



For Lease

2702-2704 Eugenia Ave | Nashville, TN 37211

2,400 SF Available

Total Building 6,300 SF



For Leasing Information, please contact:

Griffin Farriss

griffin.farriss@streamrealty.com

T 561.676.2601



Property Details

2702-2704 Eugenia Ave | Nashville, TN 37211




Hard to Find Industrial/Flex Unit in the Berry Hill Area


Property Overview


Located in the Nolensville Pike corridor near Berry Hill, Suite 101 at 2704 Eugenia Ave offers a rare industrial/flex lease opportunity with office, drive-in access, and I-440 connectivity, ideal for industrial/warehouse use.


Highlights

 ±2,400 SF total including ±350 SF office


 Fully air-conditioned industrial/flex suite


 (1) 12' x 14' drive-in door


 16'–18' clear ceiling height

 Zoned IWD

 Available September 1, 2025

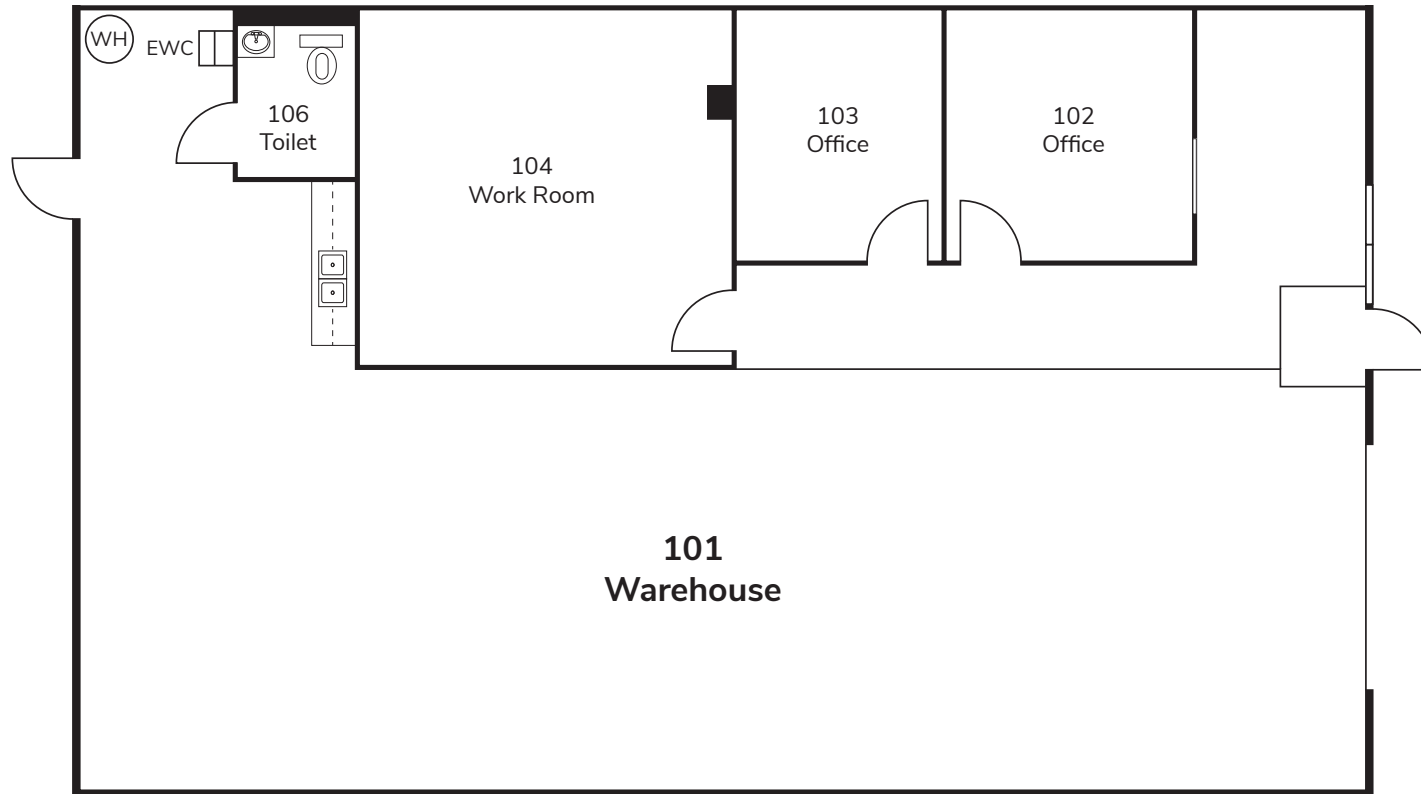
 ±0.8 miles to I-440 on/off ramp

 In close proximity to Berry Hill, 100 Oaks and the Fairgrounds in the Nolensville Pike corridor

 Under new ownership with capital improvements underway

Suite 101 Floor Plan

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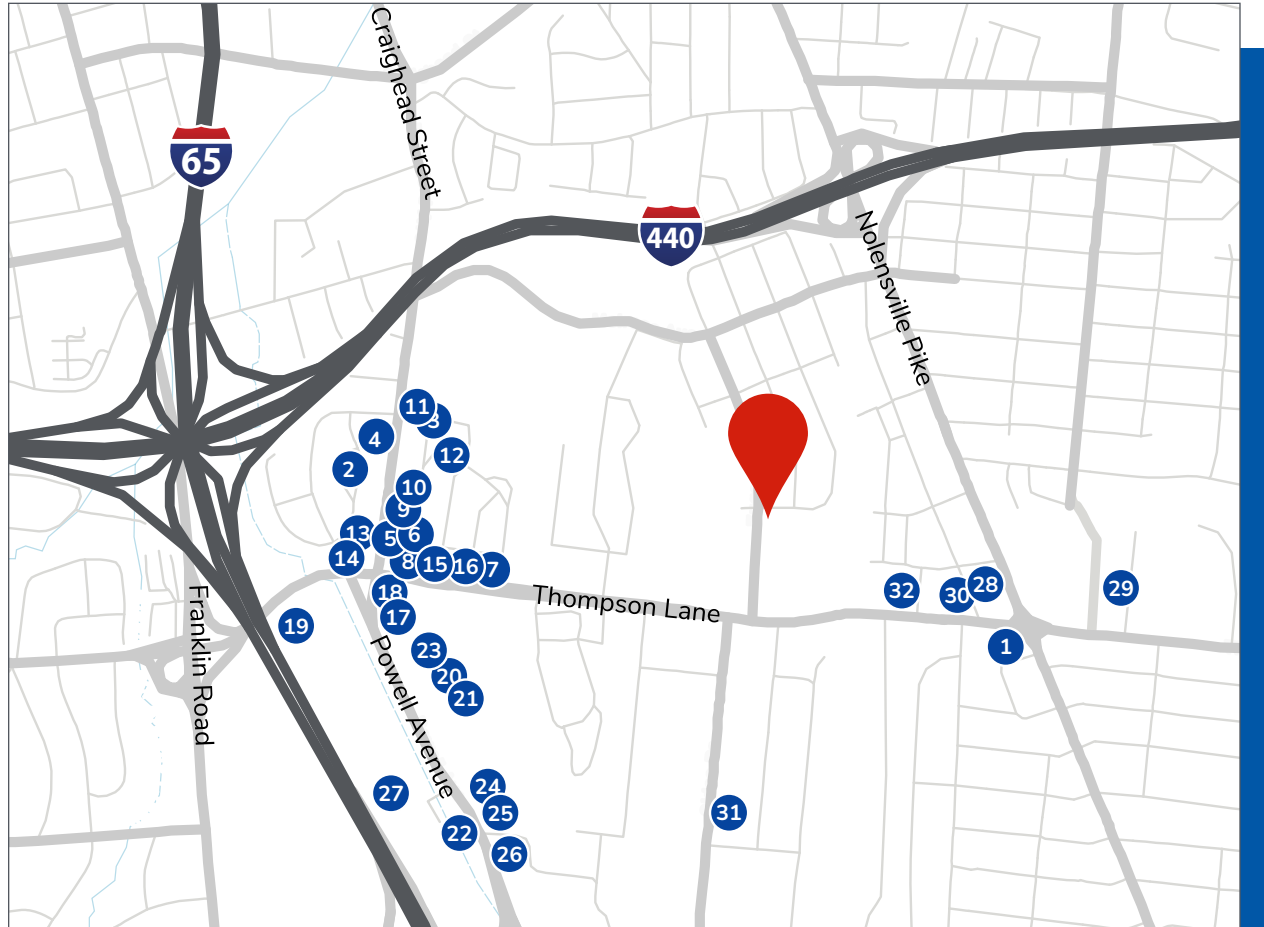
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Neighborhood Amenities

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- 1 WHITE CASTLE
- 2 AZALEA PARK
- 3 COLUMBINE PARK
- 4 BLACKBIRD STUDIO
- 5 VUI'S KITCHEN
- 6 VUI'S JUICE CAFÉ
- 7 CALYPSO CAFÉ
- 8 BAJA BURRITO
- 9 BIG MACHINE DISTILLERY & TAVERN
- 10 BROTHERS BURGER JOINT
- 11 THE PFUNKY GRIDDLE
- 12 NASHVILLE JAM CO
- 13 SUNFLOWER CAFÉ
- 14 JERSEY MIKE'S SUBS
- 15 HUGH BABY'S
- 16 FIREHOUSE SUBS
- 17 CHIPOTLE
- 18 LOGAN'S ROADHOUSE
- 19 WALMART SUPERCENTER
- 20 VANDERBILT HEALTH 100 OAKS
- 21 TJMAXX
- 22 TACO BELL
- 23 MICHAELS
- 24 PANERA
- 25 PANDA EXPRESS
- 26 RAFFERTY'S RESTAURANT & BAR
- 27 THE HOME DEPOT
- 28 WALGREENS
- 29 GINGER THAI
- 30 KRISPY KREME
- 31 BLACK ABBEY BREWING COMPANY
- 32 THE EASTERN PEAK

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Neighborhood Demographics 5 MILE RADIUS

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Notable Drive Times

13 min
DOWNTOWN

14 min
MIDTOWN

16 min
NASHVILLE INTERNATIONAL AIRPORT



237,568
TOTAL POPULATION

452,499
DAYTIME POPULATION

105,690
HOUSEHOLDS

\$132,120
AVG. HOUSEHOLD
INCOME

32.7
MEDIAN AGE

Source: Esri forecasts for 2024
and 2029

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501 Commerce Street
Suite 1120
Nashville, TN 37203
T: 615.795.0000