

# 140 N 1st St

Nashville, TN 37213

For Lease  
IOS / Parking

Offering Memorandum



## Exclusive Leasing Agents:

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### Hutt Cooke

Broker of Record | Lic. No. 263667(TN)

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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  $\pm 3.37$  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.





**ORACLE**  
Proposed New Global Headquarters

**Liberty**  
TIRE RECYCLING

**Safelite**  
AutoGlass

**BAILEY**

**KOSMOS**  
CEMENT  
COMPANY

**Subject Property**

**MARATHON**  
Marathon  
Petroleum Corporation

**Watkins  
Park**

**Downtown  
Nashville**

**BRIDGESTONE  
ARENA**

**KENNY**  
PIPE & SUPPLY INC.

**CHEF'S DEAL**  
RESTAURANT EQUIPMENT

**TOPGOLF**

**ELDER BUILDING SUPPLY INC.**  
Construction & Industrial Supplies

**CRAFCO**  
INC  
PRESERVATION PRODUCTS

**CRASH  
CHAMPIONS**  
COLLISION REPAIR TEAM

**NISSAN**  
STADIUM

**United  
Rentals**

**O'NEAL STEEL**  
THE METALS COMPANY  
AN ONI COMPANY



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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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.

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