



110

**30TH AVE SOUTH
NASHVILLE, TN**

6,232 SF | 0.30 AC

**FOR SALE OR LEASE
OFFICE, MEDICAL, RETAIL BUILDING**



Property Overview
01

PROPERTY OVERVIEW

ADDRESS

110 30TH AVENUE SOUTH
NASHVILLE, TN 37212

SIZE

6,232 SF ON TWO FLOORS

ACRES

± 0.30 AC

SUBMARKET

WEST END

CROSS STREETS

WEST END AVE

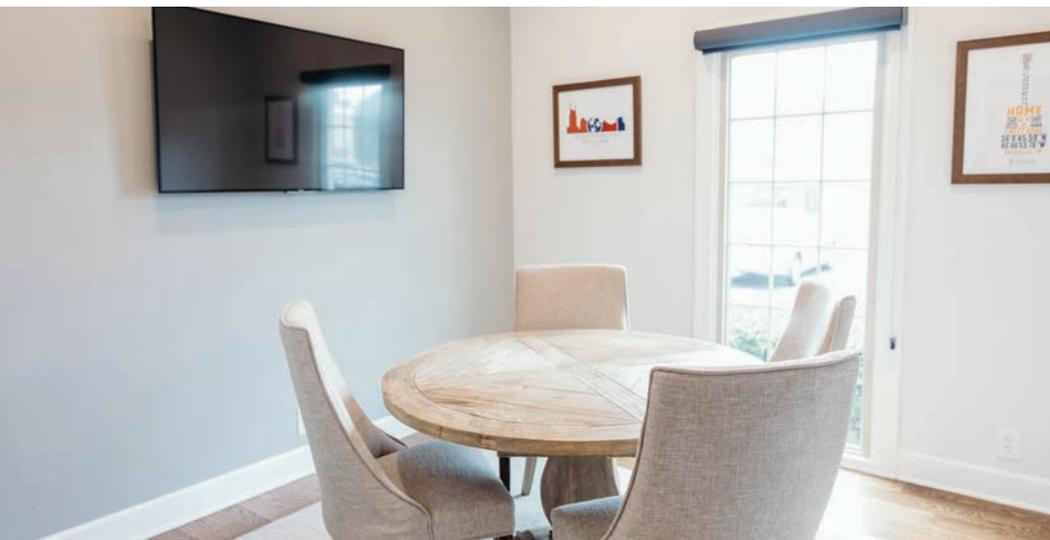
PARKING

25 STALLS

POSSIBLE USES

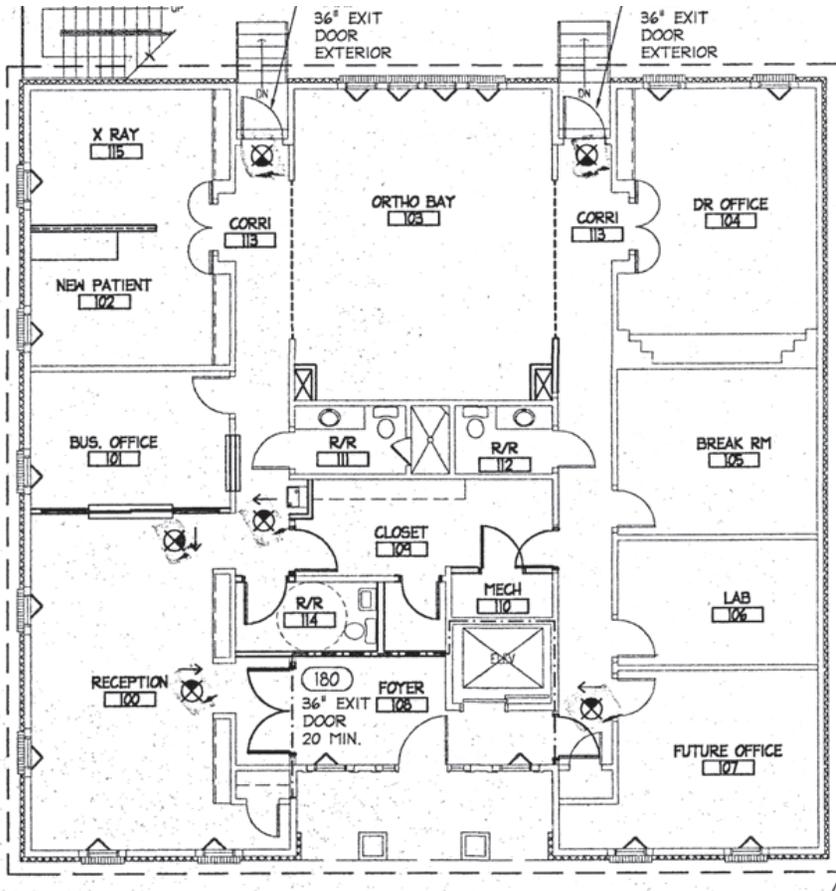
OFFICE, MEDICAL OFFICE,
RETAIL



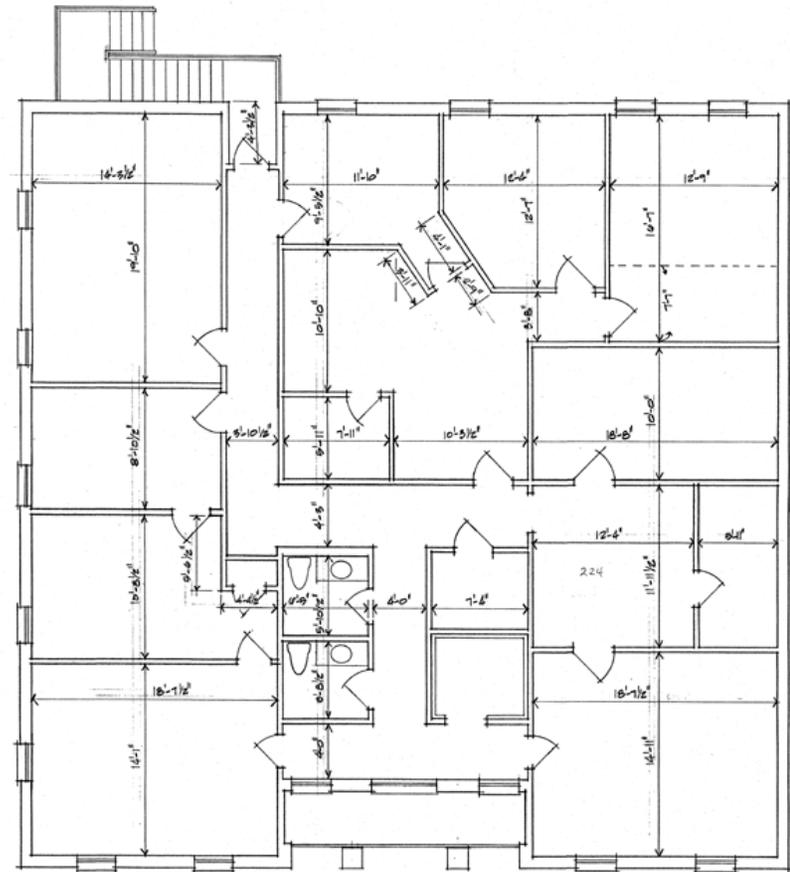


PROPERTY HIGHLIGHTS

- WALKING DISTANCE TO VANDERBILT
- SUPERIOR ACCESS OFF WEST END AVE
- FULL BUILDING OPPORTUNITY
- 25 FREE PARKING SPACES
- ABUNDANT NATURAL LIGHT
- RECENTLY REMODELED HIGH-QUALITY INTERIOR
- CENTRALLY LOCATED BETWEEN DOWNTOWN, MUSIC ROW, AND CENTENNIAL PARK
- DIRECTLY BEHIND WEST END STARBUCKS
- ORI ZONING



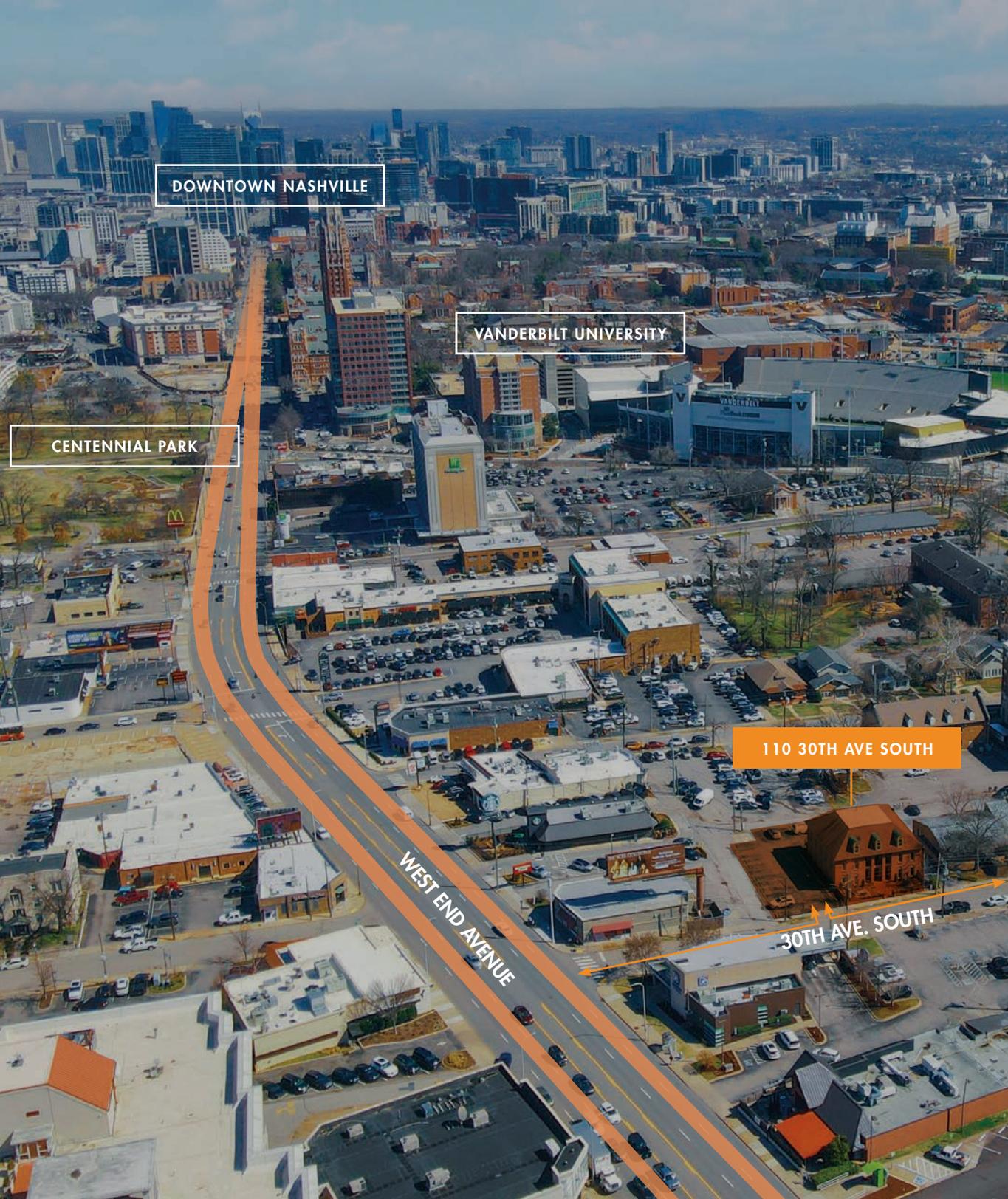
FIRST FLOOR



SECOND FLOOR



LOCATION & ACCESS



DOWNTOWN NASHVILLE

VANDERBILT UNIVERSITY

CENTENNIAL PARK

110 30TH AVE SOUTH

WEST END AVENUE

30TH AVE. SOUTH

LOCATION & ACCESS



STONEY RIVER STEAKHOUSE AND GRILL



WEST END SUBMARKET

In the heart of Midtown, just steps from Vanderbilt University and its Medical Center, the West End submarket is one of the city's busiest corridors, connecting Downtown to Music Row, The Gulch, and Centennial Park. Set right off West End Ave, this property is positioned to capture energy from one of Nashville's fastest-growing neighborhoods, where education, healthcare, hospitality and entertainment converge. West End is home to undergraduate students, graduate students, recent grads, young professionals and newly married couples.



NASHVILLE ACCOLADES AND STATISTICS

#1

Real Estate Investment Market
– ULI 2022-2024

#1

City for Post-Pandemic Recovery
– Center City District Foundation

#3

America's Top States for Business
– CNBC, 2023

#4

Overall City for Job Growth
– Forbes

#5

Cities Americans are Flocking to
– Forbes

2.1M

Nashville Population
– US Census Bureau

86

People Moving to Nashville Daily
– Nashville Chamber of Commerce

23,800

Avg. Jobs Created Annually
– CoStar

2.9%

Unemployment Rate
– US Bureau of Labor Statistics

\$102K

Avg. HH Income
– US Census Bureau

30%

Increase in Home Prices Since 2021
– The Tennessean

27,939

Multi-family Units Under Construction
– TN Apartment Association

**PROPERTY
PHOTOS**



STREET
VIEW

FIRST

FLOOR

LOBBY

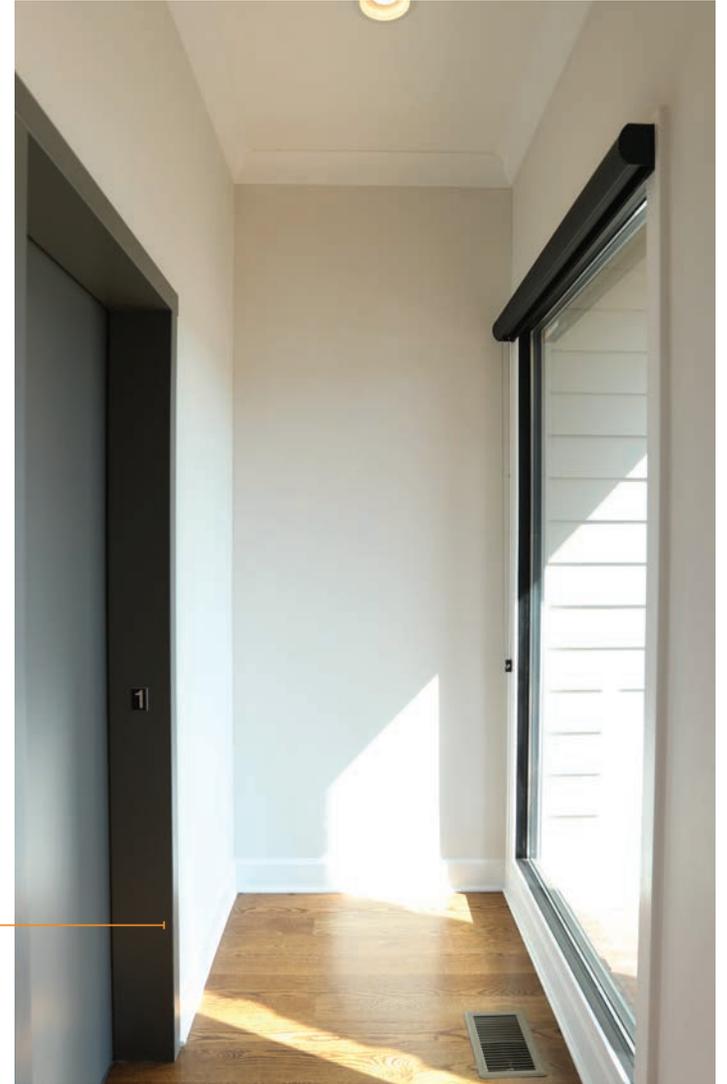


CONFERENCE ROOMS

FIRST
FLOOR



GOING UP!



KITCHEN



SECOND

FLOOR



OFFICES +
MEETING SPACE

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30TH AVE SOUTH
NASHVILLE, TN

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