

140 N 1st St

Nashville, TN 37213

For Lease
IOS / Parking

Offering Memorandum



MATTHEWS™

Exclusive Leasing Agents:

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Highlights

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- **Convenient Access:** Strategically positioned minutes from I-24, I-65 and I-40, the site offers seamless connectivity to major Nashville and regional thoroughfares.
- **Excellent Visibility:** Situated in the heart of the East Bank and adjacent to I-24 – this irreplaceable location offers users an opportunity to establish themselves in a highly trafficked area.
- **Ample Size Lot:** Offering ± 3.37 AC for industrial outdoor storage or parking uses, this provides an amount of space for a wide range of users.
- **Rare IOS Opportunity:** With an extremely limited availability for industrial outdoor storage in the immediate area, this offers a rare opportunity for users to establish themselves with an immediate gateway to Nashville.





±102,000 VPD



Downtown Nashville

Watkins Park



±142,000 VPD



±52,800 VPD



±112,000 VPD

140 N 1st St
Nashville, TN 37213

±146,797 SF
Lot SF

±3.37 AC
Total Acreage

IR
Zoning

Contact Broker
Lease Price





Nashville, Tennessee

Market Demographics



684,298
Total Population

\$75,197
Median HH Income

287,300
of Households

53%
Homeownership Rate

382,774
Employed Population

33.4%
% Bachelor's Degree

34.4
Median Age

\$383,100
Median Property Value

Local Market Overview

Located in Middle Tennessee along the Cumberland River, Nashville has a strong presence in music, healthcare, technology and finance. The city hosts major attractions such as the Grand Ole Opry, Country Music Hall of Fame, and numerous cultural institutions including the Frist Center, Parthenon, and Cheekwood Botanical Garden. Tourism driven by music history and performing arts regularly supports hotel and entertainment sectors. The city is also the state capital and home to major universities—Vanderbilt, Belmont, Tennessee State, and others—creating a steady stream of students and professionals.

Nashville's transportation network is anchored by three interstates—I-40, I-65, and I-24—providing regional accessibility. Nashville International Airport handled nearly 23 million passengers in 2023, ranking among the fastest growing among major U.S. airports. The city's transit system (WeGo) recently received funding to expand bus service and high-capacity transit corridors. Education and healthcare sectors also underpin economic activity, with Vanderbilt University Medical Center and HCA among the leading employers.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	26,110	174,650	292,046
Current Year Estimate	21,630	149,374	267,577
2020 Census	16,065	121,816	242,201
Growth Current Year-Five-Year	20.71%	16.92%	9.14%
Growth 2020-Current Year	34.64%	22.62%	10.48%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	13,852	84,668	136,303
Current Year Estimate	11,561	71,773	124,533
2020 Census	7,720	50,674	103,637
Growth Current Year-Five-Year	19.82%	17.97%	9.45%
Growth 2020-Current Year	49.75%	41.64%	20.16%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$122,333	\$113,828	\$122,898

Economic Drivers

Nashville leverages its healthcare technology strengths and growing transportation to support diverse economic momentum.

Positioned at the crossroads of three interstates with a rapidly expanding airport and transit system, Nashville offers strong logistical and institutional connectivity.

Economic Drivers

Nashville's economy is anchored by a robust healthcare and technology cluster, reinforced by Oracle's planned global headquarters and over 900 healthcare firms contributing tens of billions in annual economic output. Investments in public transit and airport facilities complement this growth, enhancing accessibility and reinforcing the city's strategic role in the Southeast regional economy.

Primary Industries

- Healthcare and Health Technology
- Music, Entertainment, and Tourism
- Education and Research
- Professional and Business Services
- Logistics and Distribution

Top Employers

- Vanderbilt University Medical Center
- State of Tennessee
- U.S. Federal Government
- HCA Healthcare
- Ascension Saint Thomas

Recent Developments

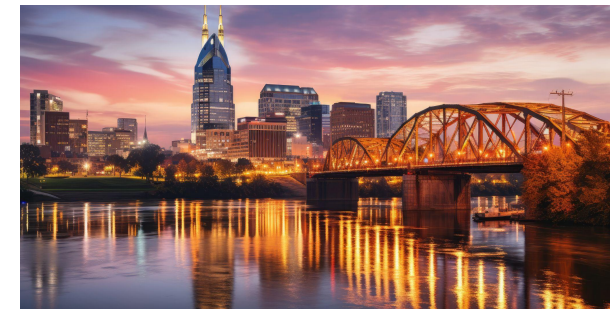
- Oracle is developing a new \$1 billion global headquarters campus along the Cumberland River.
- The Boring Company is moving forward with the Music City Loop, an underground tunnel system to connect the airport to downtown.
- Nashville International Airport completed its Concourse D expansion as part of its multi-phase \$3 billion renovation and capacity project.

\$205B+

Regional Gross Domestic Product

23M+

Annual Passengers (Nashville International Airport)



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 140 N 1st St, Nashville, TN, 37213 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™, has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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