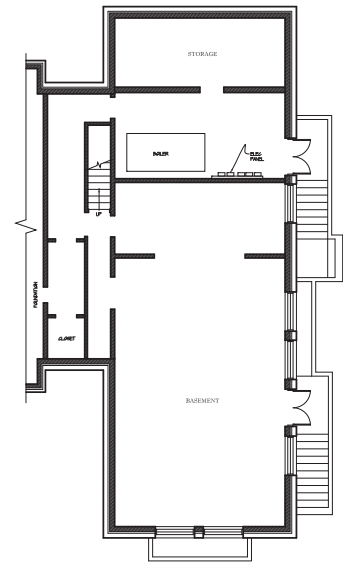
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EXISTING FLOOR PLAN



MAIN FLOOR



BASEMENT

BUILDING AREA (Sq. Ft.)

Original Building	4,717
1951 Addition	5,322
C.M.U. Building	333
Basement	1,637

AMENITIES

- All Brick Construction
- Ceiling Heights (12 feet)
- Hallway Width (9 feet)
- New Windows and Doors
- 2" Water Supply Line
- New Roof

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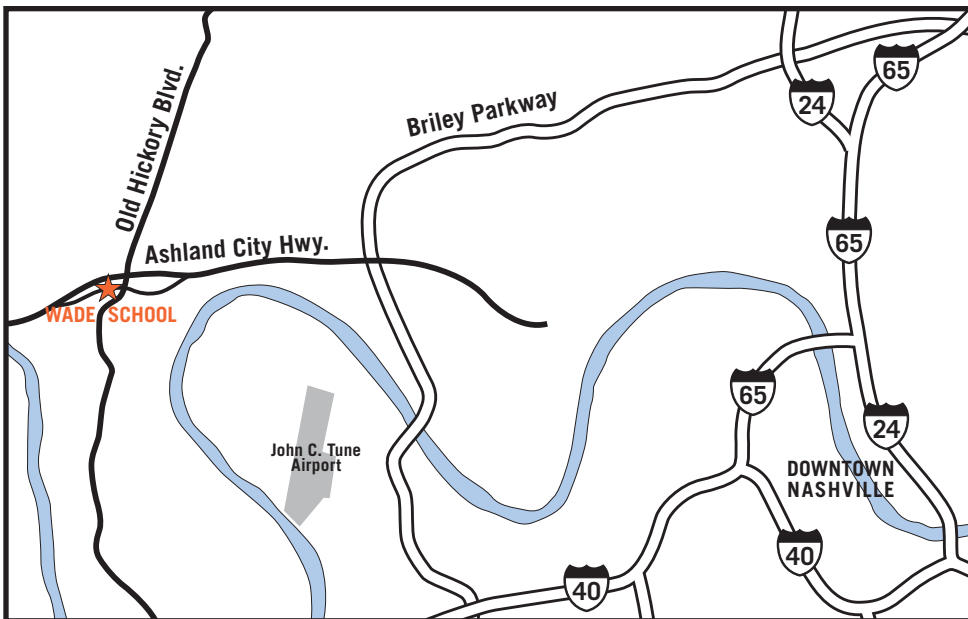
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ECONOMICS

Sale Price	Negotiable
Rental Rate	\$11.50 NNN/Sq. Ft.



LOCATION

- 2.8 miles off Briley Parkway
- 6.7 miles to I-40 west
- 13 miles to I-24
- 9.39 miles to Ashland City
- 12.96 miles from Downtown Nashville
- 11.11 miles to Joelton

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