

FOR SALE

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

1821 Jefferson Street | Nashville, TN



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The logo for Stream Realty, featuring a stylized white wave above the word 'STREAM' in a bold, sans-serif font, with a registered trademark symbol.



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

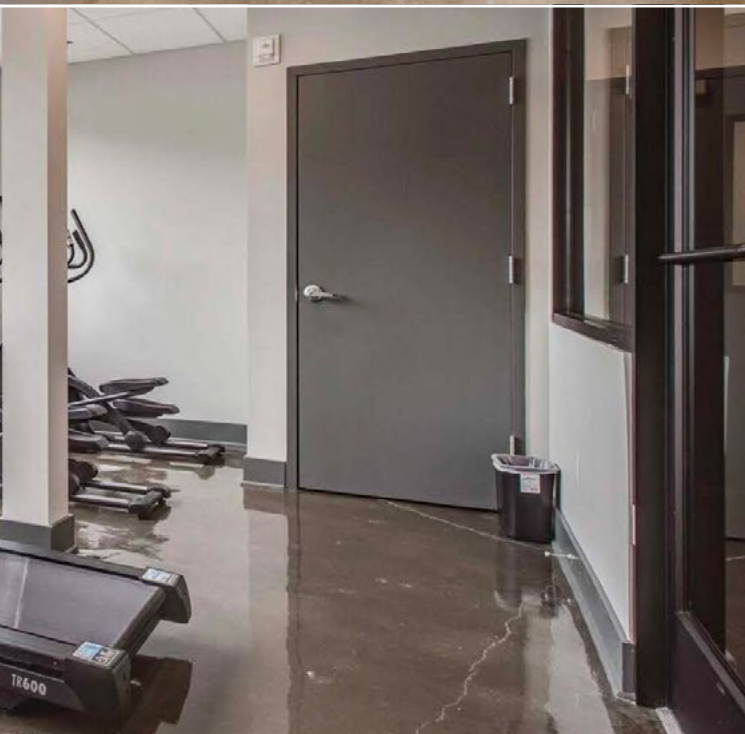
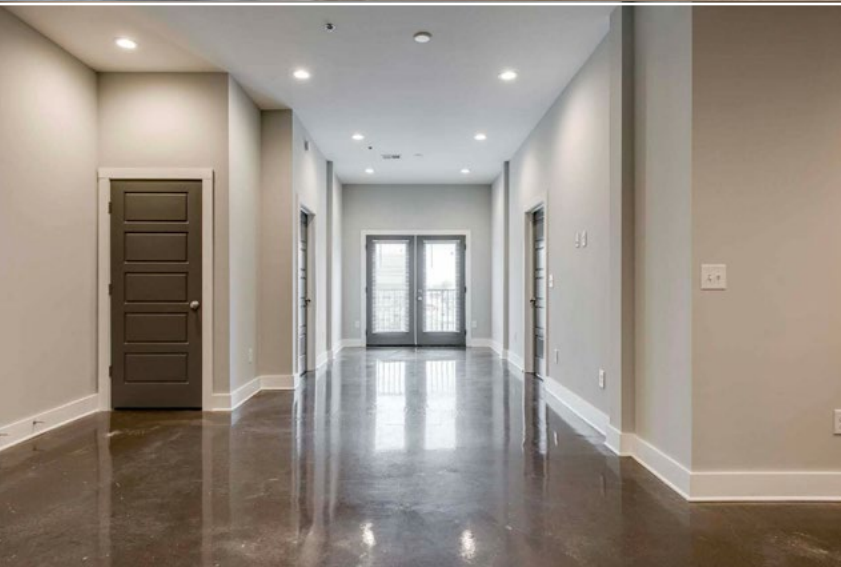
STR eligible

Close proximity to downtown

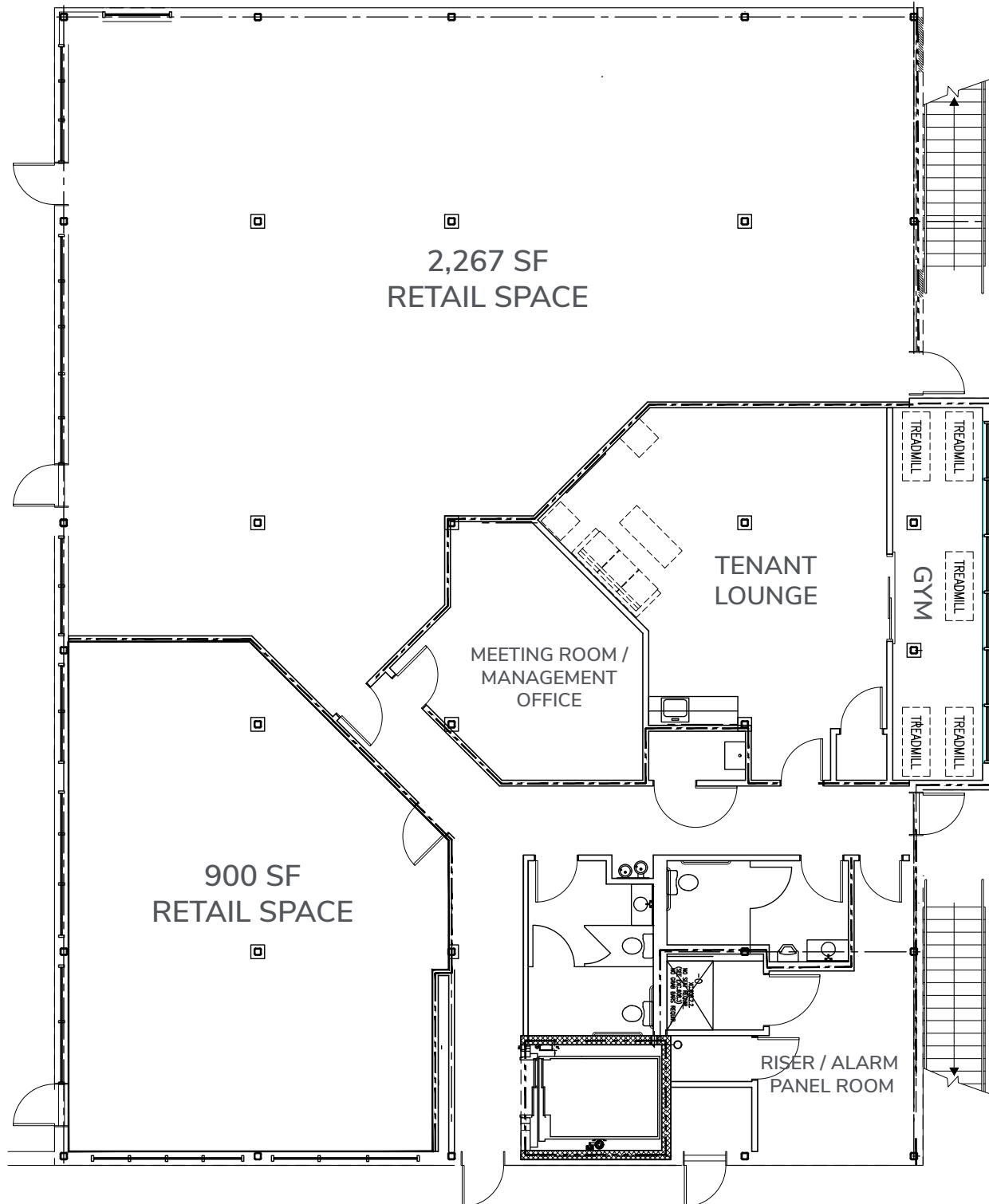
On-site parking available

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

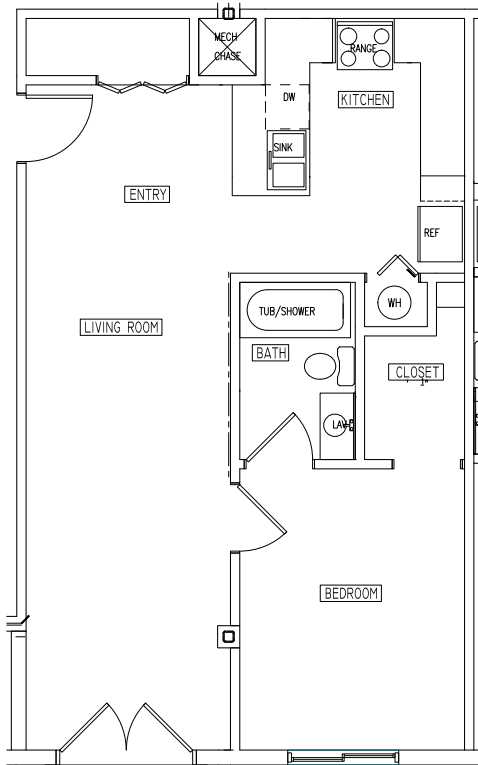
Located in an Opportunity Zone



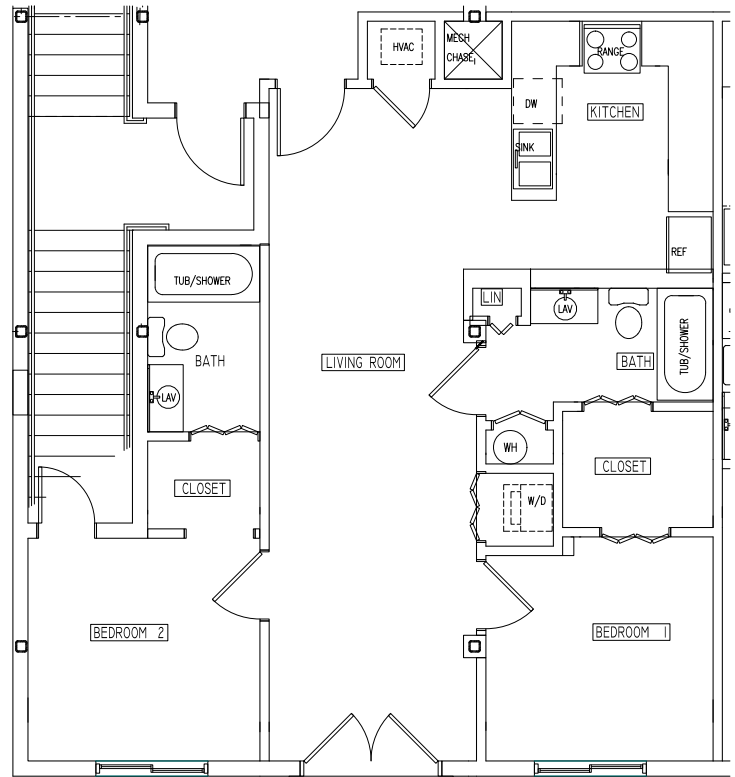
FIRST FLOOR PLAN



UNIT FLOOR PLANS



1 BED / 1 BATH
674 SF

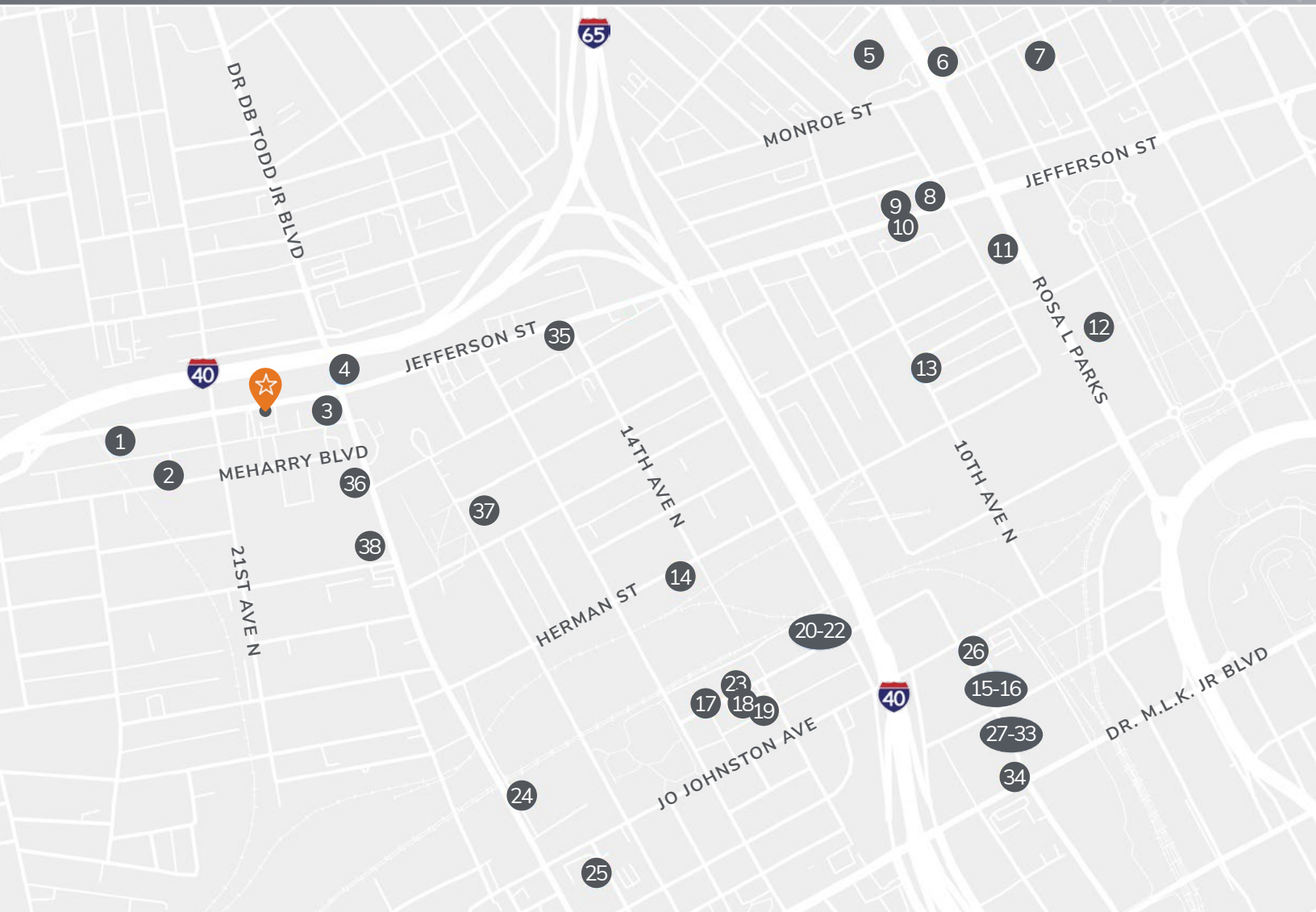


2 BED / 2 BATH
966 SF



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



69.1%
WHITE COLLAR

16.9%
BLUE COLLAR

14.1%
SERVICES

Source: GIS & Nashville Chamber of Commerce

DRIVE TIMES

4 MIN to I-65

5 MIN to I-40

6 MIN to Downtown Nashville

8 MIN to Midtown Nashville

10 MIN to Nashville
International Airport



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 OPPORTUNITIES
& EARNING POTENTIAL

Checkr, 2025





GERMANTOWN

DOWNTOWN

FISK
UNIVERSITY

MEHARRY
MEDICAL COLLEGE

DR B TODD JR BLVD

MEHARRY BLVD

JEFFERSON ST

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