

FOR SALE

25,708 SF, 18 Unit Mixed-Use Building in Opportunity Zone

1821 Jefferson Street | Nashville, TN



Troy Reese

troynell.reese@streamrealty.com

T 919.441.6531

Rob Lowe

rob.lowe@streamrealty.com

T 615.476.2910

 **STREAM**®



PROPERTY DETAILS

1821 JEFFERSON ST | NASHVILLE, TN 37208

Strategically positioned within an Opportunity Zone, this 25,708 square-foot mixed-use asset presents a premier investment opportunity. The property features 4 one-bedroom, one-bath apartments averaging 674 square feet and fourteen two-bedroom, two-bath floor plans averaging 966 square feet. Complementing the residential component is approximately 6,000 square feet ground-floor level including a tenant lounge, and two retail spaces at 2,267 SF and 900 SF. With on-site parking and walkable distance to Meharry Medical College, Fisk University, and downtown, this is a rare chance to capture a multi-use asset in a historic corridor.

4 one-bedroom, one-bath apartments

14 two-bedroom, two-bath apartments

STR eligible

Close proximity to downtown

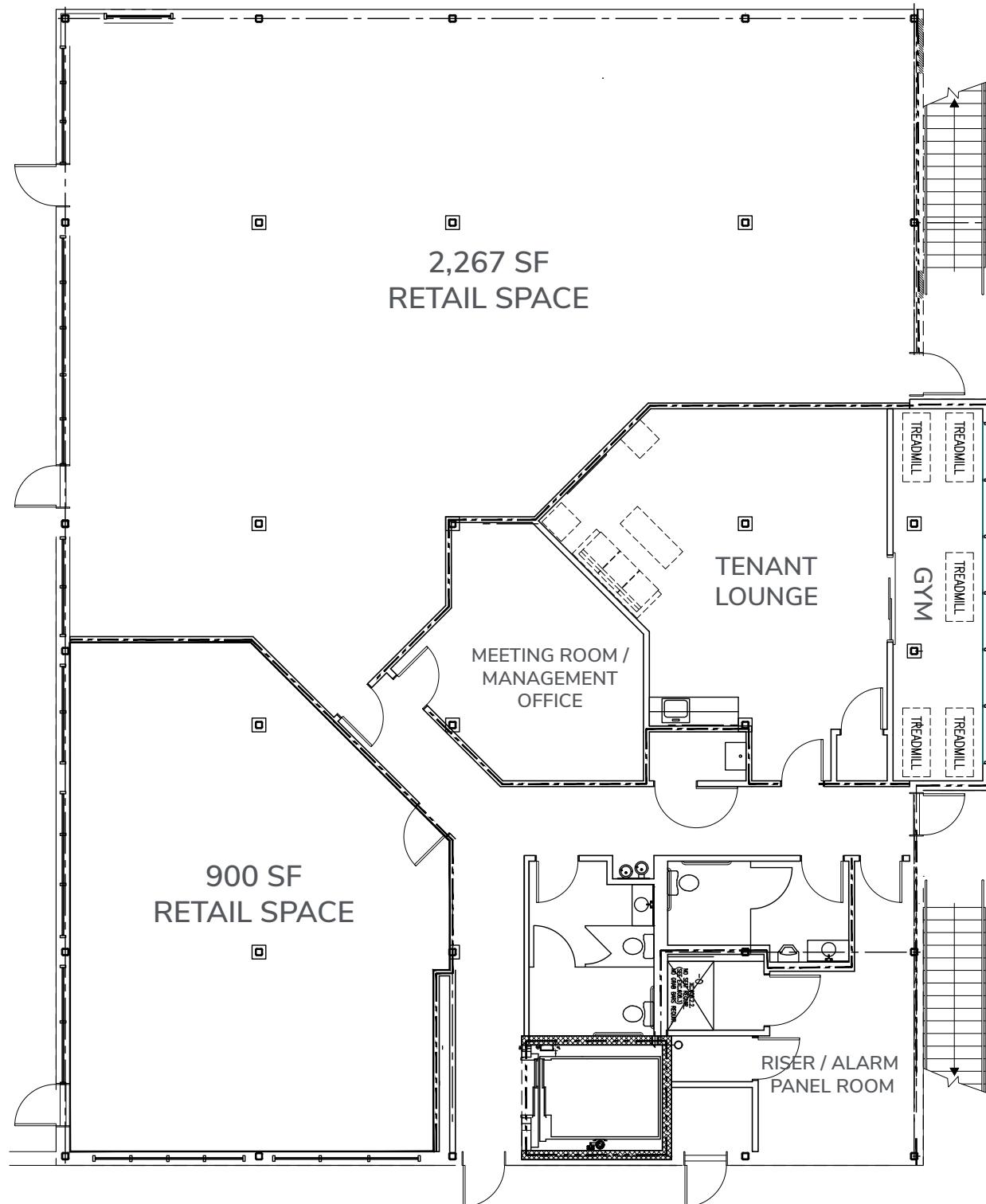
On-site parking available

2,267 SF and 900 SF ground-floor retail spaces

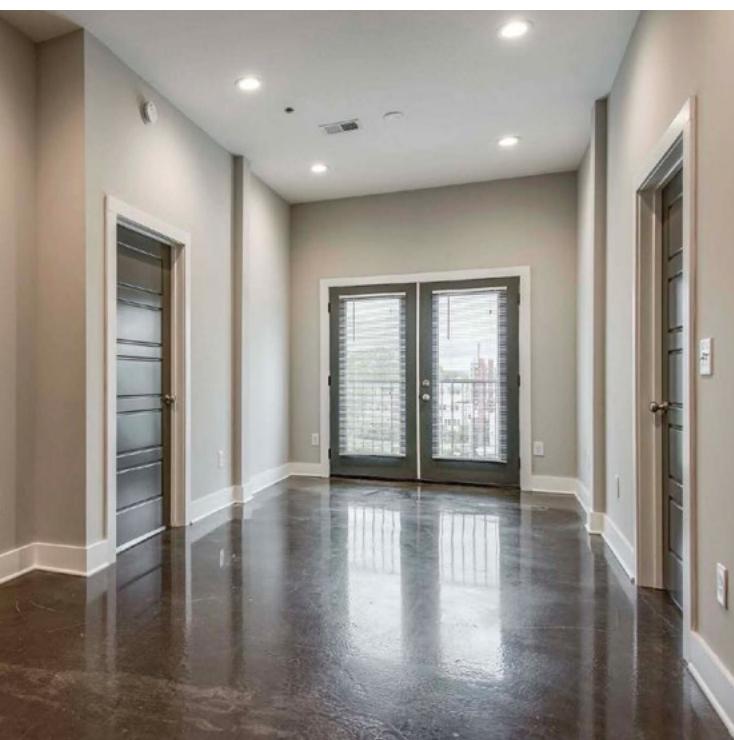
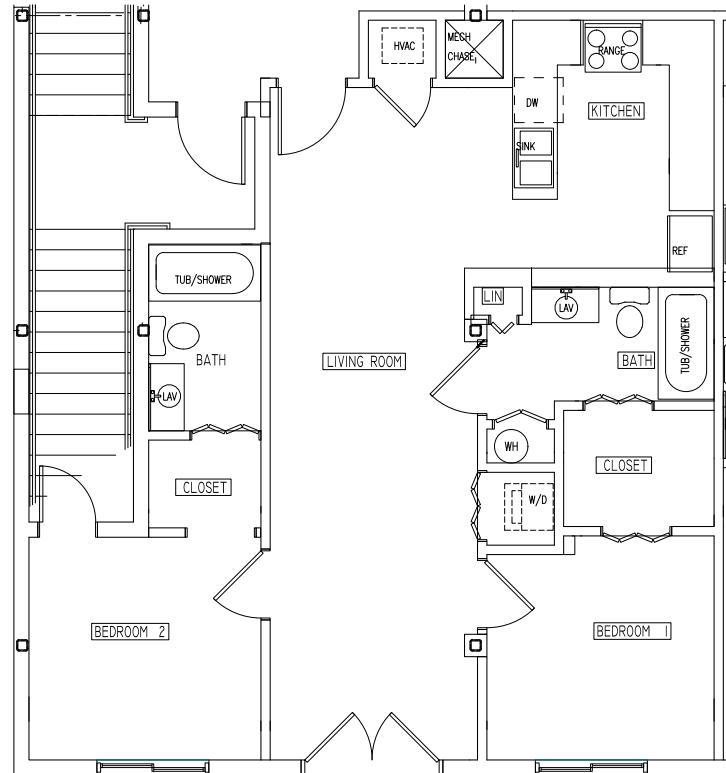
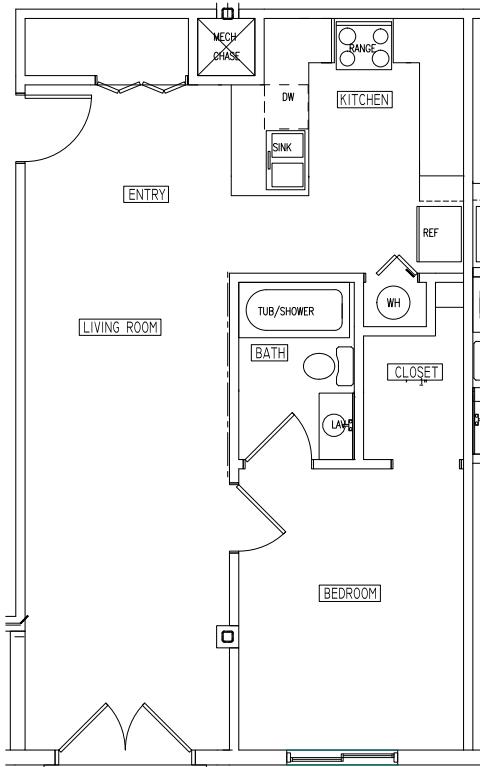
Located in an Opportunity Zone



FIRST FLOOR PLAN

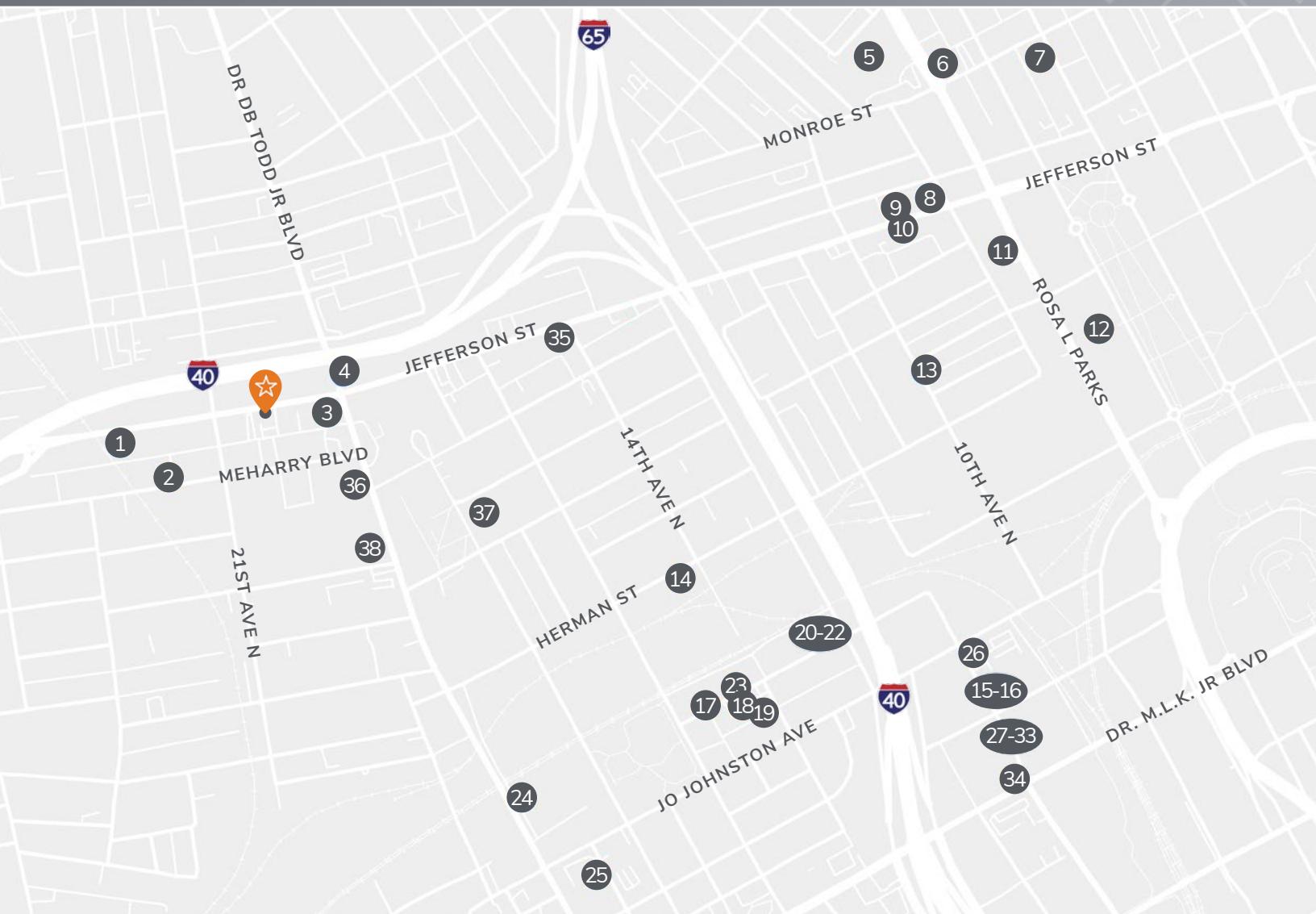


UNIT FLOOR PLANS



SURROUNDING AMENITIES

1. Official Wings
2. Riddim N Spice
3. Helen's Hot Chicken
4. Express Pizza & Gyros
5. Kroger
6. Germantown Pub
7. Monell's
8. Pupuseria Balcazar
9. Popeyes Louisiana Kitchen
10. Captain D's
11. KFC
12. Nashville Farmers' Market
13. Silver Sands Café
14. Grandpa Bar - Coffee & Cocktails
15. The Detroit Cowboy
16. HOTBOX Fitness
17. The Restaurant at Nelson's Green Brier Distillery
18. ZoZKitchen Nashville
19. Trap Fusion Express
20. Just Love Coffee Cafe
21. The Southern Engine Deli
22. Corsair Distillery & Taproom
23. Marathon Music Works
24. Street Injera Authentic East African Cuisine
25. Vegelicious, LLC
26. SkyBar Capitol View
27. Pokeworks
28. Central BBQ Capitol View
29. JINYA Ramen Bar
30. Publix Super Market
31. Keke's Breakfast Cafe
32. Condado Tacos
33. M.L.Rose Neighborhood Pub
34. Dunkin'
35. Matthew Walker Comprehensive Health Center
36. Meharry Medical College
37. Fisk University
38. Nashville General Hospital



AREA DEMOGRAPHICS

WITHIN 15 MILES

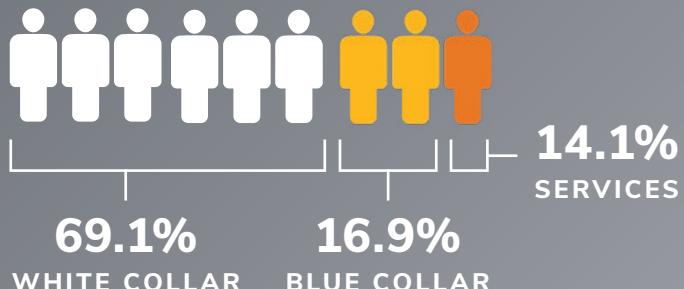
 **901,912**
TOTAL POPULATION

 **37,321**
TOTAL BUSINESSES

 **\$185,982**
MEDIAN NET WORTH

 **635,929**
TOTAL EMPLOYEES

LABOR DIVISION



Source: GIS & Nashville Chamber of Commerce



MARKET OVERVIEW

Source: Nashville Chamber of Commerce

2M 
MSA POPULATION

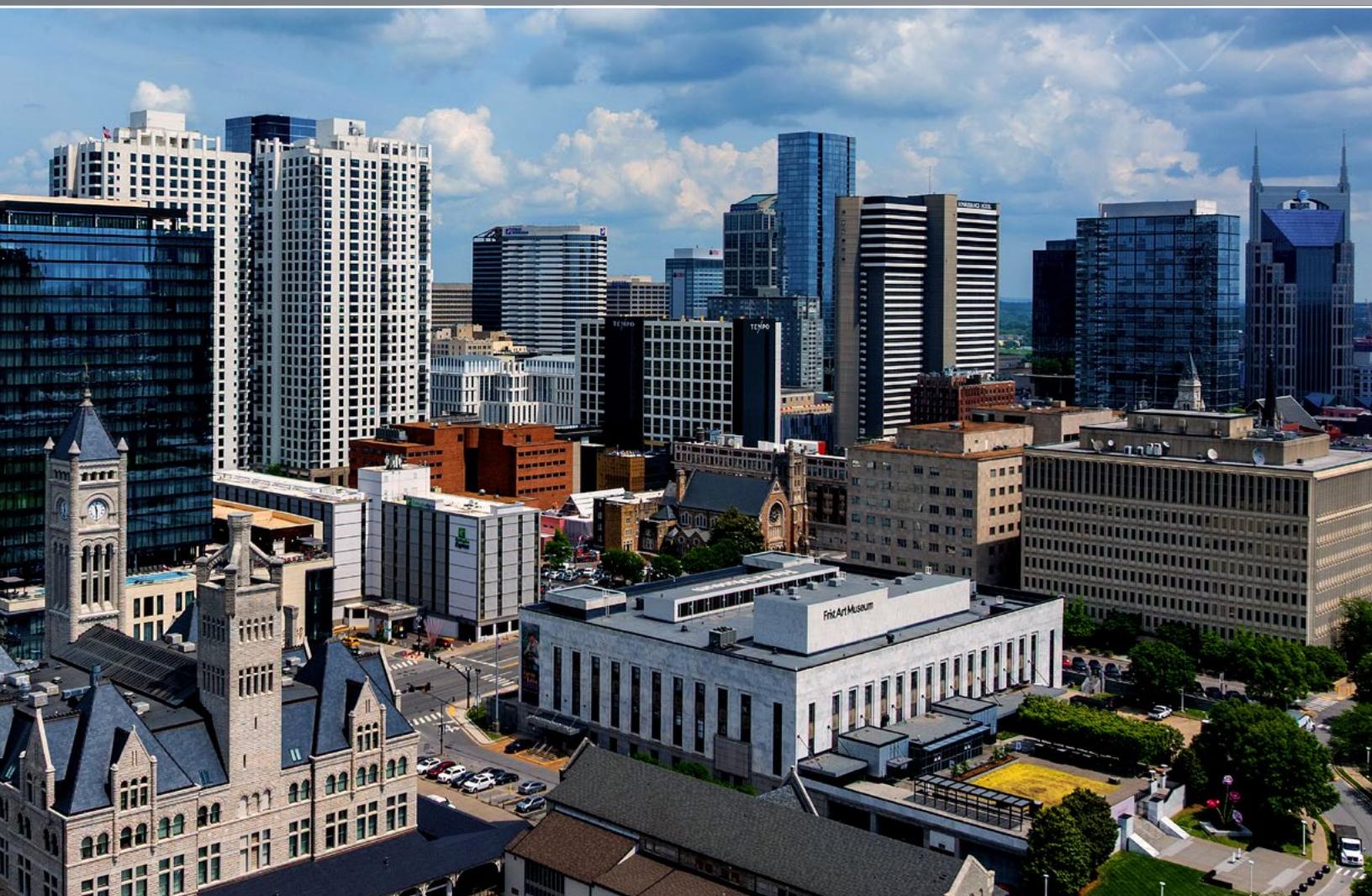
#6 
U.S. MARKET TO WATCH
ULI, 2025

65% 
OF COLLEGE GRADS REMAIN
IN NASHVILLE MSA TO WORK

78 
NET NEW PEOPLE
PER DAY IN 2024

31% 
JOB GROWTH 2013-2023

#2 
BEST CITY FOR JOB OPPORTUNITES
& EARNING POTENTIAL
Checkr, 2025





For more information, contact:

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T 919.441.6531

Rob Lowe

rob.lowe@streamrealty.com

T 615.476.2910



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