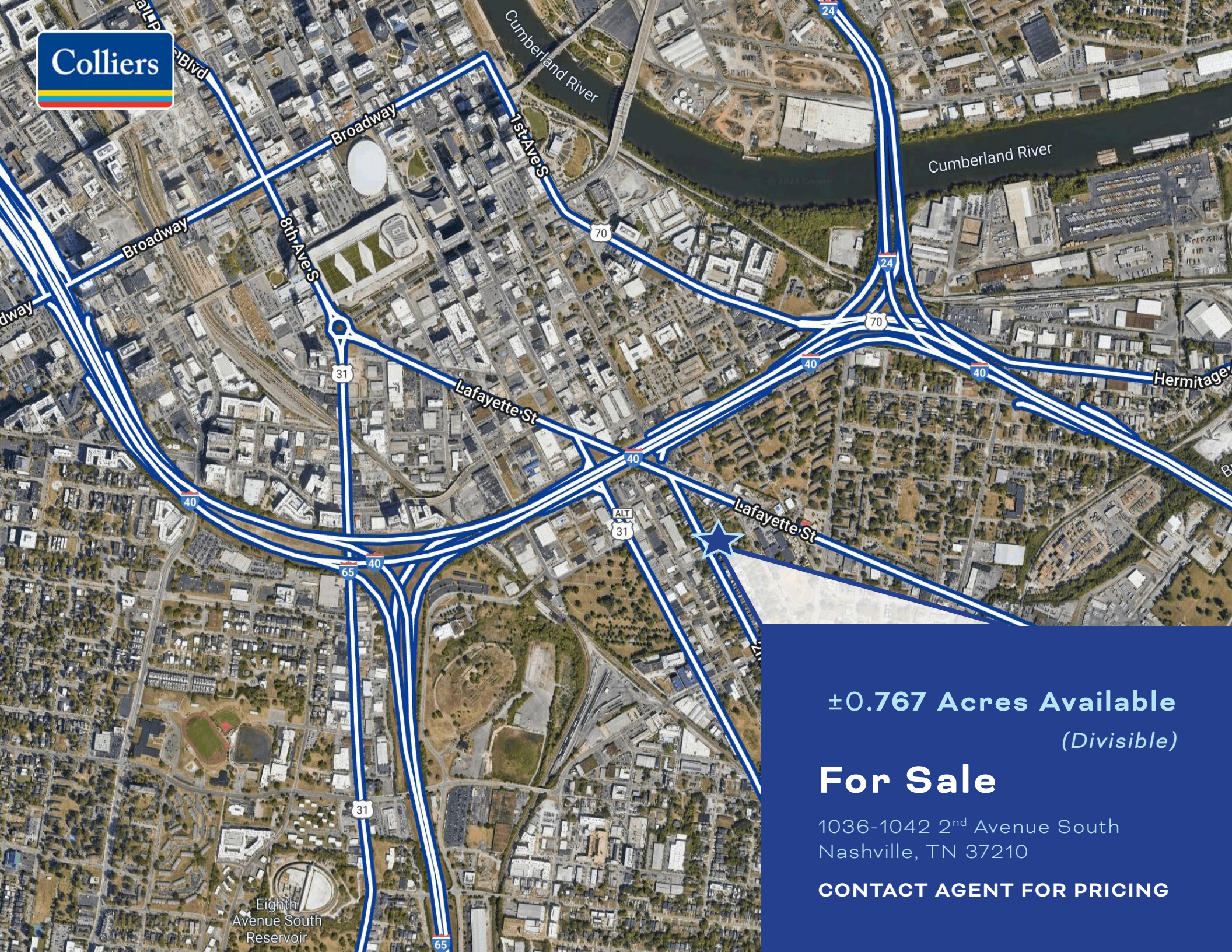




Colliers



±0.767 Acres Available  
*(Divisible)*

**For Sale**


1036-1042 2<sup>nd</sup> Avenue South  
Nashville, TN 37210

**CONTACT AGENT FOR PRICING**






**1036, 1040, 1042 2<sup>ND</sup> AVENUE SOUTH**

 Located in an Opportunity Zone

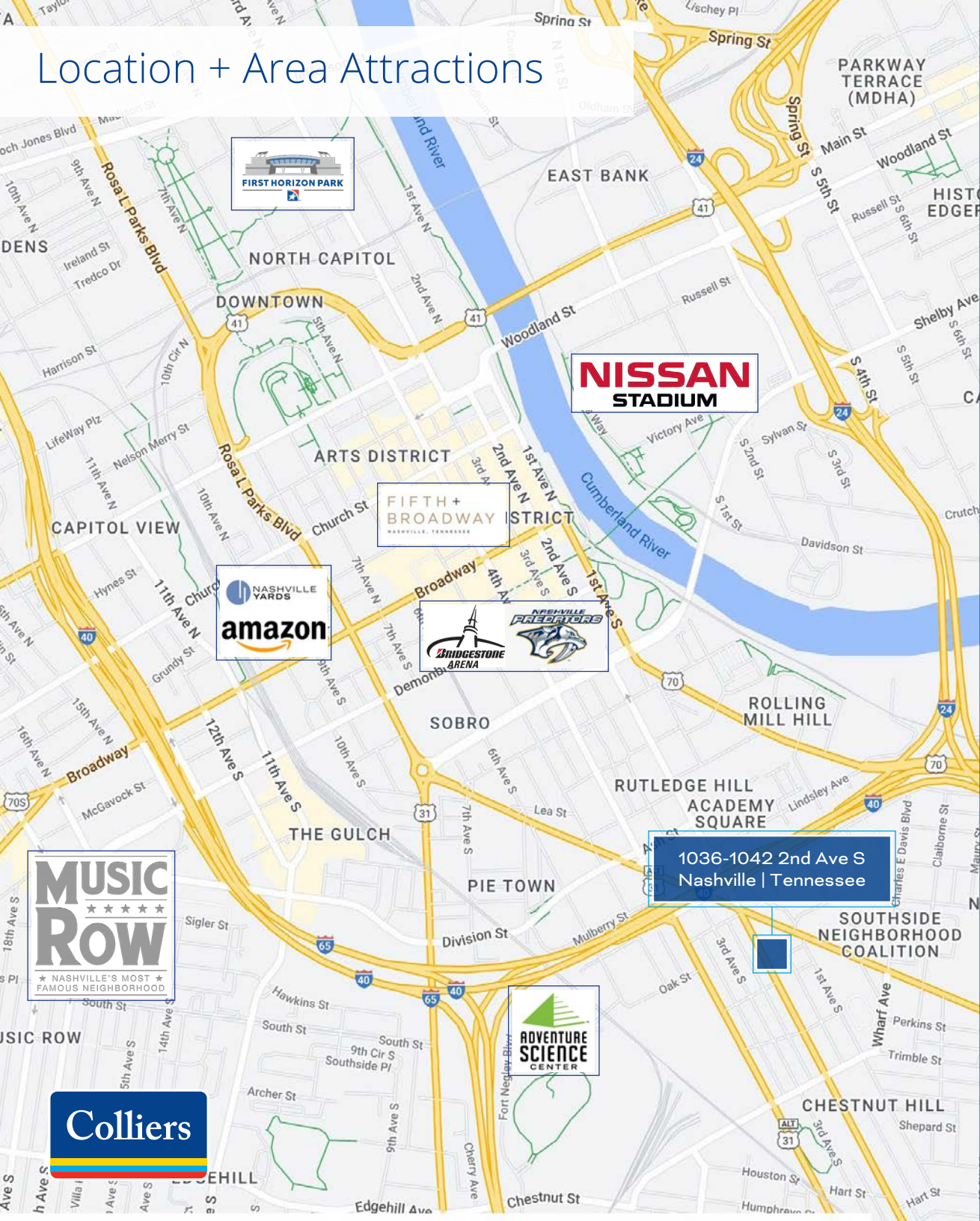
 Zoned RM-40

 Allowing up to 30 units on property!

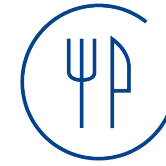
**0.767 ACRES  
DEVELOPMENT  
LAND  
FOR SALE**



# Location + Area Attractions



## DEMOGRAPHICS



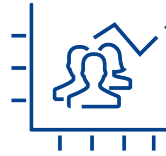
**130+**  
Eating & Drinking Establishments



**27**  
Hotels & Lodging



**67.1%**  
Population Age 20 to 64



**4,985**  
Bachelor's Degree or Higher

Note: Within a 1-mile radius

Distance from Property	1 Mile	3 Mile
Estimated Population (2023)	14,726	123,016
Projected Population(2028)	20,114	148,515
Estimated Households (2023)	9,091	63,554
Projected Households (2028)	12,591	77,254
Average Household Income (2023)	\$67,290	\$95,409
Per Capita Income (2023)	\$42,410	\$50,008
Estimated Total Businesses (2023)	1,832	14,692
Total Employees	18,842	156,720





**0.767  
ACRES  
FOR SALE**

**2nd Avenue South**

**1036-1042 2nd Ave S Nashville, Tennessee 37210**

**RADLEY HENDRIXSON, CCIM**  
615 850 2745  
radley.hendrixson@colliers.com

**SOHAILA WILLIS, CCIM**  
615 850 2757  
sohaila.willis@colliers.com

**ROSSON HENDRIXSON**  
615 850 2770  
rosson.hendrixson@colliers.com



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