

1500 SECOND AVENUE SOUTH

NASHVILLE | TENNESSEE 37210

FUTURE RESIDENTIAL DEVELOPMENT OPPORTUNITY



1500 2ND AVE SOUTH

NASHVILLE, TN 37210

Kassin Sabbagh Realty (KSR) is proud to represent the property located at 1500 2nd Avenue South in Nashville, TN, 37210. Situated just south of downtown Nashville, the site is comprised of three multi-use industrial/warehouse buildings originally constructed in the late 1950s, totaling approximately 37,500 square feet, historically utilized for industrial and storage purposes. The improvements sit on a ±5.77-acre parcel, of which approximately ±3.2 acres could be usable for a future low rise development opportunity. The property presents a compelling opportunity for repositioning and redevelopment.

CURRENTLY 3 BUILDINGS ON THE LAND

**PARCEL WILL BE DELIVERED VACANT
FREE OF TENANCY**

CONTACT BROKER FOR PRICING DETAILS

Building 1	24,000 SF
Building 2	6,000 SF
Building 3	7,500 SF
County	Davidson
Year Built	1954
Submarket	IBD
Market	Nashville
Subdivision Name	The Old Paper Mill Lot



PROPERTY OVERVIEW

Property Type	Future Residential Development	APN/Parcel ID	105-08-0-112
Units	1	Land Use	industrial
Lot Size	5.77 acres (Appx. 3.2 acres usable)	Zoning	IWC/ AE (Most likely can built 250 Units)
Total Building SF	37,500 SF	Flood Zone	47037C0244J

INVESTMENT HIGHLIGHTS

- 1500 2nd Ave South sits in the 37210 submarket, just south of downtown Nashville, offering excellent access to core commercial and residential nodes. This proximity supports strong demand drivers for industrial, service, and mixed-use tenants relative to typical suburban industrial parks.
- The property includes approximately ±5.77 acres of land with 37,500 sq ft of existing three industrial/warehouse space built in 1959.
- The large lot size in an infill location provides optionality for future redevelopment, repositioning or densification, particularly as downtown spillover and mixed-use trends continue to shape investor appetite in Nashville.
- Population and household counts within a 3-mile radius show growth trends and a relatively young workforce base — attractive for tenants needing local labor support.

AREA MAP



Nestled in the heart of East Nashville, 1500 2nd Ave South is surrounded by an energetic mix of neighborhood staples and local favorites—coffee shops, casual restaurants, corner markets, salons, and service-oriented retail that make everyday errands easy. Just a short walk away, residents can access larger grocery options, pharmacies, and a growing lineup of independently owned boutiques and specialty shops, reflecting the area's steady growth and strong local identity. Nearby commercial corridors expand into a lively, pedestrian-friendly environment where dining, entertainment, and essential services sit side by side, creating constant foot traffic and an active street presence. With quick access to major roadways and downtown Nashville, the neighborhood blends convenience with character—making 1500 2nd Ave South a practical and community-driven location for residents who want both daily essentials and the buzz of one of the city's most vibrant districts



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

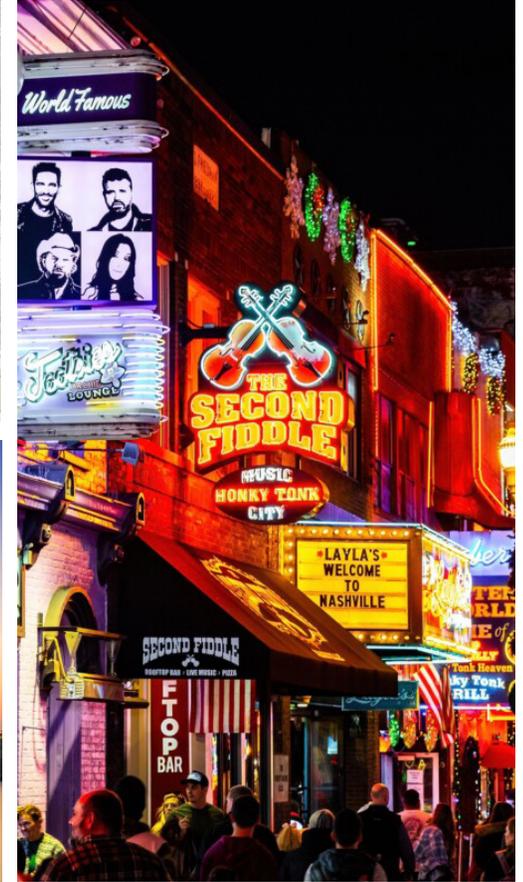


ABOUT WEDGEWOOD-HOUSTON AREA (WeHo), SOUTH TENNESSEE



Wedgewood-Houston (WeHo) is one of South Nashville's most compelling growth stories, defined by its industrial roots and a deliberate, creative-led transformation. Historically a manufacturing and warehouse district anchored by rail infrastructure, the neighborhood has evolved into a destination for contemporary art galleries, design firms, recording studios, and locally driven food and beverage concepts. Unlike more polished submarkets, WeHo has embraced its raw edges—exposed brick, adaptive reuse buildings, and large-format spaces that encourage experimentation rather than conformity. This authenticity has become its calling card, attracting artists, entrepreneurs, and developers who value character over cliché.

Strategically positioned just minutes from downtown, the Gulch, and major interstates, WeHo benefits from exceptional accessibility while maintaining a distinct identity separate from Nashville's tourist core. Residential density continues to rise through thoughtfully designed multifamily and live-work projects, supporting a walkable, community-oriented environment. As investment accelerates, the neighborhood remains future-focused: creative, intentional, and unapologetically urban. Wedgewood-Houston isn't following Nashville's growth—it's shaping where the city goes next.



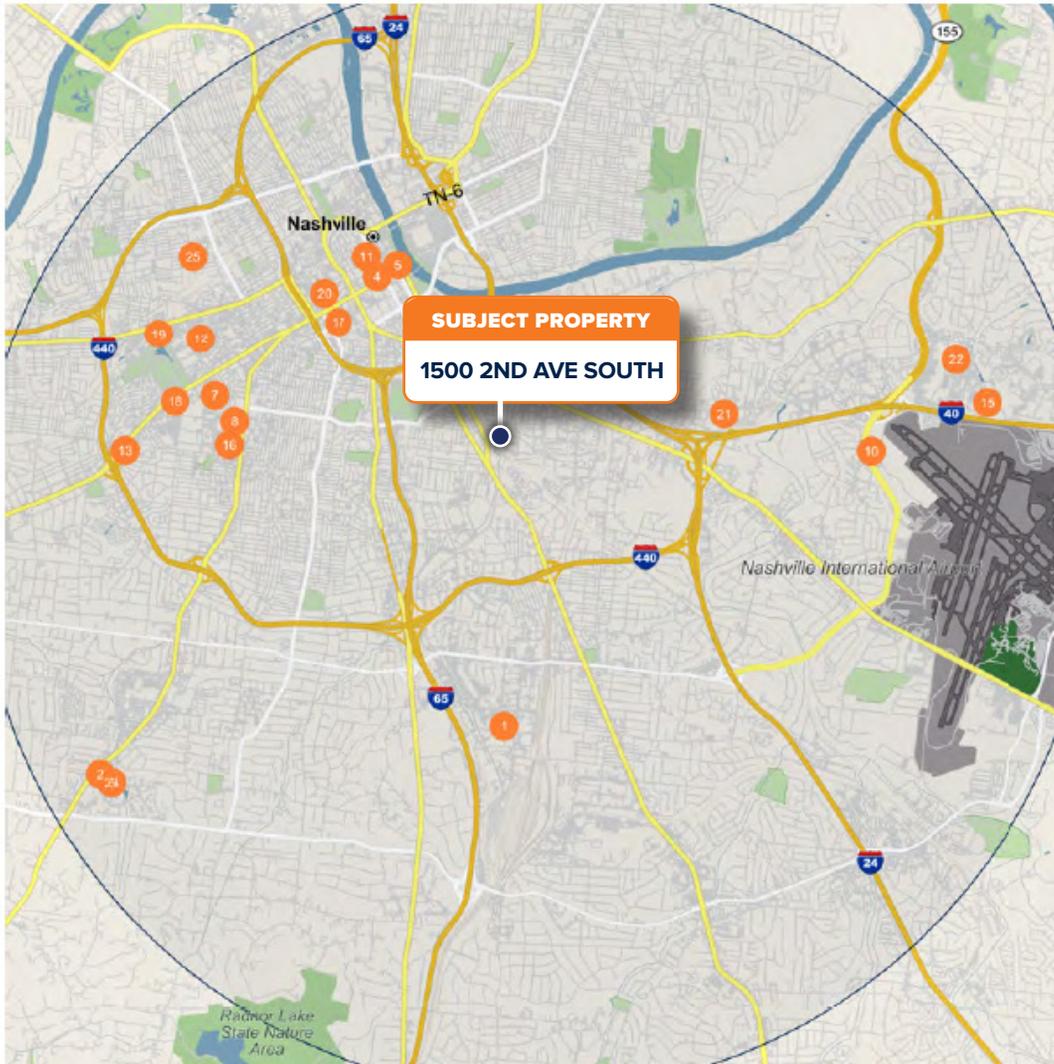
DEMOGRAPHICS

20,234+
POPULATION

16,422+
HOUSEHOLDS

\$104,628+
AVG INCOME

MAJOR EMPLOYEES AROUND 1500 SECOND AVENUE SOUTH, TN

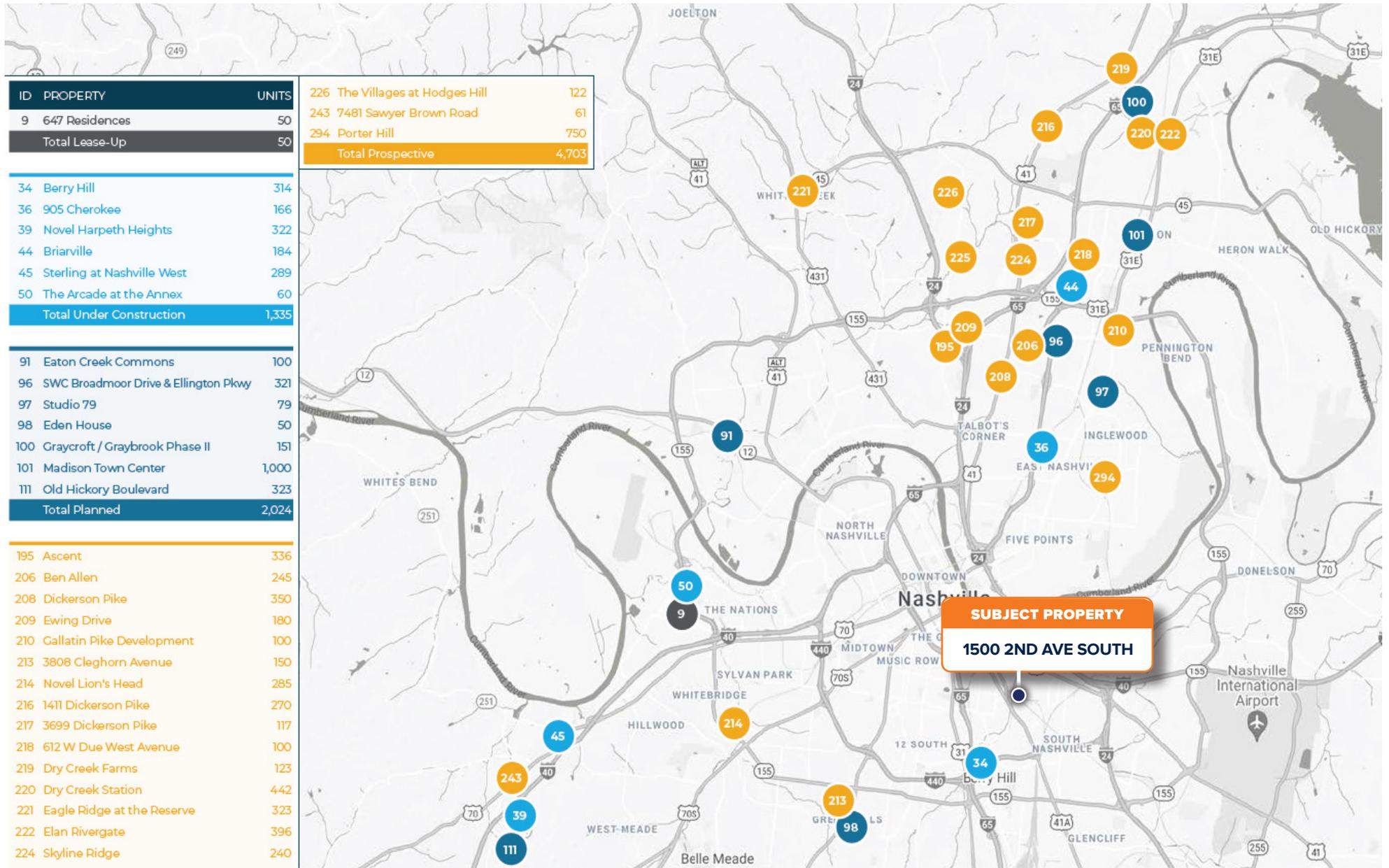


	Major Employers	Employees
1	Lri Holdings Inc-Sing Sing	14,885
2	Amsurg Corp	12,461
3	Roadhouse Holding Inc-Craftworks Holdings	10,000
4	Ryman Hospitality Prpts Inc-Ryman Auditorium	5,067
5	Ryman Hospitality Prpts Inc-Wildhorse Saloon	5,048
6	Ardent Legacy Holdings LLC-Ardent Legacy Holdings Inc	5,043
7	The Vanderbilt University	4,200
8	Vanderbilt University Med Ctr-Medical Center East Pharmacy	4,155
9	Ardent Lhp Hospital Group Inc	3,713
10	Nextsource Inc	3,455
11	Change Healthcare Holdings Inc	3,300
12	Tristar Health System Inc-Childrens Hosp At Tristar Cntnn	3,000
13	Vanderbilt University Med Ctr	2,360
14	DSI Holding Company Inc-DSI Holdings	2,300
15	Piedmont Natural Gas Co Inc	2,274
16	Vanderbilt Childrens Hospital-Monroe Crol Jr Children Hosp At	2,000
17	C&W Facility Services Inc-Dtz Enterprises	1,970
18	Bristol Hotel & Resorts Inc-Holiday Inn	1,853
19	HCA Healthcare Inc-HOSPITAL CORPORATION OF AMERIC	1,665
20	Asurion LLC	1,500
21	Hirequest Inc-Hirequest Direct	1,410
22	Cgs Administrators LLC	1,200
23	Asurion Insurance Services Inc	1,190
24	Topeka Physician Group LLC	1,178
25	Meharry Medical College	1,058

UPCOMING PROJECTS DEFINING THE NEXT ERA OF WEDGEWOOD-HOUSTON IN NASHVILLE TN

NASHVILLE NEW CONSTRUCTION & PROPOSED MULTIFAMILY PROJECTS

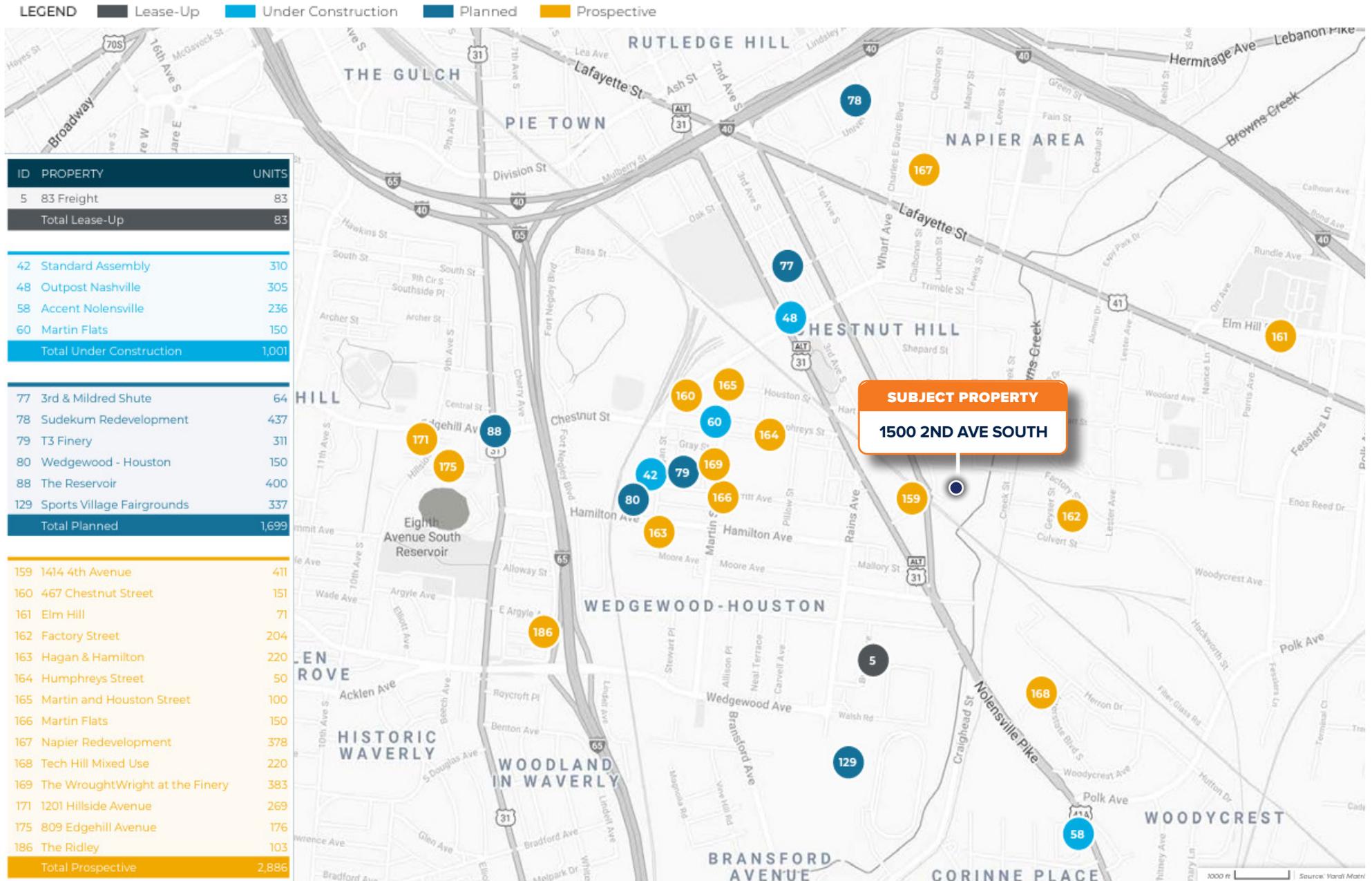
LEGEND Lease-Up Under Construction Planned Prospective



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UPCOMING PROJECTS DEFINING THE NEXT ERA OF WEDGEWOOD-HOUSTON IN NASHVILLE TN

NASHVILLE NEW CONSTRUCTION & PROPOSED MULTIFAMILY PROJECTS



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