

FOR SALE

819 Russell Street
Nashville, TN 37206

Freestanding Building
Historic Edgefield

- 17,051 Total Building Size
- .29 Acres with additional 42 Space parking lot
- Built in 1903 with renovations in 1956
- Adaptive re-use of landmark structure
- .5 miles to 5 Points

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BUILDING HIGHLIGHTS

Colliers International is pleased to present **819 Russell Street** and the adjacent parking lot (**901 Russell Street**) for sale in the creative community of East Nashville.

Originally constructed in 1903, with renovations in 1956, this beautiful historic building has been home to a church congregation for Life Church and offers two stages, excellent acoustic qualities and high ceilings with wonderful light exposure.

Located in one of the most sought after urban neighborhoods, the Historic Edgefield District in popular East Nashville offers easy access to all of downtown and the Cumberland River.

Ideally situated at the corner of 9th Street, within one block of developing commercial district of Woodland Street and nearby 5 Points.

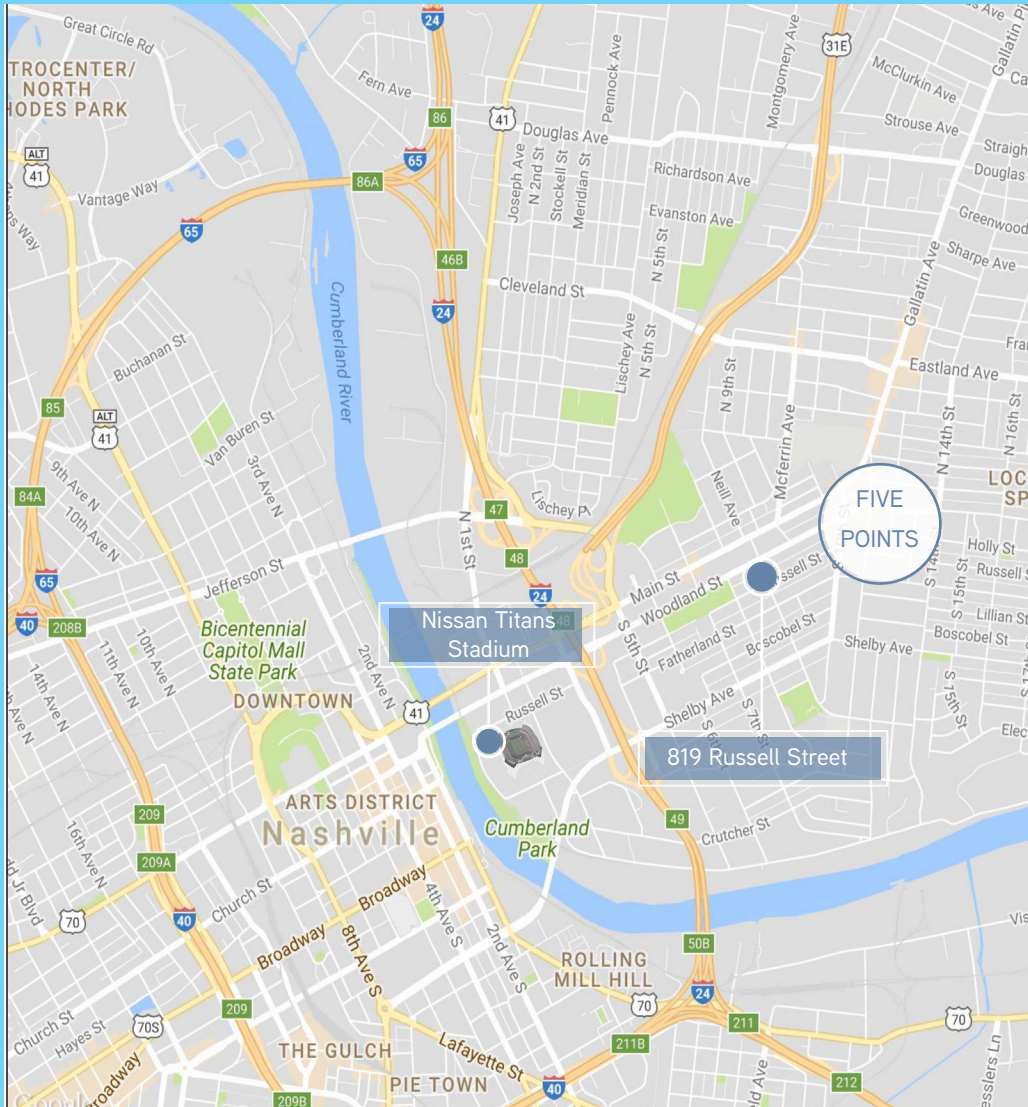


PROPERTY OVERVIEW

Address	819 & 901 Russell Street, Nashville, TN 37206
Total Building Area	±17,051 SF
Land Area	.29 Acres + .27 Acres parking lot
Year Built	1903
Year Renovated	1950s
No. of Floors	2
Construction	Masonry
Zoning	R8 - One or two family with Historic Overlays; located within the UZO and designated as Neighborhood Landmark
Use	Currently used as a Religious Facility
Opportunity	Adaptive re-use; parking lot income with future development opportunities
Sale Price:	\$2,195,000







HISTORIC EDGEFIELD

Located in East Nashville on Russell Street in the beautiful historic Edgefield community and within one block of developing commercial district of Woodland Street. This area is a highly sought after urban neighborhood situated just east of the Cumberland River and a few short blocks from downtown Nashville, the Courthouse and the Titan's Stadium offering easy access to numerous prime amenities in the downtown and east Nashville corridor.



PROPERTY AERIAL



DEMOGRAPHICS



819 Russell Street	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2017 Estimated Population	15,619	89,830	222,277
2022 Projected Population	16,892	97,426	239,878
2010 Census Population	14,286	76,544	195,586
2000 Census Population	16,261	77,664	197,995

2017 Estimated Households	6,527	38,967	94,487
2022 Projected Households	7,146	42,902	103,411
2010 Census Households	5,880	31,461	79,994
2000 Census Households	6,111	30,275	79,553

2017 Est. Average Household Income	\$59,195	\$55,083	\$61,349
2017 Est. Median Household Income	\$44,673	\$43,111	\$49,142
2017 Est. Per Capita Income	\$25,009	\$24,560	\$26,749

2017 Households by Income

<\$10,000	15.9%	13.5%	10.6%
\$10,000 - \$14,999	8.2%	7.5%	6.5%
\$15,000 - \$24,999	12.3%	12.5%	12.4%
\$25,000 - \$34,999	10.5%	10.5%	10.8%
\$35,000 - \$49,999	14.2%	15.0%	15.1%
\$50,000 - \$74,999	11.9%	15.5%	17.0%
\$75,000 - \$99,999	8.2%	9.6%	9.9%
\$100,000 - \$124,999	5.2%	5.7%	6.3%
\$125,000 - \$149,999	4.0%	3.5%	3.5%
\$150,000 - \$199,999	4.5%	3.1%	3.4%
\$200,000 or more	5.1%	3.6%	4.5%

Daytime Demographics

Total Businesses	748	9,613	20,639
Total Employees	6,980	135,218	303,260

Projected Growth (2017 - 2022)

Population Growth	1,273 (1.6%)	7,596 (1.7%)	17,601 (1.6%)
Annual Income Growth	\$11,159 (3.8%)	\$11,727 (4.3%)	\$12,892 (4.2%)
Annual Household Growth	618 (1.9%)	3,936 (2.0%)	8,925 (1.9%)



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