

FOR SALE  
INVESTMENT OPPORTUNITY

# Polk Center

191 Polk Avenue  
Nashville, TN 37210

282,500 SF  
Infill Industrial Property

17.24 AC



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# The Offering

Colliers, as exclusive advisor, is pleased to represent the seller in the sale of The Polk Center located in Nashville, TN. A 282,500 SF property situated on 17.24 acres in the heart of the Downtown Nashville Industrial corridor.

The property is located just southeast of downtown Nashville, sporting views of the ever-growing Nashville skyline. Its exceptional accessibility is a key differentiator, with I-40 and I-24 mere minutes away, putting the entire region within easy reach & making service to customers & rooftops remarkably efficient. Whether it's connecting to the airport, the Gulch, Music Row, or beyond, the convenience of interstate access from this location is simply unmatched.

The market for stabilized industrial properties is very tight. Looking ahead, the long-term supply outlook for comparable properties remains unfavorably constrained. Elevated interest rates continue to temper new development starts, while the critical scarcity of industrially zoned land in and around the Nashville metropolitan area has further muted new construction.

The property is situated within an Opportunity Zone (OZ), offering potential tax benefits to investors.

**Address** 191 Polk Avenue,  
Nashville, TN 37210

**Total Building Area** 282,500 SF  
257,467 RSF

**Lot Size** ±17.24 AC  
±750,971 SF

**Parcel Number** 106-09-0-006.00

**Zoning** IR

## Investment Highlights



**Opportunity Zone**



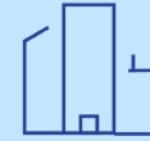
**96% Occupancy**



**Market-To-Market Opportunity**



**3.42 YR. WALT**



**Rare CBD IR**





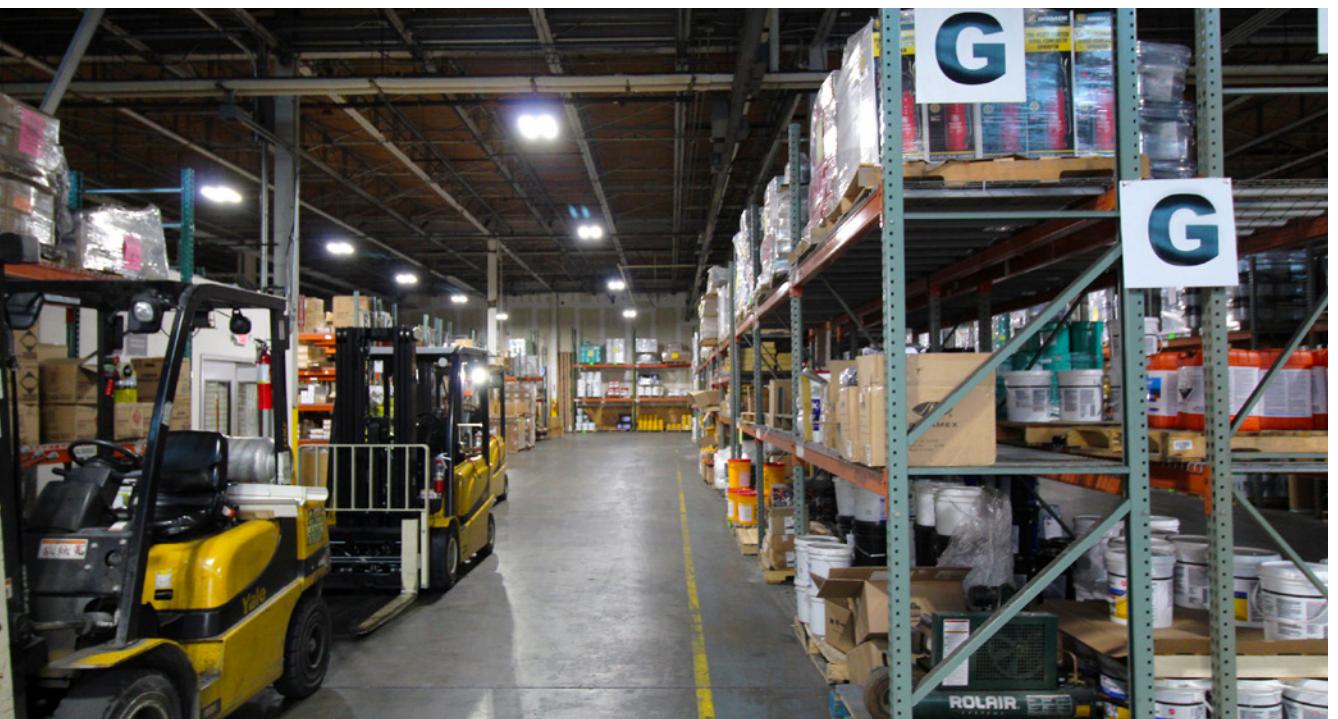
# Polk Center

191 Polk Ave, TN 37210

THE OFFERING

PROPERTY DESCRIPTION

MARKET OVERVIEW



## Market Information

According to data from Oxford Economics, Nashville's annual job growth rate of 0.5% fell below the US growth of 1.3% in 2024. According to Oxford Economics, Nashville's Q1 2025 over Q1 2024 overall job growth rate stands at 0.8%, and is forecasted to grow 0.9% in 2025, with an annual growth rate of 0.8% in 2026 through 2029. While overall job growth remains moderate, certain industrial sectors are experiencing notably stronger gains. Looking at job performance by industrial-space users, Nashville's trade, transportation, and utilities sector increased by 3.8% from February

2023 to February 2025 while manufacturing grew 3.0% in the same time frame. Nashville's industrial market had a strong start to 2025, with move-ins exceeding 813,000 SF and leasing activity totaling 3.5M square feet, surpassing the totals of each quarter of 2024. Industrial investment transactions totaling \$387M was the highest Q1 volume in two years, marking renewed confidence in the market. As 2025 unfolds, Nashville's industrial sector is expected to maintain its position as a leading property class in the region, fueled by robust demand and an active investment landscape.



### Nashville Population

2.16M



### Projected Population Growth

2.27M (2030), 2.38M (2035)



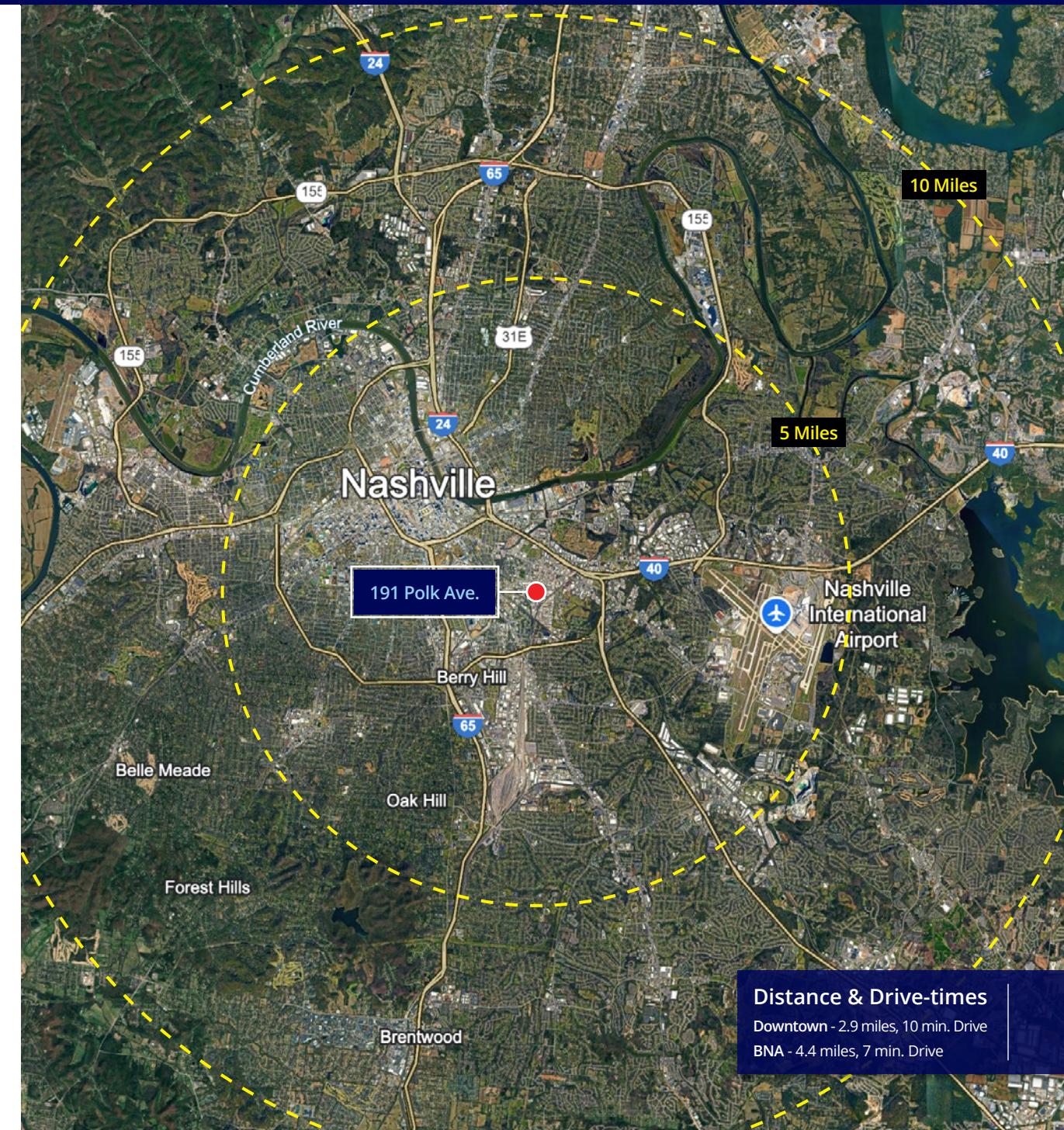
### Median Household Income

\$88,400



### Unemployment Rate

3.0%



# NASHVILLE, TN MARKET OVERVIEW

From its world-renowned music scene to the dynamic cultural gems that invite millions of visitors each year, the Nashville area offers a memorable experience to all its guests and residents. Nashville, where culture, creativity, and economic prosperity meet. Home to nation-leading healthcare, hospitality, manufacturing, and education powerhouses, Nashville is now one of the nation's fastest growing economies. Since 1990, more than 543,000 new jobs have been created and 5,200 companies have chosen to expand or relocate operations to the region because Nashville provides access to skilled talent, unmatched livability, and a culture that is defined by creativity and collaboration. As one of the United States' most dynamic centers for business growth, Nashville offers a welcoming environment for international companies to expand their operations. With over 340 foreign-owned companies from 26 countries, Nashville boasts a diverse mix of global brands that use the region as their U.S. base for manufacturing, corporate operations, sales, distribution, R&D, and more.

Nashville consistently ranks at the top of national and international livability indexes. Its vibrant culture, centered on creativity, music, and entrepreneurship, complements a robust dining scene, popular entertainment venues, and beautiful outdoor spaces. Nashville boasts a vibrant professional sports scene with representation in the NFL, NHL, MLS, and MLB. Fans of Nashville teams are known for their passionate support, creating an electric, party-like atmosphere at games. This variety of sports offerings enhances Nashville's dynamic culture and brings together a community deeply dedicated to their teams. Our region boasts over 200 public parks, 80 miles of paved trails perfect for walking, running, or cycling, and 56 golf courses catering to all skill levels. The region also features 30,000 acres of inland lakes, ideal for boating, fishing, and other water activities. This abundance of recreational facilities, combined with a strong commitment to preserving green spaces, makes Nashville & Middle Tennessee an exceptional place for outdoor enthusiasts.



## LIVABILITY:

- Home to NFL, NHL, MLB (AAA), MLS & NCAA sports teams
- World class airport
- Nationally recognized food scene
- 80 miles of greenways and 30,000 acres of inland lakes
- Lower taxes and cost of living
- Low rents relative to other markets

## CENTRALLY LOCATED:

- 65% of the US population resides within 650 miles
- 75% of the US market within a 2-hour flight
- 9.5 million people within a 3-hour drive

## NOTABLE CORPORATE HEADQUARTERS:

- **Nissan North America**
- **Bridgestone Americas**
- **HCA Healthcare**
- **Dollar General**
- **Tractor Supply**
- **Healthways**
- **Mars Petcare**
- **CHS**



2M  
People



1.08M  
Labor Force



33.2%  
Job Growth  
Since 2010



\$58k  
Per Capita  
Income



98.5  
Cost of Living  
Index



17k  
Downtown  
Residences

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Contact Agent for access to Offering Memorandum

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