

940 THIRD AVE NORTH

NASHVILLE, TENNESSEE 37201

9,479 SF BUILDING ON .36 ACRES IN THE HEART OF GERMANTOWN

**FOR
LEASE
OR
SALE**



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EXECUTIVE SUMMARY

Colliers International is pleased to offer for lease or for sale, the building and site located at 940 3rd Ave. North in Germantown, one of the fastest growing corners of Nashville's urban core.

Originally constructed in 1950, the 9,479 square foot building presents prime location with two primary street frontages along 3rd Avenue North and JR Gilliam Way.

The site is adjacent to one of Nashville's premiere sporting venues, First Horizon Ball Park, home of the Nashville Sounds, and the heart of entertainment and hospitality in Germantown.

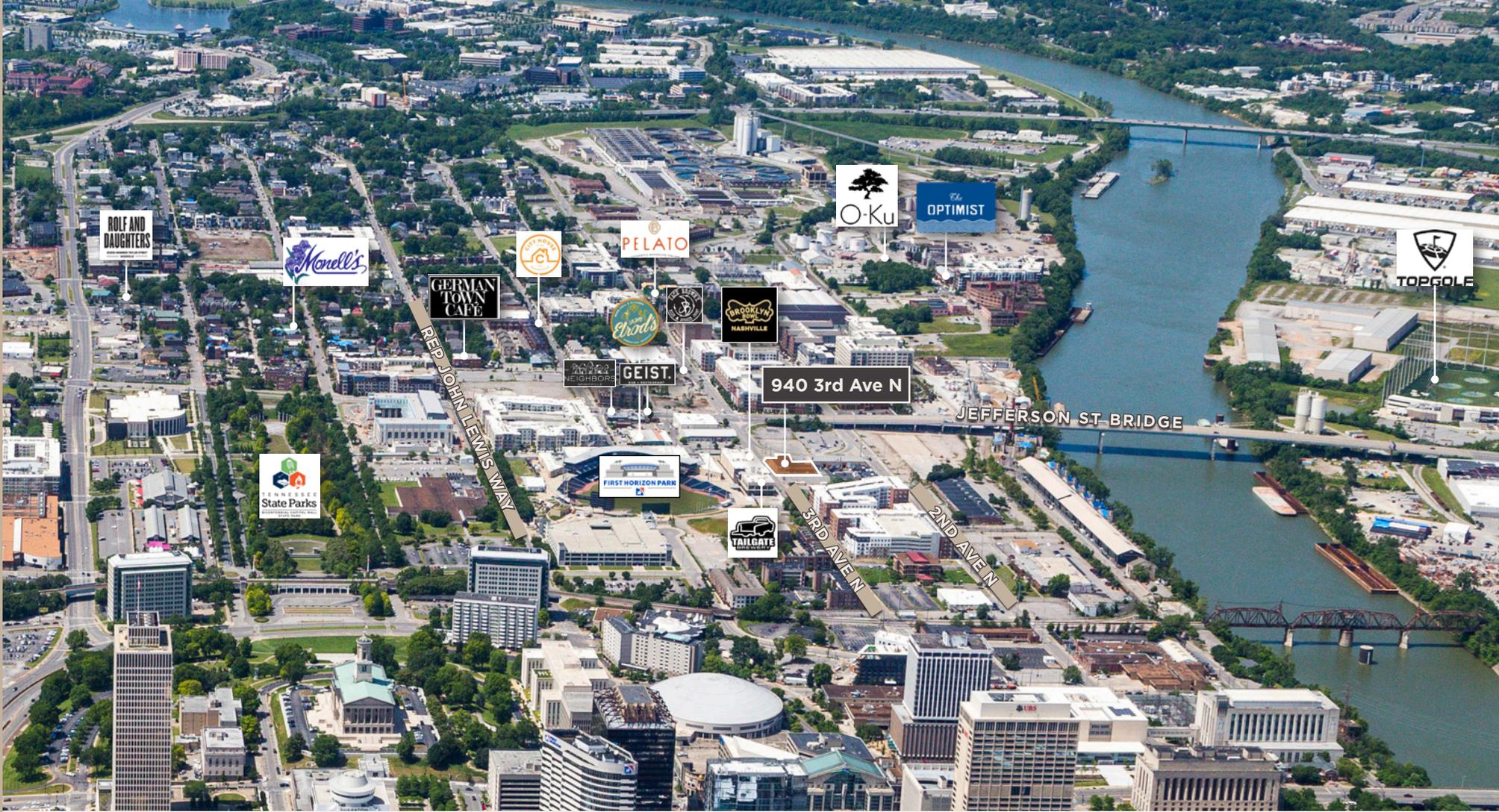
Bordered on the West by Brooklyn Bowl, the site offers walk-ability to the countless amenities of the Germantown neighborhood and ample parking opportunities available in the properties immediate vicinity.

ADDRESS	940 3RD AVE NORTH NASHVILLE, TN 37201
PROPERTY	Building: 9,479 SF Site: .36 Acres
AVAILABLE	JULY 31, 2026
AMENITIES	Fully Conditioned Facility Back-up Generator Secured and Gated Access 1 loading dock
ZONING	Multiple: DTC/UZO
PARCEL ID	082-13-0-359.00
POTENTIAL ADAPTIVE RE-USE	Conforming uses include food & beverage; retail; entertainment; creative studios; mini-warehouse storage
YEAR BUILT	1950









PROXIMITY TO FIRST HORIZON PARK & GERMANTOWN

940 3rd Avenue North's Germantown location is a strategic advantage for the next F&B home-run. The area sits at the intersection of downtown Nashville and key transportation corridors, offering immediate access to I-40, I-65, and I-24. Germantown's continued redevelopment and limited industrial inventory create strong demand for well-located industrial assets that can serve the urban core, surrounding mixed-use neighborhoods, and growing population base. This submarket benefits from long-term fundamentals such as land scarcity, zoning constraints, and ongoing population and employment growth—supporting stable occupancy, rent growth, and strong exit potential for investors.

NEIGHBORHOOD | Germantown

10,000+
HOTEL ROOMS

300+
RETAIL | RESTAURANTS

22,000+
MULTIFAMILY UNITS



WITHIN 3 MILES OF
940 3RD AVE N:

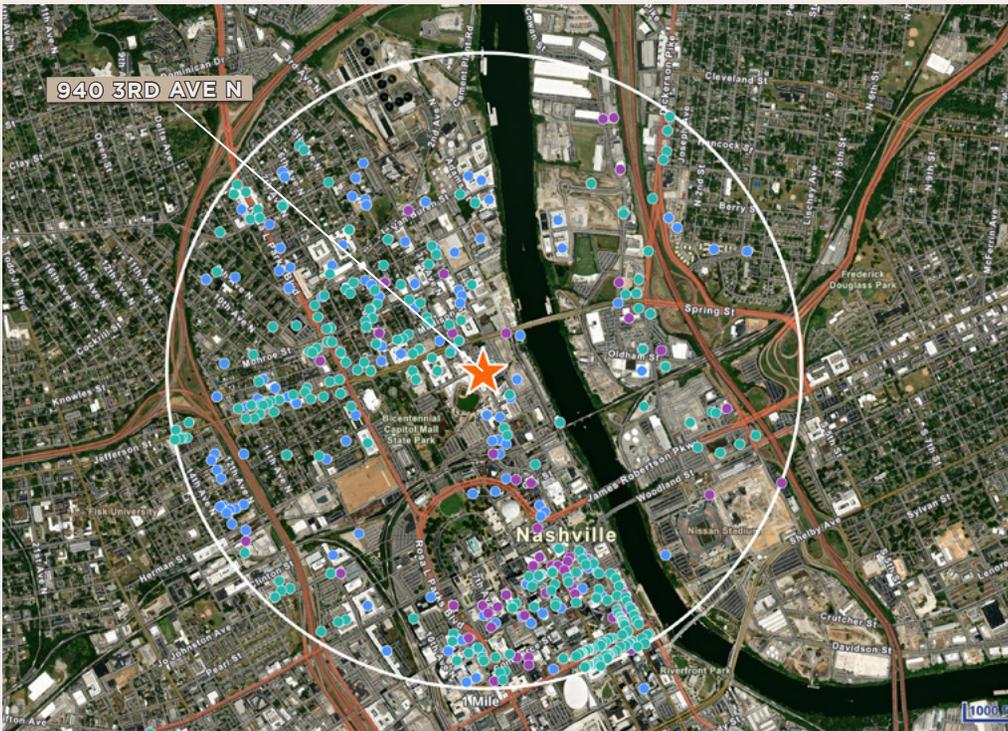
126,127
RESIDENTS

32 YEARS
AVERAGE AGE

\$54,061
PER CAPITA INCOME

17 MILLION
NASHVILLE TOURISTS IN 2025

80
WALK SCORE



Why Nashville

Nashville, Tennessee, affectionately known as “Music City,” is a vibrant metropolis where Southern charm meets dynamic growth.

Renowned as the epicenter of country music, the city boasts iconic venues like the Ryman Auditorium, the Country Music Hall of Fame, and the historic RCA Studio B. Beyond its musical heritage, Nashville offers a rich tapestry of cultural experiences, including the National Museum of African American Music and the Johnny Cash Museum.

The city’s diverse neighborhoods, such as Germantown, The Gulch, and East Nashville, are hubs of boutique shopping, innovative dining, and lively nightlife. Outdoor enthusiasts can explore Centennial Park, home to a full-scale replica of the Parthenon, or enjoy the scenic beauty of Radnor Lake State Park. With a population exceeding 1.3 million in the metropolitan area, Nashville is one of the fastest-growing cities in the United States. This growth is fueled by a diverse economy encompassing healthcare, education, technology, and entertainment. Whether you’re drawn by its musical legacy, culinary delights, or Southern hospitality, Nashville offers a unique blend of tradition and modernity that captivates residents and visitors alike.

**#1 Metro
Economic
Strength**

Policom (2024)

**#5 Large
Metro for
Best Business
Climate**

*Business
Facilities (2024)*

**#1 Leisure
Destination
in the US**

*Global Traveller
(2024)*



2.1M

Current
Population



\$467K

Median Home
Value



15.4%

Population
Growth



29%

Bachelor's Degree
or Higher



2%

Year over Year
Job Growth



2.9%

Unemployment
Rate



\$75K

Average Household
Income

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