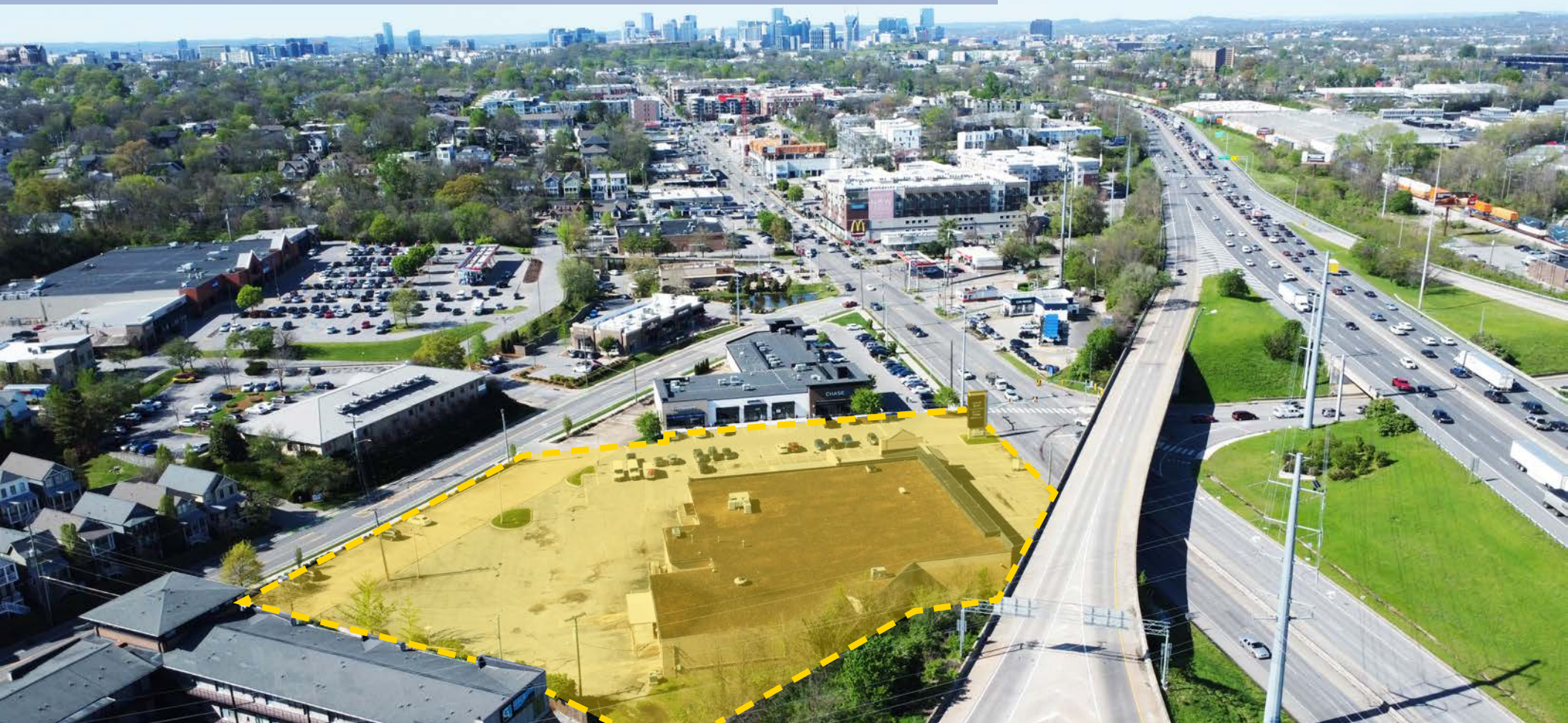




# ±2.60 ACRES

**FOR GROUND LEASE OR FOR SALE**  
**2711 8th Avenue S, Nashville, TN**



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# EXECUTIVE SUMMARY

Colliers International is pleased to present 2711 8th Avenue S, a rare opportunity situated on a prime  $\pm 2.60$  acre site in Nashville's Melrose neighborhood. The Property benefits from excellent visibility with its location along a major thoroughfare connecting Downtown Nashville to Williamson County and with convenient access to two interstates. Well-situated with the main entrance at the signalized intersection at 8th Avenue S and Berry Road, the Property provides easy access to Berry Hill, 12 South, Green Hills, Downtown, One Hundred Oaks, Wedgewood-Houston, and more.

Strategically poised within the dynamic and growing Melrose neighborhood, this promising opportunity offers immense redevelopment potential.







# PROPERTY OVERVIEW



Redevelopment opportunity along 8th Ave S

<b>ADDRESS</b>	2711 8th Avenue S, Nashville, TN 37204
<b>PARCEL ID</b>	118-06-0-174 00
<b>ZONING</b>	CS: Commercial Service / Multi-Overlay
<b>DISTRICT</b>	Urban Services District (Davidson County)
<b>LAND SIZE</b>	±2.60 acres (±113,256 sq. ft.)
<b>LOCATION</b>	<p>Nearby proximity to I-65 (123,570 VPD) &amp; I-440 (117,968 VPD)</p> <p>Primary access at signalized intersection along 8th Ave S (22,034 VPD) with secondary ingress/egress from Gale Lane</p> <p>3 miles from Downtown Nashville 6 miles from Williamson County</p> <p>Adjacent to Gale Lofts apartments (95 units) with an additional 2,600+ units within 1 mile</p>
<b>PRICING</b>	<b>CONTACT AGENT</b>



# LOCATION OVERVIEW

An established neighborhood and continuously developing hotspot, Melrose is a small walkable neighborhood with a friendly, eclectic vibe, historic character, and convenient location. It is situated south of downtown, and just east of the 12 South neighborhood. With plenty of great restaurants and places to shop, Melrose is proving itself a great place for young professionals and families to call home while still being close to the action.

The neighborhood benefits from convenient proximity to major roads like 8th Avenue (Franklin Pike), I-65, and I-440, which makes it easy to get to downtown Nashville or other parts of the city quickly.

Melrose has experienced significant growth and revitalization in recent years. This transformation has brought new businesses, restaurants, and real estate developments to the neighborhood while still retaining its original charm.



MELROSE



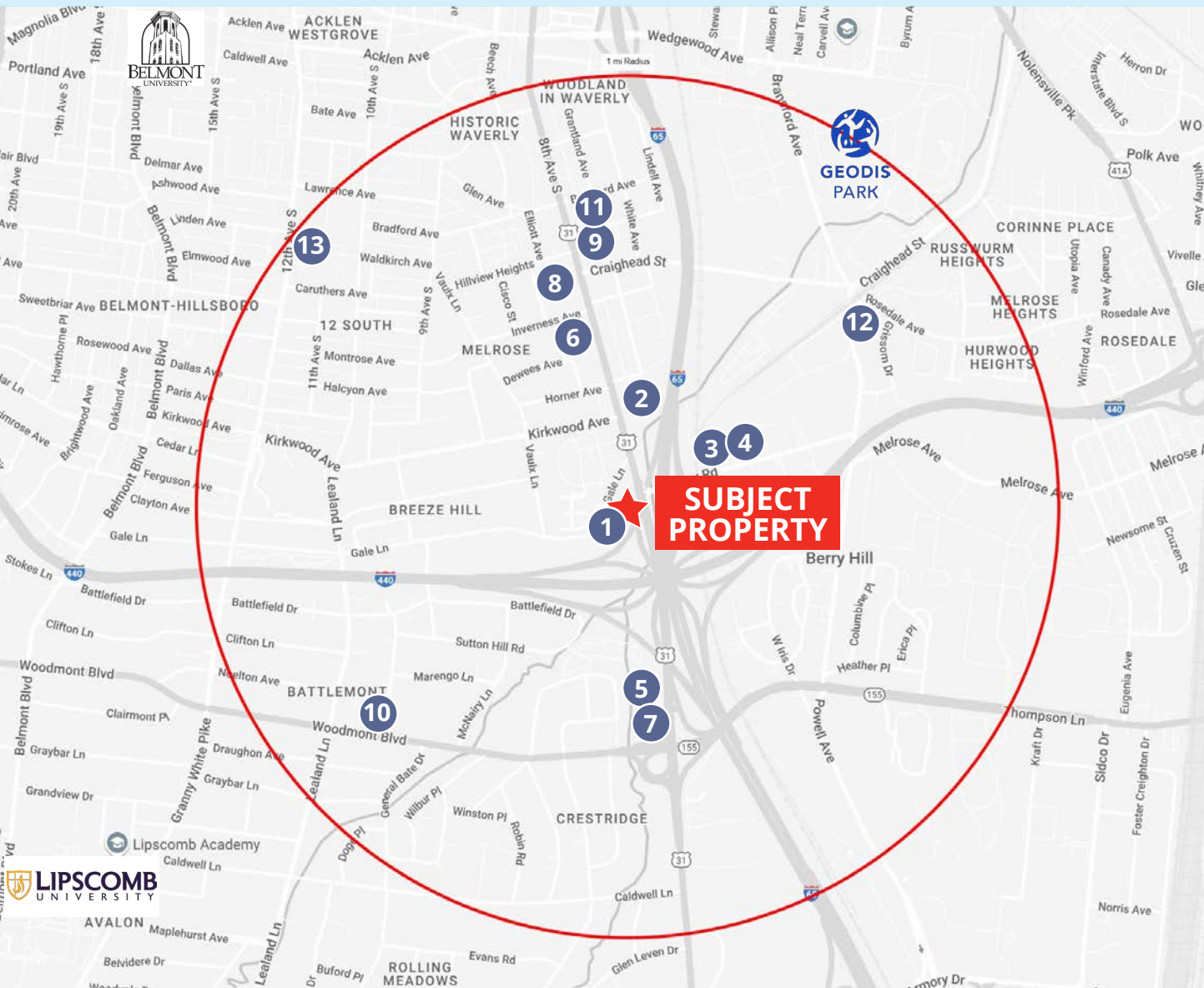
GREEN HILLS



12 SOUTH

# MULTIFAMILY UNITS

(within a 1-mile radius)



#	PROPERTY	UNITS
1	Gale Lofts	95
2	The Melrose	359
3	8th & Berry	314
4	Bransford on Berry	64
5	Villa Adrian	75
6	Village South	55
7	Greenbriar	56
8	IMT 8 South	330
9	Octave	321
10	Woodmont Terrace	164
11	23Hundred at Berry Hill	266
12	Broadstone Berry Hill	302
13	12 South	90



# RETAIL LANDSCAPE

## WITHIN 3 MILES OF 2711 8TH AVENUE S:



106,255 estimated population



\$89,365 median household income



123,728 employees

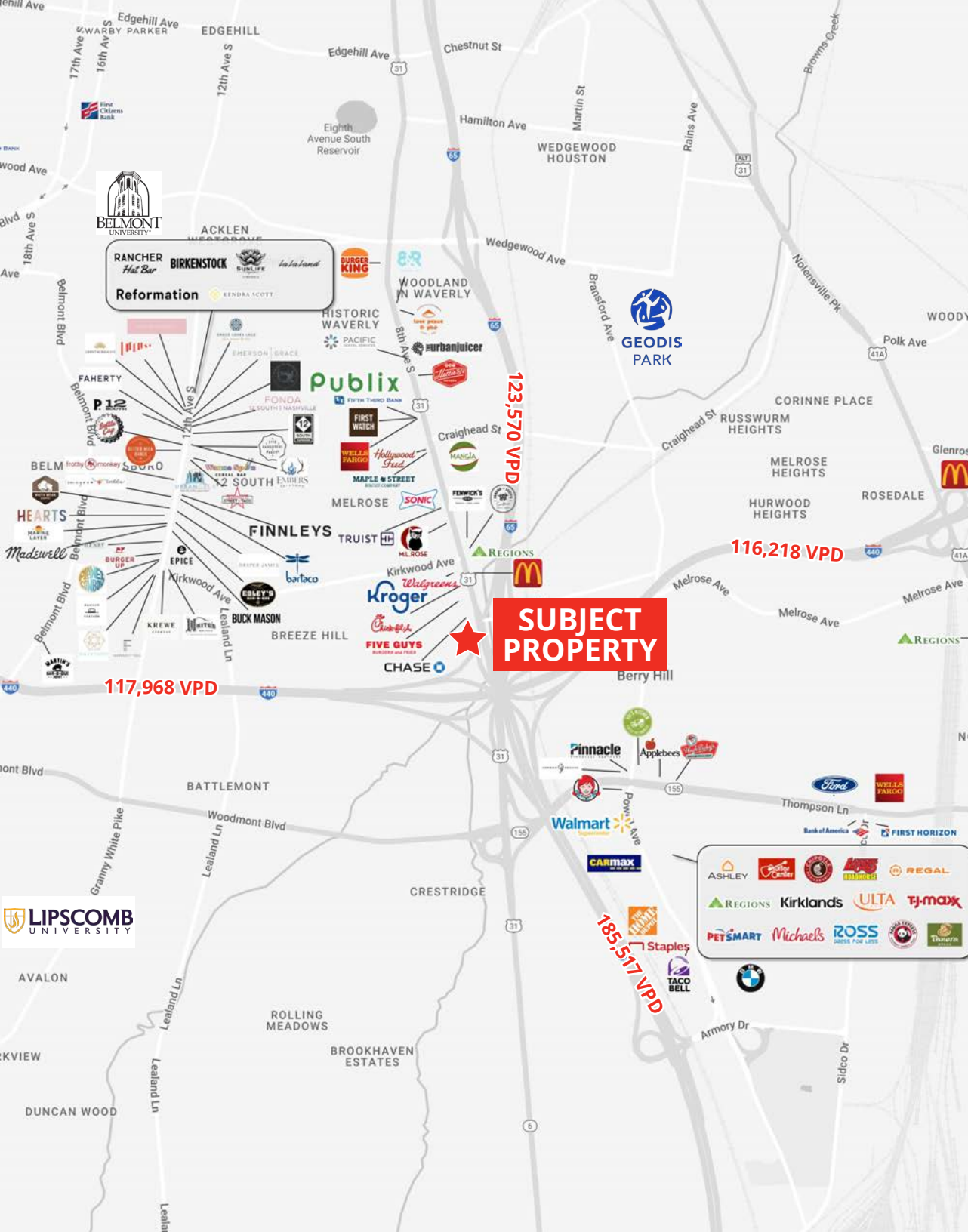


\$694,411 median home value



\$2,130 multifamily market rent per unit

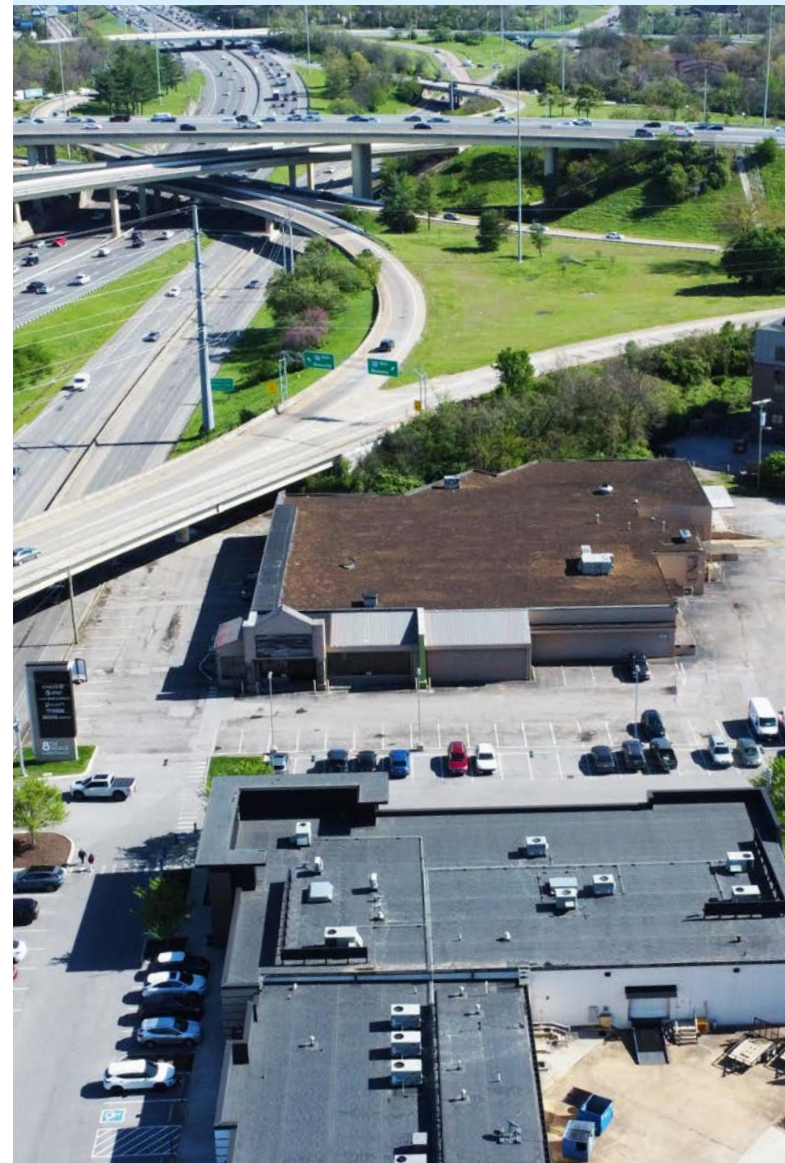
## NOTABLE NEIGHBORS:







# PROPERTY PHOTOS







# ±2.60 ACRES

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