

RETAIL/OFFICE FOR SALE

2831 Columbine Pl

2831 COLUMBINE PLACE

Nashville, TN 37204

PRESENTED BY:

KATELIN FORD

O: 615.671.4544

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katelin.ford@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,450,000
BUILDING SIZE:	1,092 SF
LOT SIZE:	8,276 SF
PRICE / SF:	\$1,327.84
YEAR BUILT:	1941
ZONING:	D6
APN:	11811006600

PROPERTY OVERVIEW

SVN | Accel Commercial Real Estate is pleased to present 2831 Columbine Place, a freestanding commercial investment opportunity located in the highly desirable Berry Hill submarket of Nashville, Tennessee.

This property offers excellent visibility and accessibility in one of Nashville's most established and sought-after commercial districts. The site is improved with an approximately 1,092 square foot building situated on ± 0.19 acres, providing flexibility for a variety of retail, office, or owner-user applications.

Originally built in 1941, the property has benefited from its location within a dynamic urban corridor known for its mix of creative office users, recording studios, retail, and service-oriented businesses. Berry Hill is widely recognized as a hub for Nashville's music and creative industries—often referred to as “Music Hill”—and continues to attract both local and national tenants seeking proximity to Downtown Nashville and Music Row.

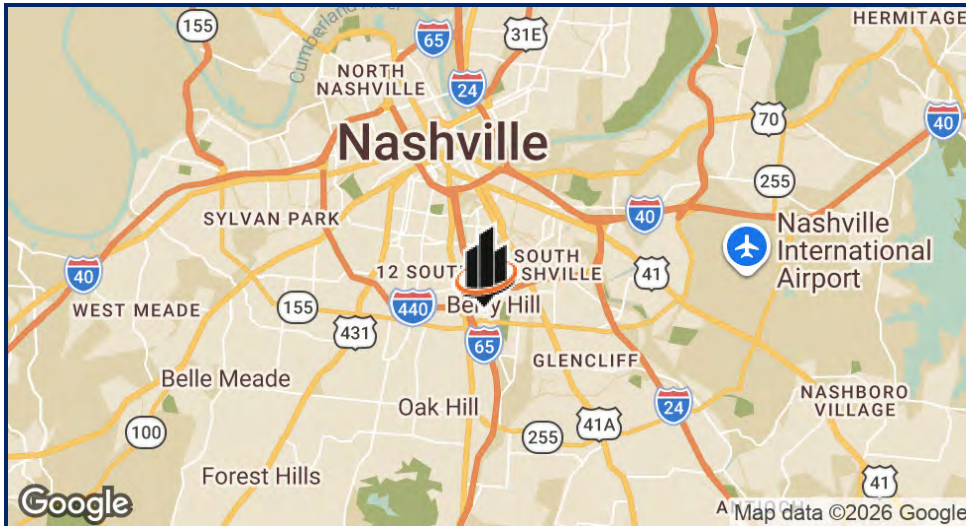
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HIGHLIGHTS & LOCATION



HIGHLIGHTS

- Freestanding Commercial Asset in Berry Hill
- Highly Visible Lot with Dual Access
- ±1,092 SF Building on ±0.19 Acres
- Flexible Use Potential - Retail, Office, Owner/User, Redevelopment
- Located in "Music Hill" Creative District
- Strong Infill Location near Downtown, Music Row, and 12 South
- High-Demand Submarket with Limited Available Inventory

BERRY HILL

Located just south of Downtown Nashville, Berry Hill is a thriving commercial district known for its eclectic mix of restaurants, recording studios, creative businesses, and boutique retail.

With immediate access to I-65, I-440, and major corridors including 8th Avenue South and Franklin Pike, the area offers exceptional connectivity to Downtown, The Gulch, 12 South, Vanderbilt University, Belmont University, and Wedgewood-Houston.

Berry Hill's established business community, walkable environment, and continued investment make it one of Nashville's most desirable locations for retail, office, and mixed-use opportunities.

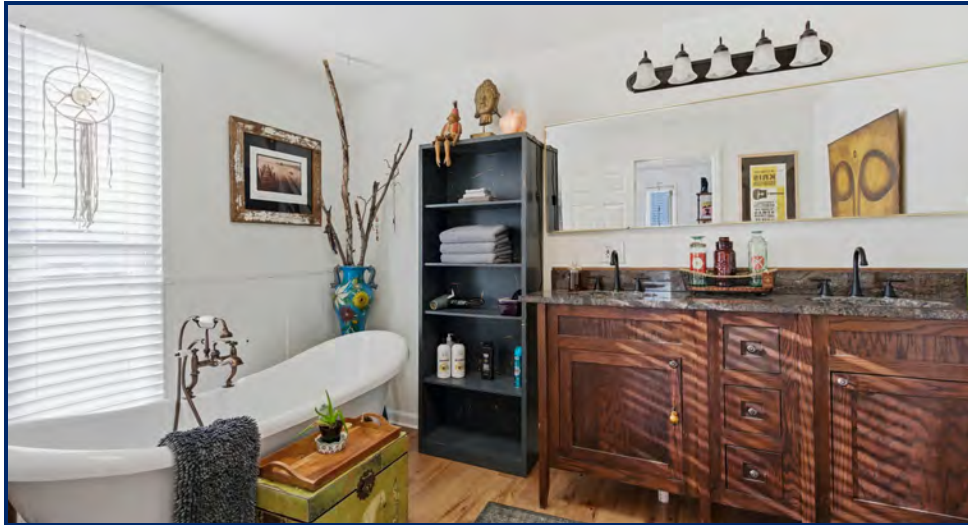
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

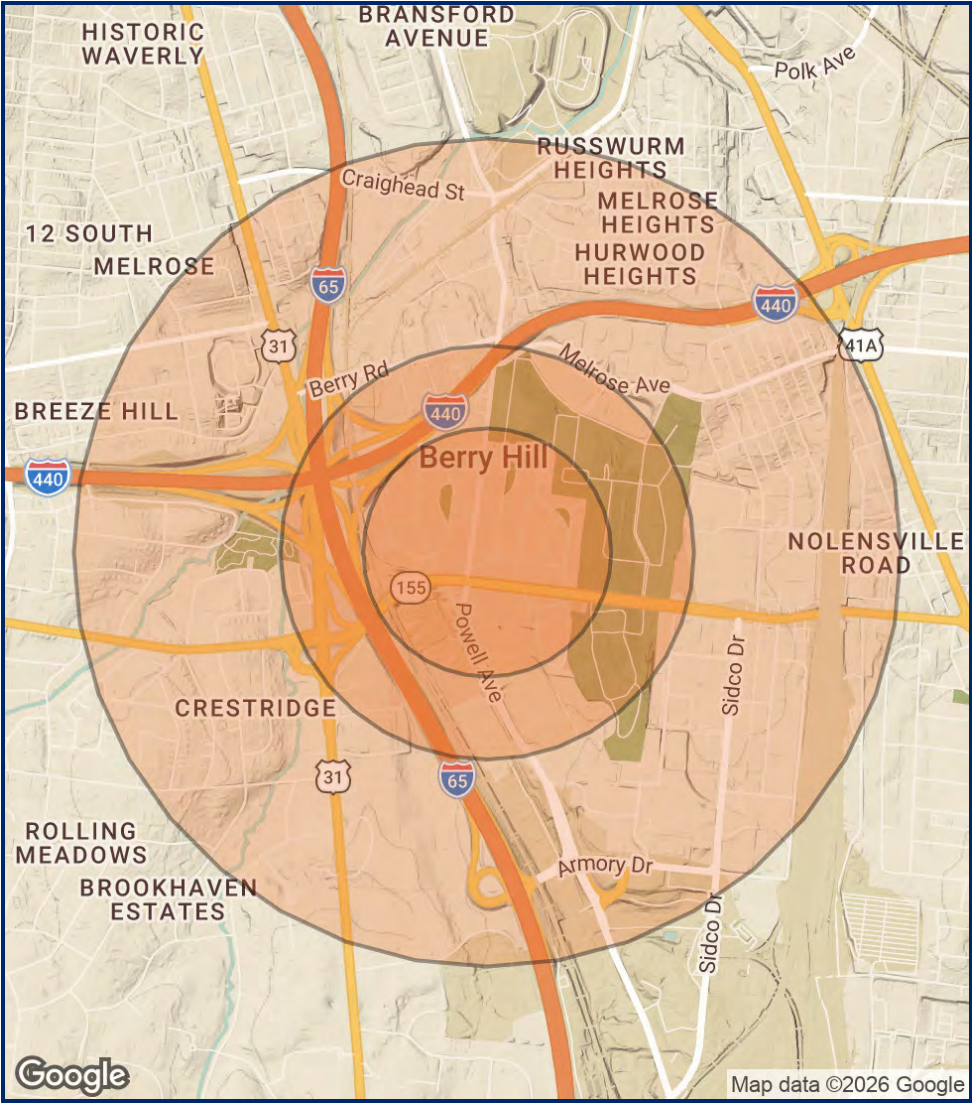
TOTAL POPULATION	87	326	4,066
AVERAGE AGE	36	37	36
AVERAGE AGE (MALE)	36	37	36
AVERAGE AGE (FEMALE)	35	37	36

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	46	151	1,956
# OF PERSONS PER HH	1.9	2.2	2.1
AVERAGE HH INCOME	\$94,037	\$136,474	\$138,210
AVERAGE HOUSE VALUE	\$606,871	\$837,385	\$855,032

2020 American Community Survey (ACS)



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Advisor

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Direct: **615.671.4544** | Cell: **615.481.7537**

EDUCATION

Page High School

Middle Tennessee State University, BS in Electronic Media Communications, Minor in Interpersonal Communications

MEMBERSHIPS

Hospitality Committee with Davidson Co. Chamber of Commerce

Nashville Women's Leadership Association

Rutherford Co. Chamber of Commerce

Women in Commercial Real Estate

SVN | Accel Commercial Real Estate

7003 Chadwick Dr, Suite 111

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