

7044 CHARLOTTE PIKE, NASHVILLE, TN, 37209

retail | parcel 10200008700 | Davidson County, TN

SUBJECT

Building size: 205,217 SF
Units: -
Year built:
Last arm's-length sale: \$14,296,573 on 2001-06-25 (warranty)
Assessor appraised (2025-07-01): \$15,767,000
Land: 20.15 ac

VALUATION CONCLUSION

\$41,209,625
Indicated range \$18,256,104 - \$77,898,321 basis ppsf_median confidence 0.35 29 comps scope zip

COMPARABLE SALES (25)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	6309 CHARLOTTE PIKE	2026-01-29	\$1,099,000	2,232 SF	\$492/SF	2.19 mi	\$101,044,746	davidson_tn_cre
2	284 WHITE BRIDGE PIKE	2024-07-22	\$925,000	2,734 SF	\$338/SF	2.88 mi	\$69,431,067	davidson_tn_cre
3	6010 CHARLOTTE PIKE	2024-05-24	\$840,000	1,860 SF	\$451/SF	2.54 mi	\$92,678,049	davidson_tn_cre
4	5906 CHARLOTTE PIKE	2024-01-09	\$1,700,000	6,512 SF	\$261/SF	2.68 mi	\$53,573,950	davidson_tn_cre
5	4904 CHARLOTTE AVE	2023-11-21	\$675,000	3,028 SF	\$222/SF	3.67 mi	\$45,746,973	davidson_tn_cre
6	5101 ILLINOIS AVE	2023-10-16	\$2,500,000	3,010 SF	\$830/SF	3.68 mi	\$170,445,031	davidson_tn_cre
7	5915 ROBERTSON AVE	2023-06-09	\$1,752,000	1,375 SF	\$1,274/SF	2.90 mi	\$261,483,397	davidson_tn_cre
8	6116 CHARLOTTE PIKE	2022-06-13	\$1,700,000	5,040 SF	\$337/SF	2.40 mi	\$69,219,694	davidson_tn_cre
9	4801 CENTENNIAL BLVD	2022-04-22	\$4,200,000	7,409 SF	\$566/SF	4.00 mi	\$116,333,412	davidson_tn_cre
10	6399 CHARLOTTE PIKE	2018-08-30	\$2,966,000	6,902 SF	\$429/SF	2.09 mi	\$88,187,901	davidson_tn_cre

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	5100 CENTENNIAL BLVD	2017-05-25	\$2,907,897	13,918 SF	\$208/SF	3.86 mi	\$42,875,987	davidson_tn_cre
12	4816 CHARLOTTE AVE	2016-11-22	\$1,250,000	1,855 SF	\$673/SF	3.71 mi	\$138,285,475	davidson_tn_cre
13	5600 CHARLOTTE PIKE	2016-11-07	\$6,066,155	15,981 SF	\$379/SF	2.97 mi	\$77,898,321	davidson_tn_cre
14	5606 LENOX AVE	2016-10-27	\$1,050,000	4,000 SF	\$262/SF	2.98 mi	\$53,869,462	davidson_tn_cre
15	5319 CHARLOTTE AVE	2015-11-25	\$1,200,000	11,079 SF	\$108/SF	3.34 mi	\$22,227,053	davidson_tn_cre
16	4909 INDIANA AVE	2015-10-26	\$528,000	8,087 SF	\$65/SF	3.74 mi	\$13,398,617	davidson_tn_cre
17	5011 LOUISIANA AVE	2015-06-15	\$427,000	4,800 SF	\$88/SF	3.85 mi	\$18,256,104	davidson_tn_cre
18	5913 CHARLOTTE PIKE	2014-08-26	\$385,000	3,984 SF	\$96/SF	2.62 mi	\$19,832,170	davidson_tn_cre
19	709 OLD HICKORY BLVD	2014-05-15	\$1,842,009	9,173 SF	\$200/SF	1.35 mi	\$41,209,625	davidson_tn_cre
20	4421 MURPHY RD	2012-12-31	\$190,000	1,500 SF	\$126/SF	3.79 mi	\$25,994,837	davidson_tn_cre
21	307 WHITE BRIDGE PIKE	2012-10-16	\$270,000	2,556 SF	\$105/SF	2.87 mi	\$21,677,071	davidson_tn_cre
22	5701 CHARLOTTE PIKE	2002-02-01	\$183,500	1,716 SF	\$106/SF	2.88 mi	\$21,943,853	davidson_tn_cre
23	306 ORLANDO AVE	1999-02-22	\$290,000	4,000 SF	\$72/SF	3.06 mi	\$14,878,232	davidson_tn_cre
24	102 46TH AVE N	1997-04-14	\$483,000	3,891 SF	\$124/SF	3.72 mi	\$25,473,586	davidson_tn_cre
25	304 OCEOLA AVE	1995-07-26	\$72,500	930 SF	\$77/SF	2.89 mi	\$15,998,717	davidson_tn_cre

0 non-market low outlier(s) excluded by the pool-relative floor.

METHODOLOGY & PURITY

Comparable sales are limited to VERIFIED, arm's-length, non-distressed, non-estimated recorded sales of the same property type within zip. Nominal / quitclaim / intra-family transfers, foreclosure & other distressed deeds, estimated prices, and multi-parcel deeds are excluded; 0 presumptive non-market low outlier(s) were excluded by the pool-relative floor. No qualitative (condition, location, or time) adjustments are applied - each comp's indicated value is a pure size-normalization (price per square foot) applied to the subject. The concluded value is the median of the qualified comp set's rate (an AVM, not a certified appraisal).

EXCLUSION LOG - WHAT WE REFUSED, AND WHY

1 excluded candidate(s) in scope

Address	Sale date	Sale price	Deed type	Reason(s)
690 OLD HICKORY BLVD	2001-08-03	\$3,096,986	non_qualified	deed_type=non_qualified

PROVENANCE & CITATION PACK

Sources: davidson_tn_cre | 25 comps | retrieved 2026-08-01T20:11:40

Per-comp citations (source chain, retrieval date, confidence basis):

- 6309 CHARLOTTE PIKE - \$1,099,000 (2026-01-29)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20260205 0008251|10301014000
- 284 WHITE BRIDGE PIKE - \$925,000 (2024-07-22)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20240801 0058368|10302015302
- 6010 CHARLOTTE PIKE - \$840,000 (2024-05-24)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20240528 0039421|09113027700
- 5906 CHARLOTTE PIKE - \$1,700,000 (2024-01-09)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20240110 0002131|09113031300
- 4904 CHARLOTTE AVE - \$675,000 (2023-11-21)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20231128 0091602|09115024900
- 5101 ILLINOIS AVE - \$2,500,000 (2023-10-16)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20231018 0081752|09111011400
- 5915 ROBERTSON AVE - \$1,752,000 (2023-06-09)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20230613 0044899|09109011300
- 6116 CHARLOTTE PIKE - \$1,700,000 (2022-06-13)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20220617 0069498|09113025000
- 4801 CENTENNIAL BLVD - \$4,200,000 (2022-04-22)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20220425 0047416|091072B00200CO
- 6399 CHARLOTTE PIKE - \$2,966,000 (2018-08-30)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20180831 0086793|10301001900
- 5100 CENTENNIAL BLVD - \$2,907,897 (2017-05-25)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20170530 0053333|09100003900
- 4816 CHARLOTTE AVE - \$1,250,000 (2016-11-22)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20161123 0124058|09115025400
- 5600 CHARLOTTE PIKE - \$6,066,155 (2016-11-07)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20161123 0123886|09114010000
- 5606 LENOX AVE - \$1,050,000 (2016-10-27)
source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20161028 0114084|09114017800
- 5319 CHARLOTTE AVE - \$1,200,000 (2015-11-25)

source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20151125 0119841 09115003200												
16. 4909 INDIANA AVE - \$528,000 (2015-10-26)												
source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20151029 0110053 09111023200												
17. 5011 LOUISIANA AVE - \$427,000 (2015-06-15)												
source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20150626 0061506 09107005700												
18. 5913 CHARLOTTE PIKE - \$385,000 (2014-08-26)												
source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20140826 0077777 09113035300												
19. 709 OLD HICKORY BLVD - \$1,842,009 (2014-05-15)												
source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20140522 0044127 11400030200												
20. 4421 MURPHY RD - \$190,000 (2012-12-31)												
source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20121231 0120704 10308005600												
21. 307 WHITE BRIDGE PIKE - \$270,000 (2012-10-16)												
source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20121018 0095816 10302002900												
22. 5701 CHARLOTTE PIKE - \$183,500 (2002-02-01)												
source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20020205 0016076 09114012900												
23. 306 ORLANDO AVE - \$290,000 (1999-02-22)												
source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-00011354 0000331 09114020900												
24. 102 46TH AVE N - \$483,000 (1997-04-14)												
source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-00010416 0000326 10308005200												
25. 304 OCEOLA AVE - \$72,500 (1995-07-26)												
source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-00009747 0000457 09114014300												