



Middle TN Commercial Real Estate Experts:



JP Powell
Managing Broker
c 615.533.5682
o 615.824.7072

jpowell@southeasterncommercial.net



Mark McDaniel
Commercial Property
Manager/Affiliate Broker
c 615.456.2771
o 615.824.7072

mmcdaniel@southeasterncommercial.net



www.SoutheasternCommercial.net

AVAILABLE



111 Free Hill Rd
Hendersonville, TN 37075

Available Space: 3,587 sf

Lot: 26,136 sf

Sale Price: \$450,000

Lease Rate: \$4,200/Month (NNN)

Located near Gallatin Rd & Vietnam Veterans Blvd

Demographics:	1 mile	3 mile	5 mile
• Population	3,623	43,581	113,675
• Households	1,888	18,889	45,327
• Avg HH Income	\$45,856	\$55,190	\$55,827

Demographic source: costar.com

- County: Sumner
- MSA: Nashville-Davidson-Sumner, TN



"Owner, broker and/or their affiliates make no representation or warranty as to the accuracy of any information provided herein. All information should be verified prior to purchase or lease."



Unique Features of The Project Room studio:

- Symmetrical control room, designed by Architech Austin Bealmear with assistance from Steve Durr.
 - Acoustically engineered from the ground up for recording and mixing music.
 - Spacious tracking room
 - Two Isolation booths, one primarily as a drum room
 - No parallel surfaces anywhere in control room, tracking room, or isolation booths.
- Superior isolation provided by 2 foot thick walls constructed of concrete with sand in between. 18 inch walls on ISO booths. Railroad less than 200 yards away cannot be heard in the studio.
- Dual payne half inch glass between Control Room and Tracking room and ISO booths, providing isolation without compromising visual contact between all musicians.
 - All Magomi wiring from Tracking rooms to Control Room.
- Separate transformer from utility company providing control room and studio with clean power not shared by other buildings, air conditioning units, lights etc.
- Lighting in studio and tracking rooms controlled by dimmers designed for sensitive audio spaces that do not create RF which causes guitar pickup noise.
 - Baffled ductwork to muffle noise from AC/heat system

Southeastern Commercial Properties is a full service real estate firm. From retail, office and Industrial leasing, sales and build to suit, to land and entitlement consulting, we can get any job done.

Real Estate Services

- Acquisition and disposition services for Raw Land, Distressed Properties, For Lease, and For Sale Properties, Tenant Representation, Transaction Management and Lease Administration.

Construction:

- Tenant buildouts Concept to completion, we Design and Build Commercial Office Buildings and Retail Strip Centers. Repositioning of Assets and Master Planning of Communities.

"We'll help you find the right place, and we'll make sure that it fits your business and budget."