



2624

Music Valley Drive Nashville, TN 37214

For Sale



Location Overview

JLL is pleased to offer for sale the opportunity to purchase a fee simple interest in the Cock of the Walk property located in Nashville, TN. The property consists of a 17,017 square foot freestanding restaurant on a 2.97 AC parcel of land. The property represents an acquisition opportunity in the Nashville MSA, one of the most desirable real estate markets in the country. Nashville is one of the fastest growing metropolitan statistical areas in the United States with approximately two million residents. The property is located seven miles northeast of downtown Nashville and is strategically positioned along Music Valley Drive with excellent exposure & visibility to Briley Parkway, which sees over 84,000 vehicles per day. The property sits less than a mile from Opry Mills, Tennessee's largest retail shopping, dining, and entertainment destination with over 200 retailers. Additionally, the area is home to the Gaylord Opryland Resort and Convention Center, which is the nation's largest non-gaming hotel/convention center facility under one roof. Together, these two destinations welcome over four million visitors annually and is one of the premier attractions amongst Nashville's robust & growing tourist population.





Property Overview & Demographics

- Address: 2624 Music Valley Drive, Nashville TN 37214
- MSA: Nashville
- County: Davidson
- Acreage: 2.97 AC
- Building Size: 17,017 SF
- Zoning: CA - Commercial Attraction
- Traffic Counts: SR 155/Briley Parkway (84,000 VPD)
- Parking: 160+ parking spaces
- Pylon & Billboard Signage Available
- Multiple points of ingress/egress

| | 3 mile | 5 miles | 7 miles |
|-------------------------|----------|----------|----------|
| 2023 Total Population | 58,587 | 148,179 | 273,372 |
| Total Households | 25,816 | 63,519 | 120,781 |
| 2023 Daytime Population | 54,661 | 126,351 | 329,459 |
| 2023 Average HH Income | \$58,571 | \$60,399 | \$60,359 |



Future Redevelopment Opportunity

- Ideally positioned 4 miles north of I-40 and 5 miles south of I-65.
- 7 miles north of Nashville International Airport (BNA), which saw a record breaking 21.9 million passengers in 2023 & is one of the fastest growing airports in North America. BNA operates over 99 nonstop flights, including international trips to London & five Canadian cities.
- Adjacent to Nashville KOA Resort.
- Opryland Resort features more than 750,000 SF of flexible meeting space and 2,888 guest rooms.
- Nearby Retailers: Bass Pro Shops, H&M, Regal Cinemas, Dave & Buster's, NIKE Factory Store, Old Navy, Madame Tussaud's Wax Museum, Olive Garden, Rainforest Café & more.
- Ideal Uses: Restaurant, Hospitality, Entertainment, Recreation, RV/Boat Storage, etc. . .



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