

# For Sale

5,888 SF on 0.55 Acre Lot

619-623 Vernon Ave | NASHVILLE, TN 37209



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COMPASS RE



# Property Details



619-623 Vernon Ave | NASHVILLE, TN 37209

This 5,888 SF building on 0.55 acre corner lot sits less than 6 miles from downtown Nashville, offering unlimited potential. The property is zoned R8. Located in West Nashville, the site is in close proximity to the Nations and Sylvan Park.

## PROPERTY HIGHLIGHTS



5,888 SF on 0.55 Acre



Zoned: R8



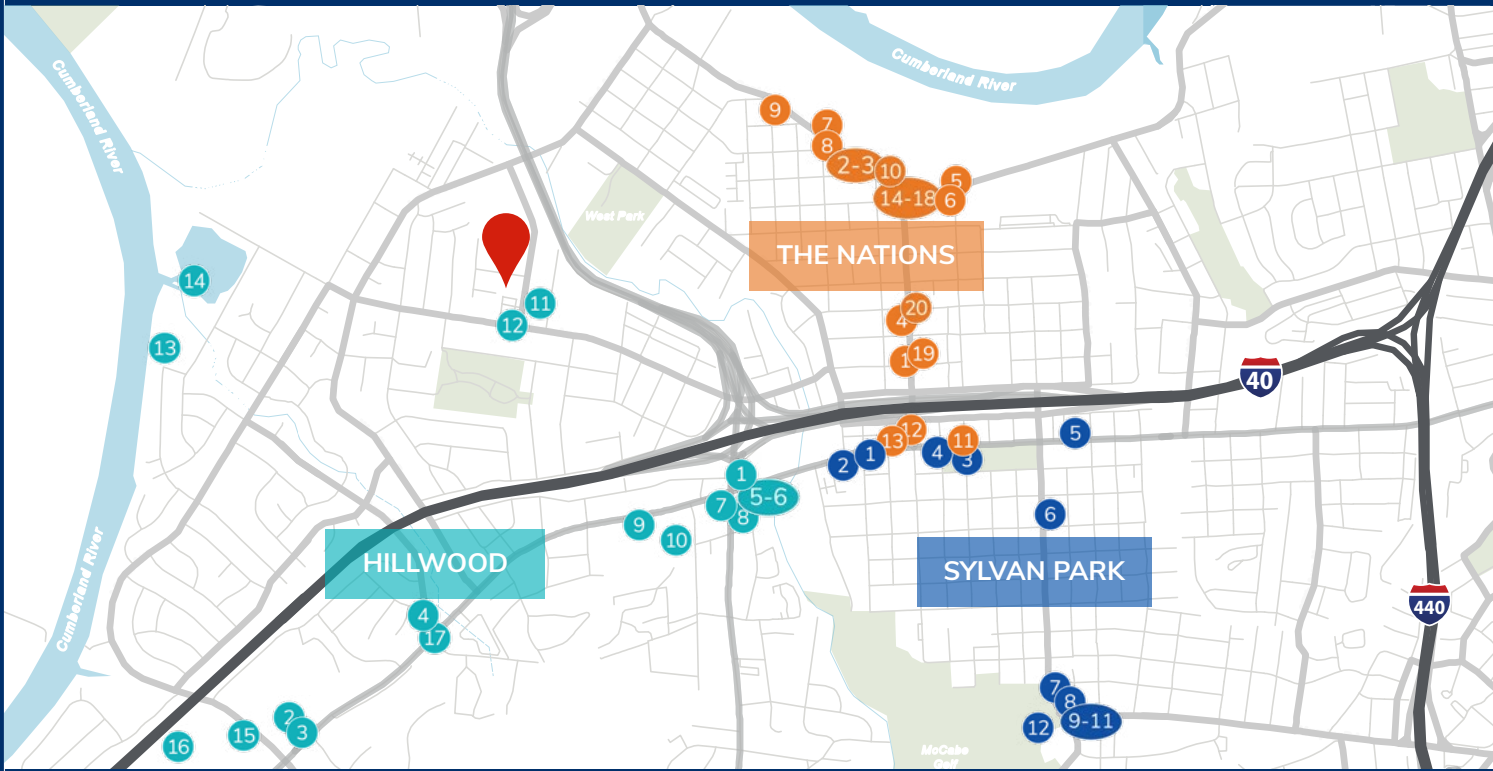
Corner Location



Close Proximity to the Nations & Sylvan Park



# Nearby Amenities



## HILLWOOD

1. Waffle House
2. At Home
3. Chick-fil-A
4. ALDI
5. CVS
6. Ichiban Japanese Cuisine
7. Jack in the Box
8. Cinco De Mayo Mexican Restaurant
9. Yardstick Dog Hotel
10. Kroger
11. Tee Line Nashville
12. Benji's Bagel & Coffee House
13. Batter&Bling
14. Blue Moon Waterfront Grille
15. Publix
16. Costco
17. Waldo's Chicken & Beer

## THE NATIONS

1. Nations Bar and Grill
2. Centennial Cafe
3. Daddy's Dogs
4. Chex Grill & Wings
5. Jeni's Splendid Ice Creams
6. Bringles Smoking Oasis
7. Brotherly Love Cheesesteaks
8. Ramblin' Joe's Coffe
9. Maru Nations
10. Pepperfire Hot Chicken
11. Headquarters Coffee & Tea
12. Coco's Italian Market
13. Thistle Farms
14. Midnight Oil
15. 51st Deli
16. Nicky's Coal Fired
17. Frothy Monkey
18. Southern Grist Brewing Company
19. 51 North Taproom
20. Stay Golden

## SYLVAN PARK

1. Hattie B's Hot Chicken
2. 615 Pizza & Pasta
3. Richland Park
4. Turnip Truck Natural Market
5. M.L. Rose
6. Tantisimo
7. Star Bagel
8. Edley's Bar-B-Que
9. Cafe Nonna
10. Neighbors of Sylvan Park
11. Park Cafe
12. McCabe Golf Course



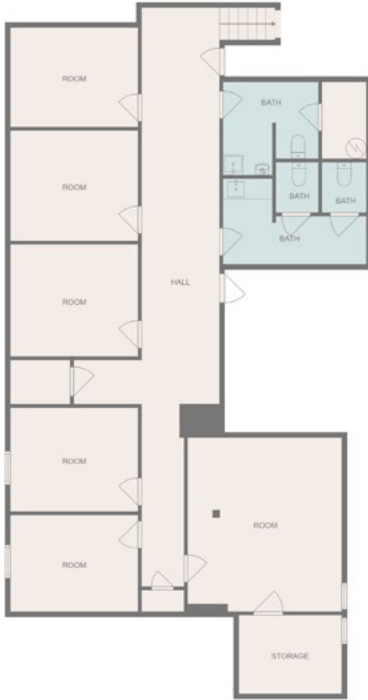
# Property Photos





# Floorplans

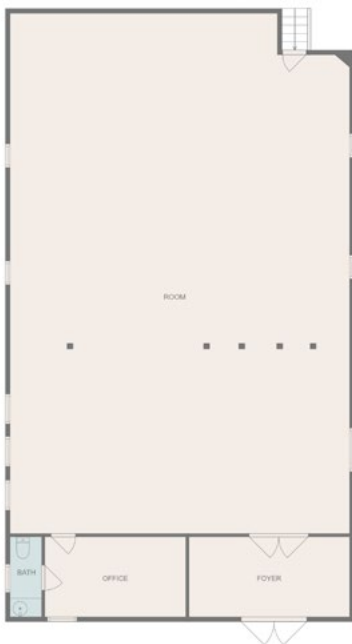
**FLOOR 1: 1,524 SF**



**FLOOR 2: 1,997 SF**



**FLOOR 3: 2,364 SF**





## Area Demographics

WITHIN 3-MILE RADIUS



**53,778**  
POPULATION



**\$80,887**  
MEDIAN HH INCOME



**23,234**  
HOUSEHOLDS



**33**  
MEDIAN AGE

## Notable Landmarks

WITHIN 3-MILE RADIUS

### 619-623 VERNON AVE

<b>3.00</b>	MCCABE GOLF COURSE	
<b>3.00</b>	JOHN C. TUNE AIRPORT	
<b>2.70</b>	SYLVAN PARK	
<b>2.70</b>	NASHVILLE WEST	
<b>2.60</b>	ROCK HARBOR MARINA	
<b>2.50</b>	L & L MARKET	
<b>2.40</b>	TRISTAR CENTENNIAL MEDICAL CENTER	
<b>2.20</b>	TENNESSEE COLLEGE OF APPLIED TECHNOLOGY	
<b>2.00</b>	NASHVILLE STATE COMMUNITY COLLEGE	
<b>1.00</b>	THE NATIONS	
<b>.60</b>	CHARLOTTE PIKE	
<b>.03</b>	TEE LINE	

For more information, contact:

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