



REALSITE
COMMERCIAL

For Lease

2,082 SF Office or Retail Space

New Construction in the Heart of Maryland Farms

Delivering Fall 2025

5023 Harpeth Drive
Brentwood, TN 37027

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Madison Wenzler

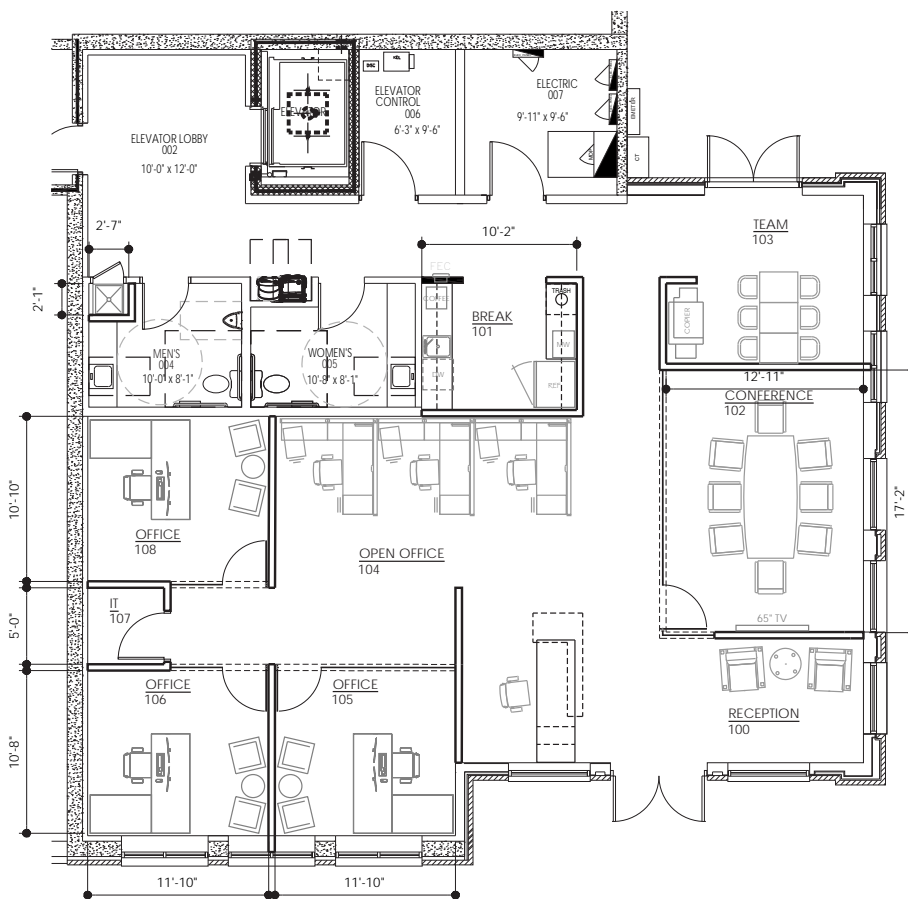
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SAMPLE TEST FIT

Can be modified to suit future tenant



PROPERTY HIGHLIGHTS

- + 2,082 SF LEASABLE SPACE
- + RETAIL OR OFFICE USE
- + FIRST FLOOR
- + NEW CONSTRUCTION IN THE HEART OF MARYLAND FARMS / BRENTWOOD
- + DELIVERING IN FALL 2025
- + ON-SITE PARKING



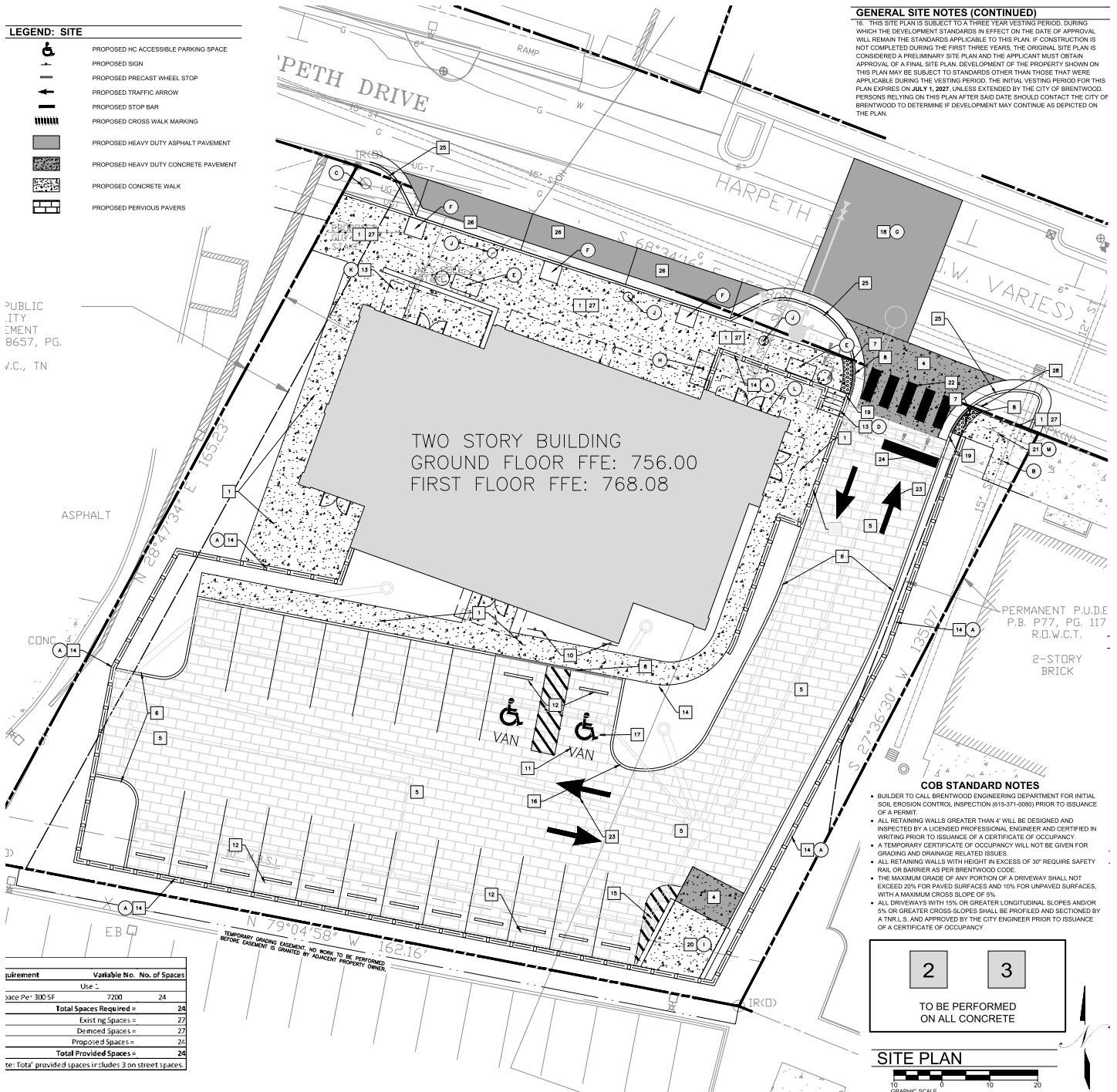


SITE PLAN

LEGEND: SITE

	PROPOSED HC ACCESSIBLE PARKING SPACE
	PROPOSED SIGN
	PROPOSED PRECAST WHEEL STOP
	PROPOSED TRAFFIC ARROW
	PROPOSED STOP BAR
	PROPOSED CROSS WALK MARKING
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE WALK
	PROPOSED PERVIOUS PAVERS

PUBLIC
 UTILITY
 EMENT
 8657, PG.
 V.C., TN



GENERAL SITE NOTES (CONTINUED)

16. THIS SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON JULY 1, 2027, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

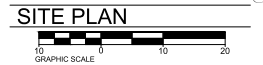
- COB STANDARD NOTES**
- BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL SOIL EROSION CONTROL INSPECTION (815-371-0085) PRIOR TO ISSUANCE OF A PERMIT.
 - ALL RETAINING WALLS GREATER THAN 4' WILL BE DESIGNED AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES.
 - ALL RETAINING WALLS WITH HEIGHT IN EXCESS OF 30" REQUIRE SAFETY RAIL OR BARRIER AS PER BRENTWOOD CODE.
 - THE MAXIMUM GRADE OF ANY PORTION OF A DRIVEWAY SHALL NOT EXCEED 20% FOR PAVED SURFACES AND 10% FOR UNPAVED SURFACES, WITH A MAXIMUM CROSS SLOPE OF 5%.
 - ALL DRIVEWAYS WITH 15% OR GREATER LONGITUDINAL SLOPES AND/OR 5% OR GREATER CROSS SLOPES SHALL BE PROFILED AND SECTIONED BY A T.M.R.L.S. AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Requirement	Variable No.	No. of Spaces
Use -	7200	24
Total Spaces Required =		24
Existing Spaces =		27
Demolished Spaces =		27
Proposed Spaces =		24
Total Provided Spaces =		24

Note: Total provided spaces includes 3 on street spaces.

2 **3**

TO BE PERFORMED ON ALL CONCRETE

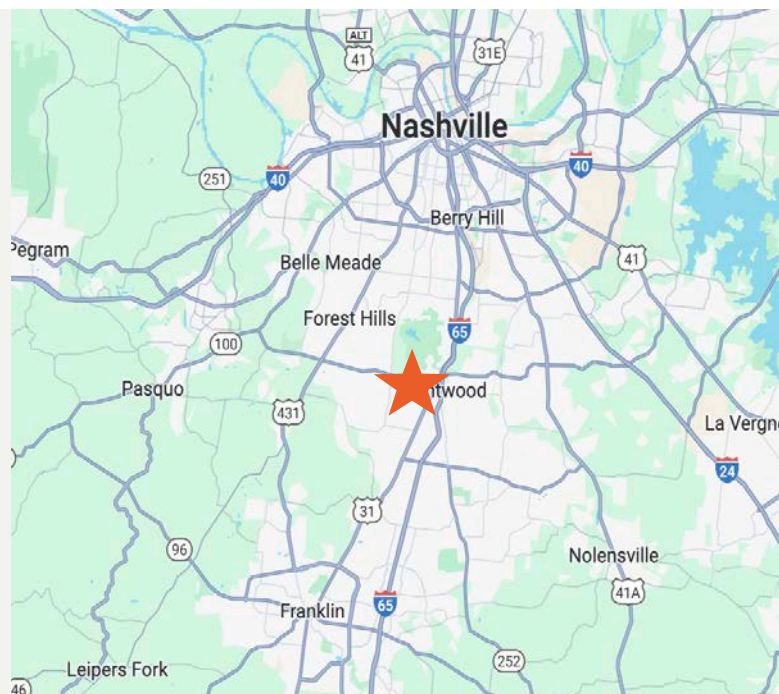




LOCATION HIGHLIGHTS

- + SITUATED IN THE HEART OF MARYLAND FARMS
- + 0.5 MILES TO I-65
- + 10 MILES TO DOWNTOWN NASHVILLE
- + 9 MILES TO DOWNTOWN FRANKLIN

	1 MILE	3 MILES
2023 POPULATION	3,500	32,430
2023 HOUSEHOLDS	1,640	13,236
2023 MEDIAN INCOME	\$118,627	\$134,785
DAYTIME EMPLOYEES	22,086	39,475





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