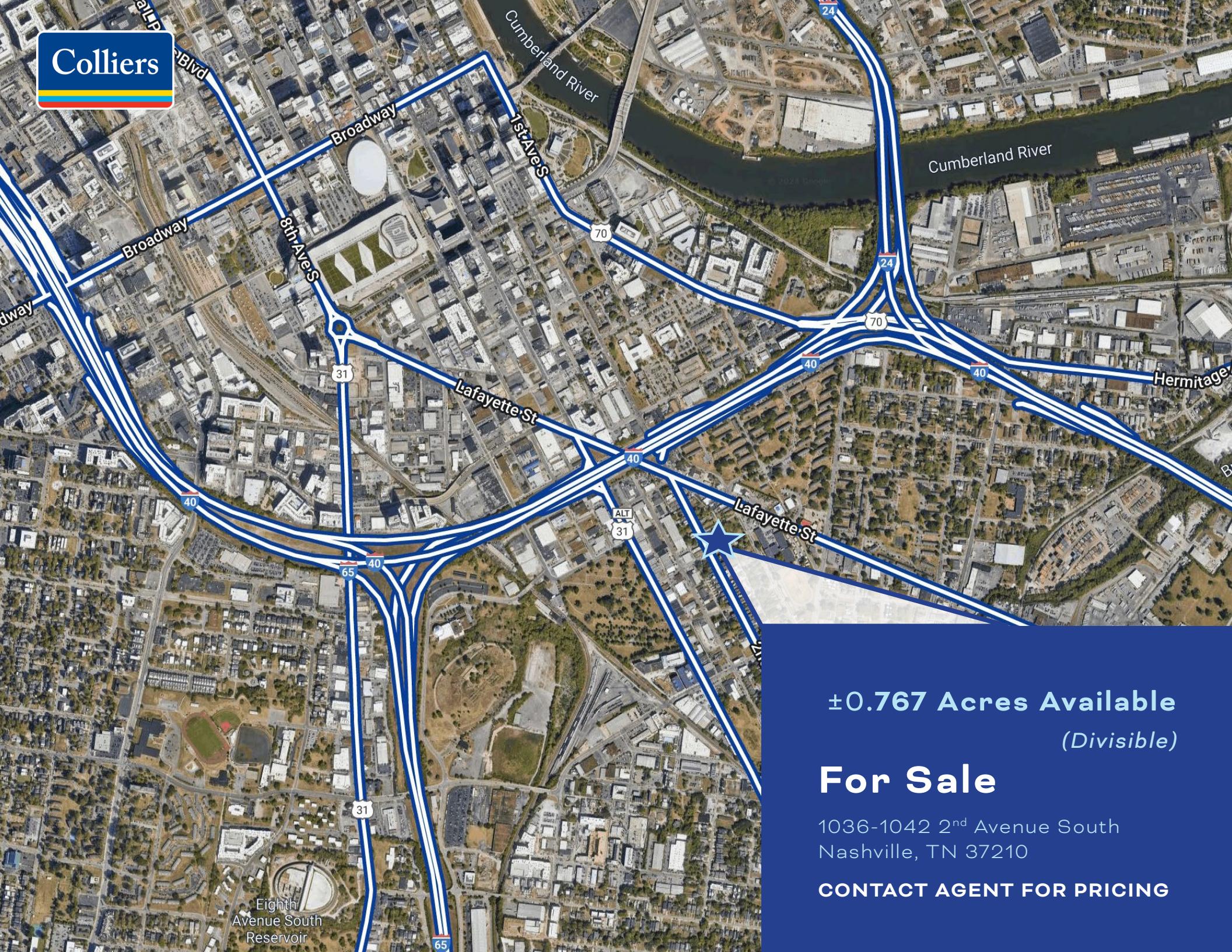


Colliers



±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

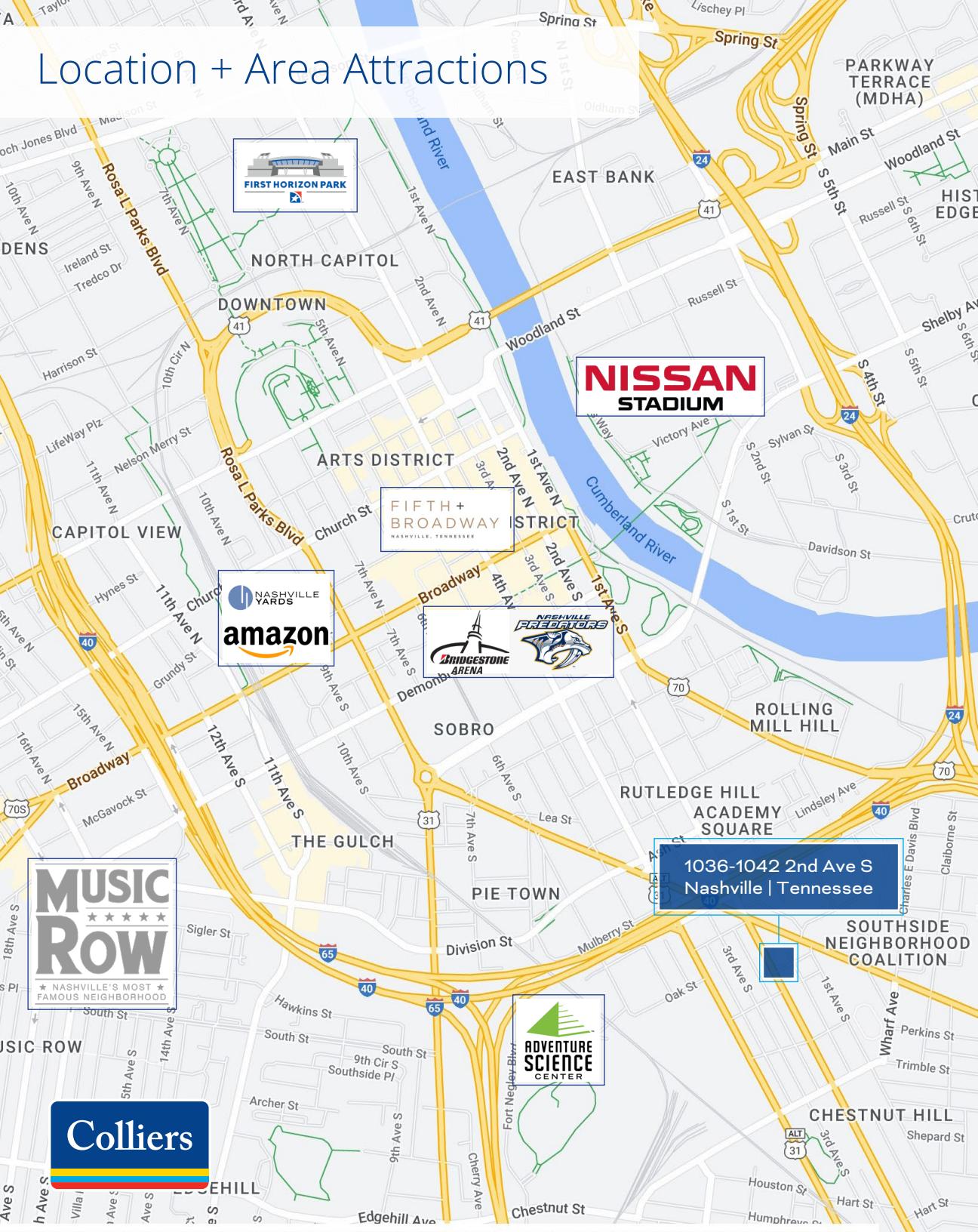
Located in an Opportunity Zone

Zoned RM-40

Allowing up to 30 units on property!

0.767 ACRES
DEVELOPMENT
LAND
FOR SALE

Location + Area Attractions



Colliers

DEMOGRAPHICS



130+

Eating & Drinking Establishments



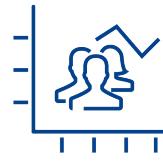
27

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



1036-1042 2nd Ave S Nashville, Tennessee 37210

RADLEY HENDRIXON, CCIM
615 850 2745
radley.hendrixon@colliers.com

SOHAILA WILLIS, CCIM
615 850 2757
sohaila.willis@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.