



Colliers

±0.767 Acres Available
(Divisible)

For Sale

1036-1042 2nd Avenue South
Nashville, TN 37210

CONTACT AGENT FOR PRICING



1036, 1040, 1042 2ND AVENUE SOUTH



Located in an Opportunity Zone



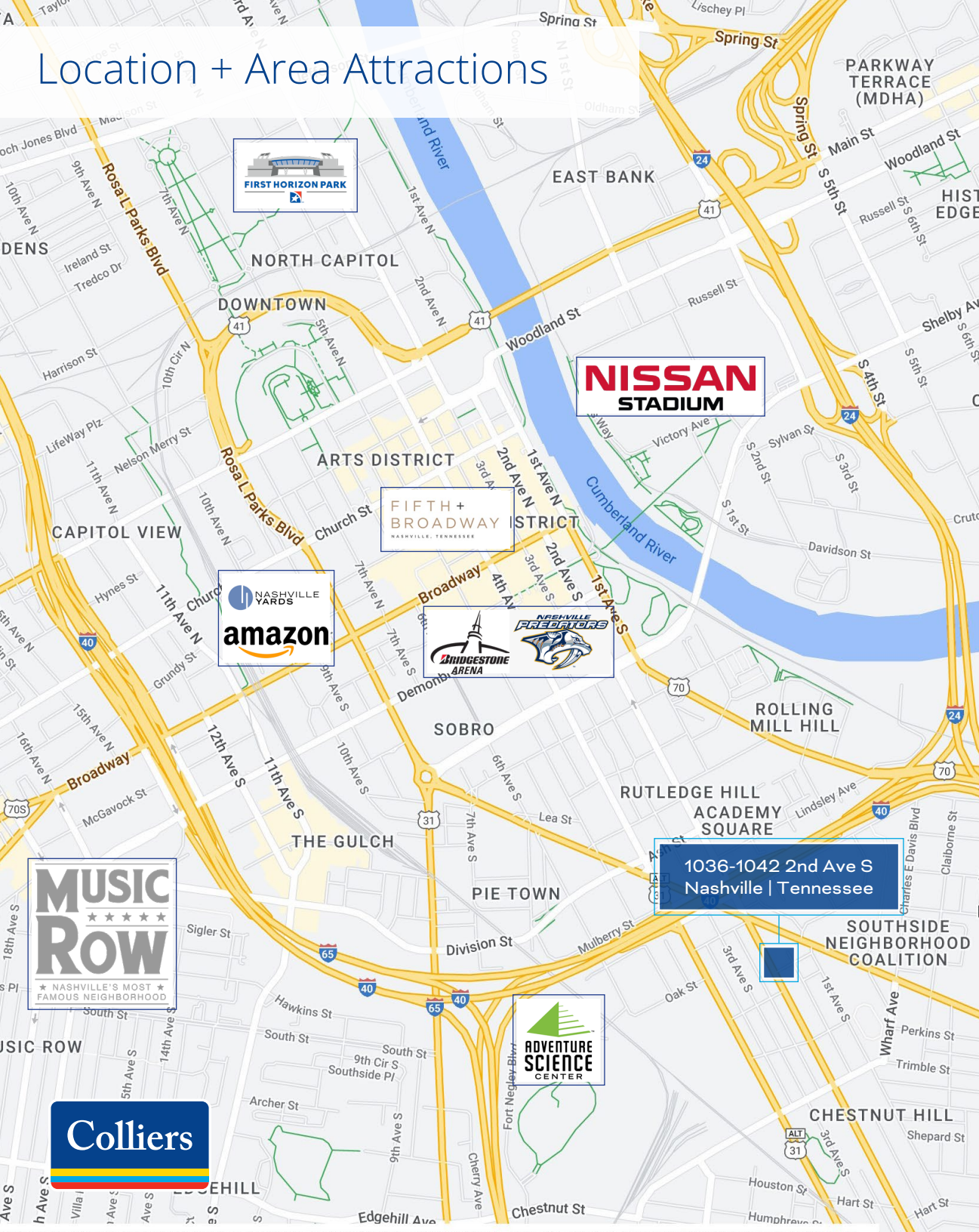
Zoned RM-40



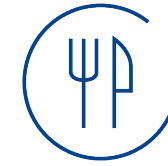
Allowing up to 30 units on property!

**0.767 ACRES
DEVELOPMENT
LAND
FOR SALE**

Location + Area Attractions



DEMOGRAPHICS



130+

Eating & Drinking Establishments



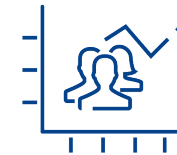
27

Hotels & Lodging



67.1%

Population Age 20 to 64



4,985

Bachelor's Degree or Higher

Note: Within a 1-mile radius

| Distance from Property | 1 Mile | 3 Mile |
|-----------------------------------|----------|----------|
| Estimated Population (2023) | 14,726 | 123,016 |
| Projected Population(2028) | 20,114 | 148,515 |
| Estimated Households (2023) | 9,091 | 63,554 |
| Projected Households (2028) | 12,591 | 77,254 |
| Average Household Income (2023) | \$67,290 | \$95,409 |
| Per Capita Income (2023) | \$42,410 | \$50,008 |
| Estimated Total Businesses (2023) | 1,832 | 14,692 |
| Total Employees | 18,842 | 156,720 |



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