

1052 4th Ave S

Nashville, TN 37210

Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

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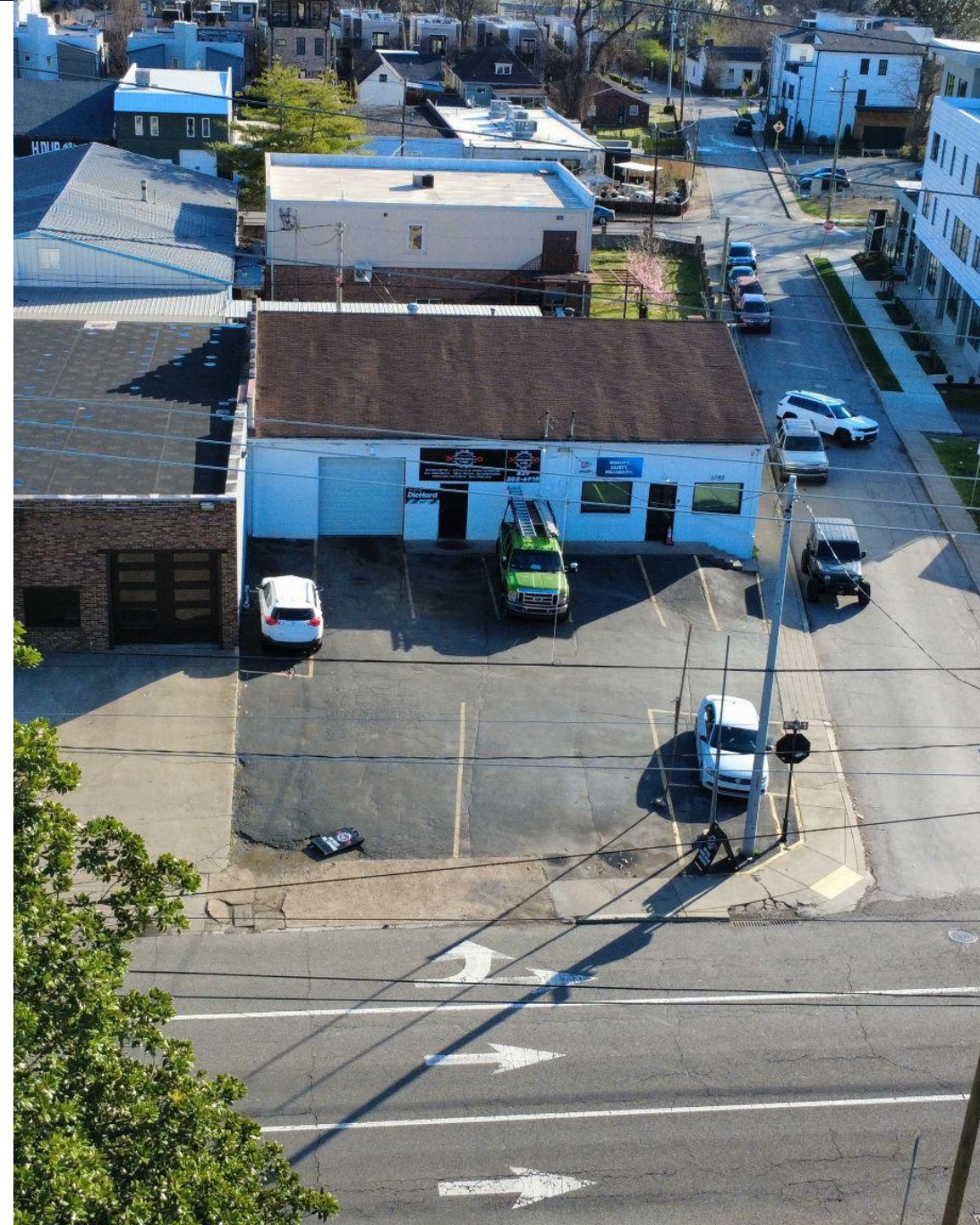
INVESTMENT HIGHLIGHTS

Executive Summary

Matthews™ is pleased to present 1052 4th Ave S, a building for sale in Nashville's urban core, featuring a total of $\pm 2,940$ SF which is comprised of $\pm 2,340$ SF of warehouse and ± 600 SF of office, designed to accommodate a wide range of users. The building offers practical utility with 12' clear height and a 10' x 10' drive-in door, making it well-suited for efficient day-to-day operations. Positioned just South of downtown, the property benefits from immediate access to I-40 (± 0.40 miles), I-65 (± 1.80 miles), and I-24 (± 3.10 miles), providing strong connectivity across the Nashville MSA. The asset is currently leased through August 31, 2027 presents an attractive opportunity for either an investor or a future owner-user targeting a well-located infill footprint.

Property Highlights

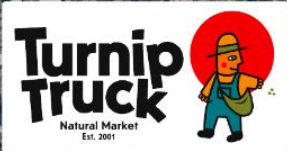
- Functional layout with $\pm 2,340$ SF of warehouse and ± 600 SF of office, supporting a wide range of users
- 12' clear height and a 10' x 10' drive-in door provide practical loading capability for a building of this size
- Well-suited for owner-user or investor seeking a manageable footprint in an infill property
- Located within Nashville's urban core, offering proximity to major thoroughfares and the broader South Nashville corridor
- In-place lease with tenant occupancy committed through October 31, 2027 with 1 1-year option following
- Immediate access to key transportation corridors including I-65 (± 1.80 Miles), I-40 (± 0.40 Miles), and I-24 (± 3.10 Miles), enabling efficient connectivity across the Nashville MSA





Downtown Nashville

NISSAN
STADIUM



The Gulch

Subject Property



± 162,000 VPD

± 132,000 VPD

FINANCIAL SUMMARY

\$1,650,000

List Price

±2,940 SF

Total RBA

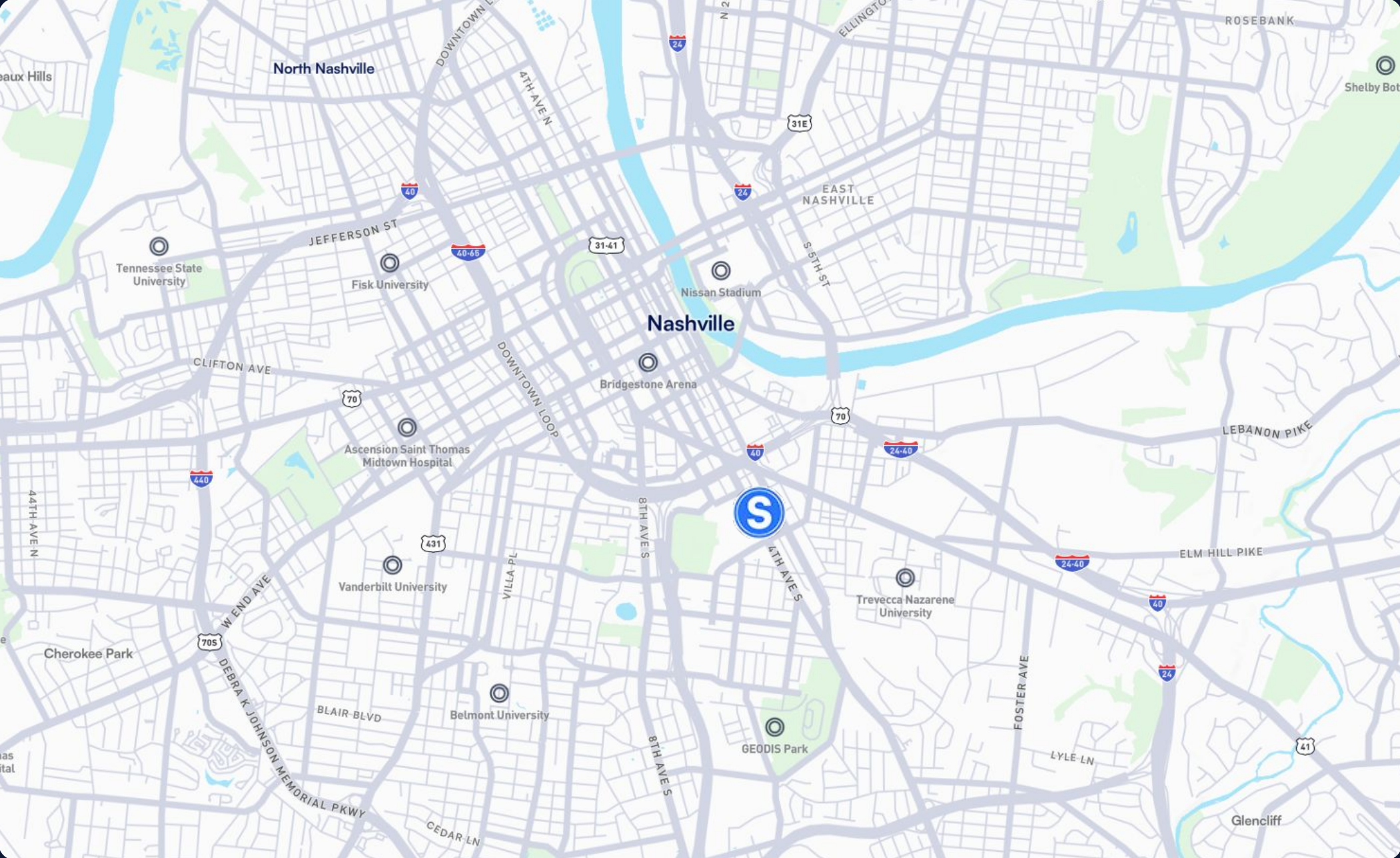
Property Summary

Address	1052 4th Ave S, Nashville, TN 37210
Asking Price	\$1,650,000
Total RBA	±2,940 SF
Warehouse SF	±2,340 SF
Office SF	±600 SF
Acres	±0.16 AC
Clear Heights	±12'
Drive-In Door	1 (10' x 10')
Zoning	CS, OV-UZO



MARKET OVERVIEW

1052 4th Ave S
Nashville, TN 37210



Nashville, TN

Market Demographics



715,000
Total Population

\$75,000
Median HH Income

380,000
Employed Population

34.5
Median Age

Local Market Overview

Nashville continues to rank among the fastest-growing metropolitan areas in the United States, driven by sustained population inflows, a diversified employment base, and a pro-business environment. The city benefits from steady in-migration of young professionals and corporate relocations, contributing to consistent household formation and rising income levels. With a strong cultural identity anchored in entertainment, healthcare innovation, and higher education, the area maintains a dynamic live-work-play environment that supports long-term real estate demand across asset classes.

The surrounding submarket near downtown Nashville has seen significant transformation, evolving into a dense, mixed-use district with expanding residential, office, and hospitality developments. Proximity to major employment hubs, including the central business district and the Nashville Medical District, enhances accessibility and tenant appeal. Infrastructure improvements and continued investment in urban redevelopment have positioned the area as a key growth corridor, supporting both investor interest and tenant demand.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	30,873	163,658	301,333
Current Year Estimate	24,035	143,007	279,055
2020 Census	13,242	115,068	248,969
Growth Current Year-Five-Year	28.45%	14.44%	7.98%
Growth 2020-Current Year	81.50%	24.28%	12.08%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,480	83,001	140,700
Current Year Estimate	13,584	71,716	129,560
2020 Census	5,961	51,630	107,698
Growth Current Year-Five-Year	28.68%	15.74%	8.60%
Growth 2020-Current Year	127.88%	38.90%	20.30%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$111,833	\$125,611	\$131,319

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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 1052 4th Ave S, Nashville, TN, 37210 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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™. 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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.