



eXp **COMMERCIAL**

0.46 Acres of
Strategic Urban
Development Site
Opportunity Zone
Building: 7,736 SF



For Sale

LISTED AT **\$4,500,000**

930 3rd Avenue South, Nashville, TN 37210

Exclusively Listed by: Exp Commercial

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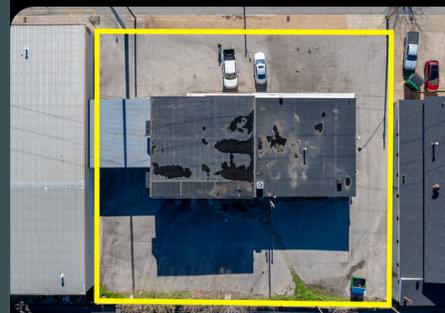
Property Highlights:

- Interstate access
- Opportunity Zone location
- Prime downtown location between Wedgewood Huston & Gulch
- Land: 0.46 acre redevelopment site
- Frontage: 147 FT with strong visibility
- Building: 7,736 SF
- Year Built: 1966
- Current Use: Auto repair
- Parcel ID: 093-15-0-278
- Zoning: IWD
- Monthly Rent Income: \$6,725
- Surrounded by 1,631 businesses within 1 mile

[Drone Video Link](#)



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Business Key Facts

930 3rd Ave S, Nashville, Tennessee, 37210 | Ring bands: 0-1, 1-3, 3-5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

0 - 1 miles

1,631

Total Businesses

25.9K

Total Employees

\$3.81B

Total Sales

3.0%

Unemployment Rate

Largest Businesses in Area

25*

100 or More Employees

25*

\$10M+ Annual Sales Vol

Most Employees

HCA Healthcare, Inc	Headquarters	35.0K
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Highest sales volume

Vanderbilt Children's Neonatal Development Clinic	Branch	\$3.53B
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Daytime Population

0 - 1 miles



15,705

Total Population



32,121

Total Daytime Population

Ratio of daytime to total population:

2.05

Values > 1.0 mean that more people come to the area during the day than live there.



Urban Core

Dominant Urbanicity Type

0 - 1 miles



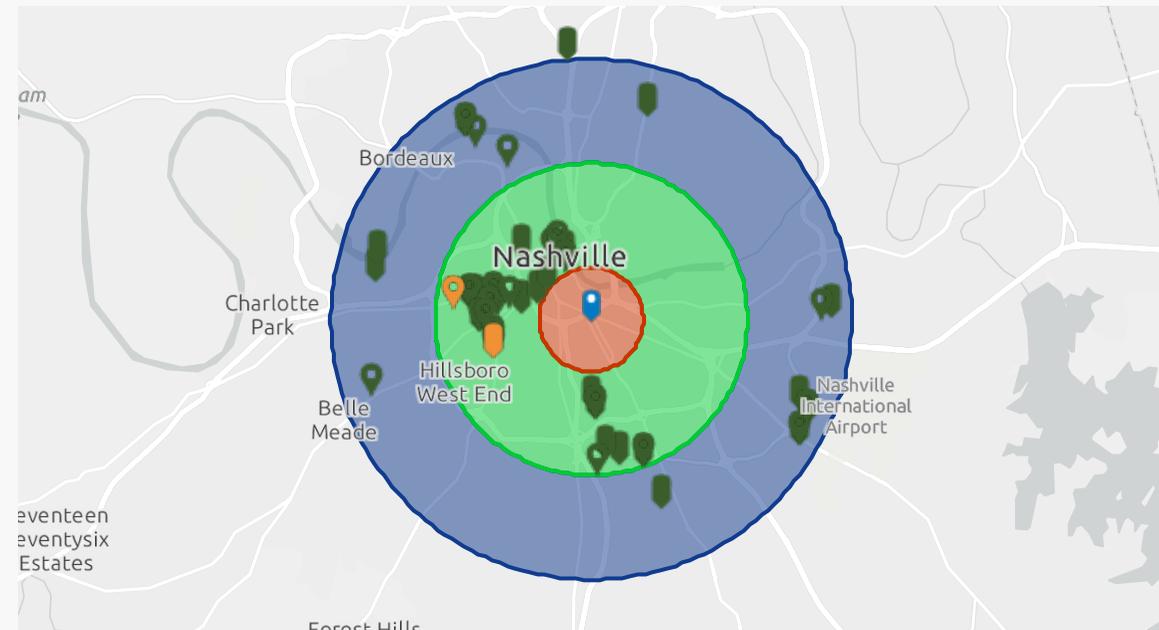
6.7

Avg Number of Employees



520

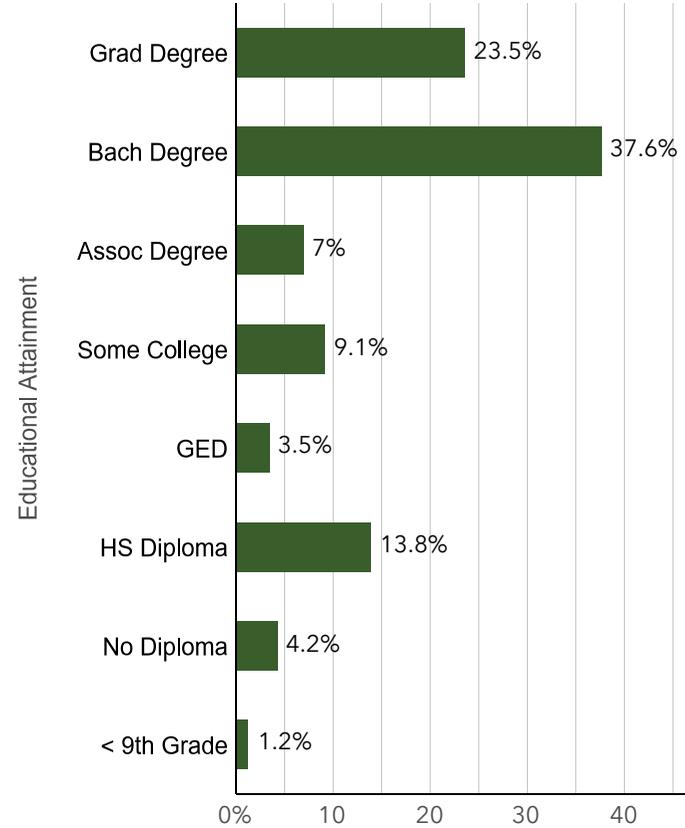
Total Businesses Per Square Mile



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

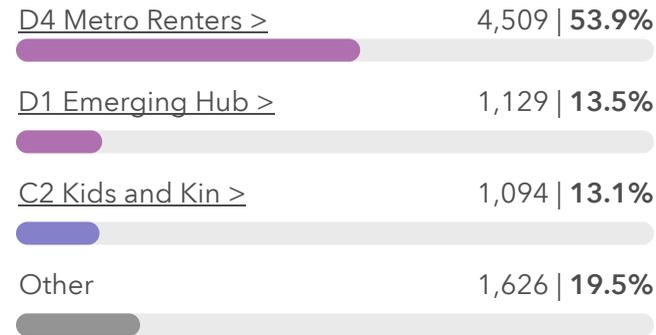
About the Workforce

0 - 1 miles



Tapestry

Top 3 segments by household count



[View comparison table](#)

About the Community

0 - 1 miles



Businesses Per 1,000 Population

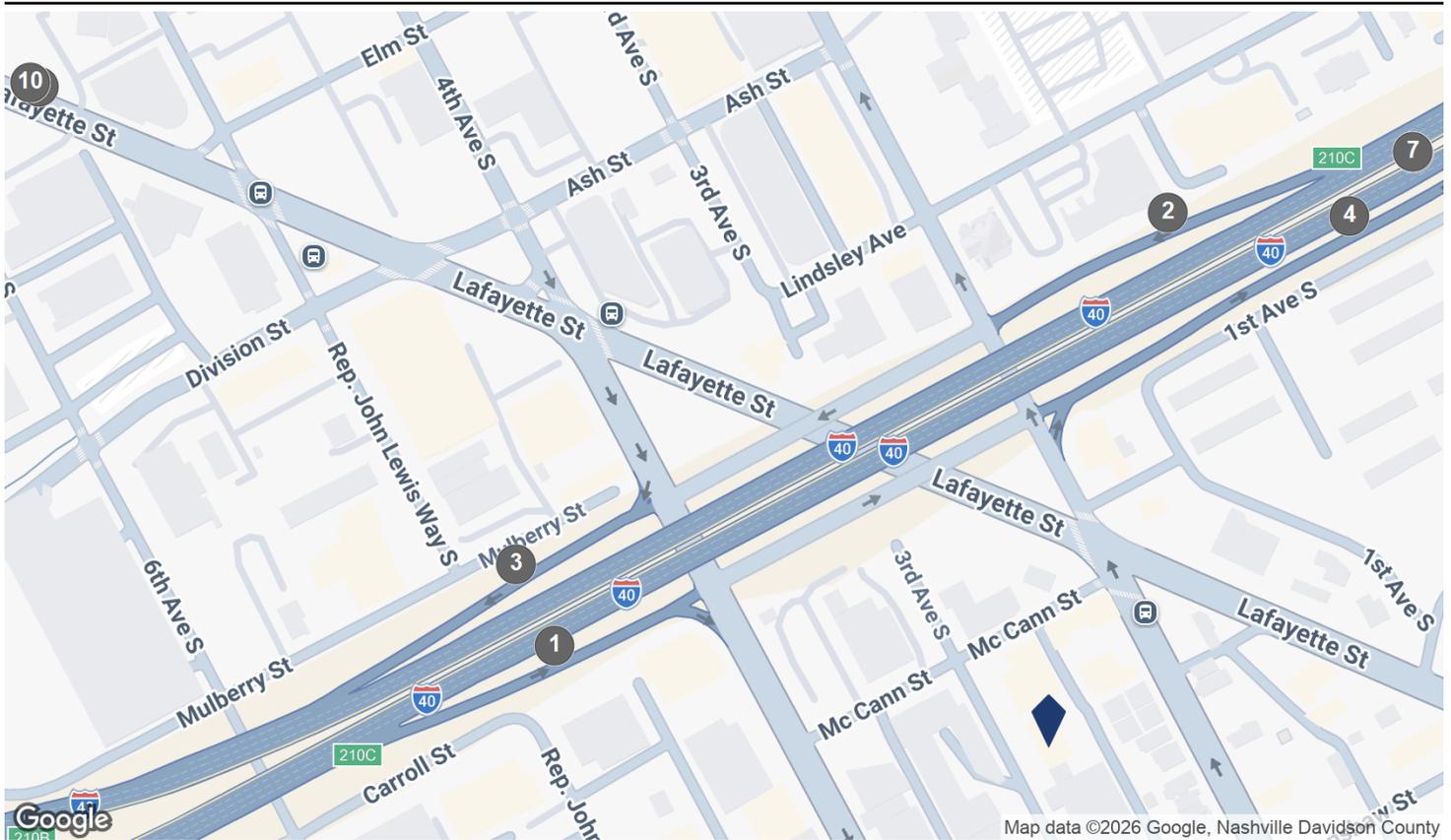
Business Categories	0 - 1 miles	1 - 3 miles	3 - 5 miles	ZIP Codes 37210 (Nashville)	States Tennessee	United States of America United States
Restaurants	10.32	7.92	3.00	4.32	2.25	2.45
Health Care & Social Assistance	3.63	12.79	5.19	4.21	3.32	3.76
Retail	9.74	8.82	6.40	13.79	4.59	4.60
Manufacturing	4.33	2.72	1.54	7.95	1.11	1.32
Finance & Insurance	4.27	4.16	2.53	1.69	1.78	1.80
Professional & Tech Services	15.54	12.12	4.73	10.98	2.52	3.60

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Subject Property

930 3rd Ave S

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 I0040	Carroll St - SW	8,508	2025	mi 0.18
2 I0040	Lindsley Ave - N	8,918	2025	mi 0.18
3 I0040	5th Ave S - W	7,934	2025	mi 0.19
4 I0040	University St - E	5,922	2025	mi 0.21
5 I0040	I- 65 - NE	136,298	2025	mi 0.24
6 I-40	I- 65 - NE	125,059	2020	mi 0.24
7 I- 40	I- 65 - NE	135,164	2024	mi 0.24
8 LAFAYETTE ST - NEAR ASH ST	Elm St - SE	17,189	2019	mi 0.42
9 Lafayette St	Elm St - SE	13,045	2023	mi 0.42
10 SR001	Elm St - SE	13,294	2025	mi 0.42