



SALE PRICE

\$2,500,000

SELLER FINANCING AVAILABLE

LEASE RATE

\$9,500/month

NEGOTIABLE | FLEXIBLE TERMS

For Sale or Lease

TURNKEY 3,236 SF OFFICE/RETAIL BUILDING ON 0.17 AC NEAR CENTENNIAL PARK

120 31ST AVENUE NORTH | NASHVILLE, TN 37203





Overview



CLICK FOR VIRTUAL TOUR

Located just steps from Vanderbilt University and Centennial Park, this move-in ready 3,236 SF office/retail building offers a rare opportunity to own or lease highly sought-after space in Nashville's Midtown neighborhood. The property features a functional office layout, high-character interiors with hardwood floors, tall ceilings, and two rear entertainment decks, along with excellent walkability, ample on-site parking, and strong visibility along 31st Avenue North. Positioned on 0.17 acres, it provides immediate usability for professional office, medical, boutique retail, or service-oriented users seeking a central location.

HIGHLIGHTS



Rare opportunity to own an office/retail building near Vanderbilt University



Walking distance to Centennial Park



Functional layout featuring 8 private offices, 3 restrooms, a large conference room, spacious break room, and dedicated reception area



Ample on-site & street parking



3,236 SF building on 0.17 acres





Area Demographics

WITHIN A 5-MILE RADIUS

32.7

MEDIAN AGE

226,027

TOTAL POPULATION

\$147,535

AVG. HOUSEHOLD INCOME

102,487

TOTAL HOUSEHOLDS

\$852,176

AVG. HOME VALUE

TOP 3 INDUSTRIES

61.8%

SERVICES

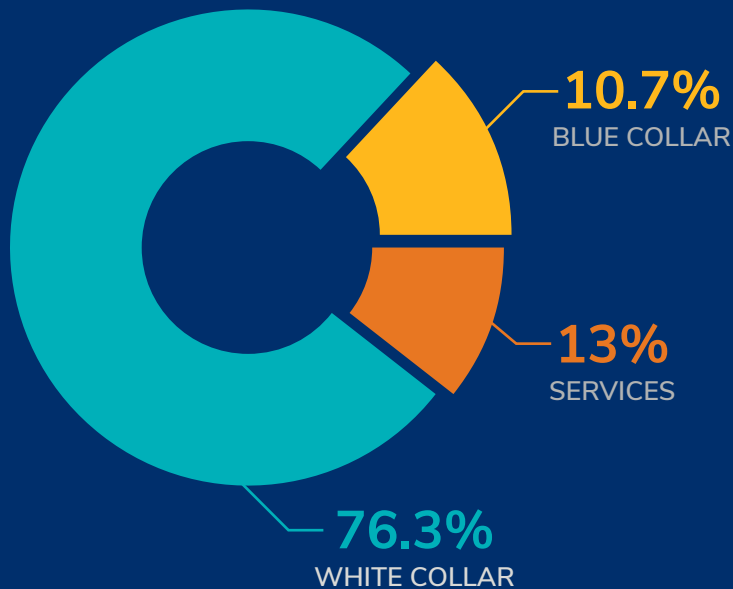
8.4%

RETAIL TRADE

7.4%

FINANCE/INSURANCE/
REAL ESTATE

WORKFORCE BREAKDOWN



Drive Times

3 MINS

MIDTOWN NASHVILLE

4 MINS

ACCESS TO I-440

7 MINS

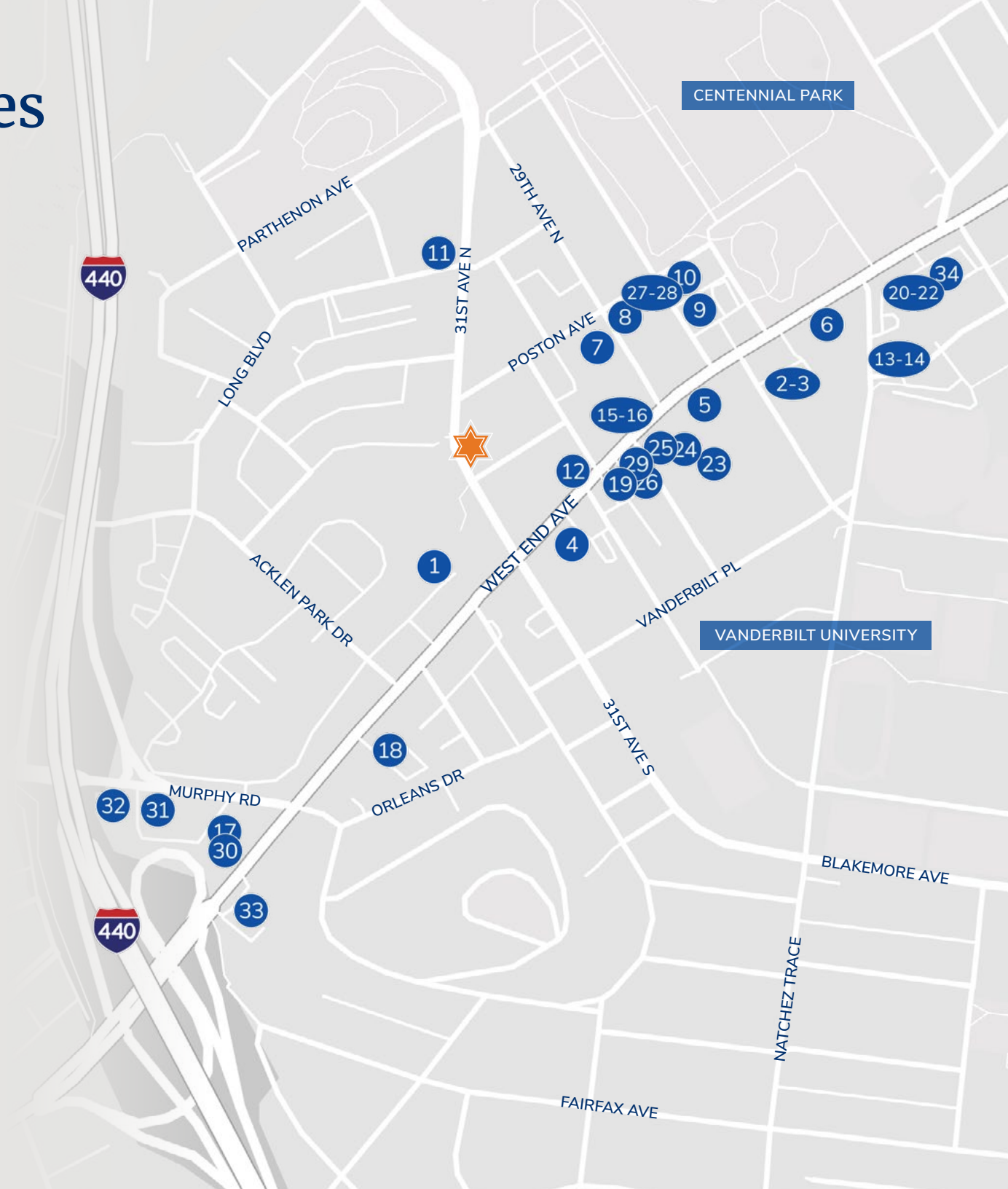
DOWNTOWN NASHVILLE

10 MINS

NASHVILLE INTERNATIONAL
AIRPORT (BNA)

Nearby Amenities

1. MAGGIANO'S LITTLE ITALY
2. COMMODORE GRILLE
3. HOLIDAY INN
4. STONEY RIVER STEAKHOUSE AND GRILL
5. TED'S MONTANA GRILL
6. J. ALEXANDER'S RESTAURANT
7. FAIRFIELD BY MARRIOTT INN & SUITES
8. BELLAGIO PIZZA & SUBS
9. THE LOCAL NASHVILLE
10. BUTTERFLY GARDEN BRUNCH
11. TITO'S MEXICAN RESTAURANT
12. BRICKTOP'S
13. CENTRAL BAR + KITCHEN
14. MARRIOTT AT VANDERBILT UNIVERSITY
15. CHINA DRAGON
16. BOMBAY PALACE RESTAURANT
17. DAIRY QUEEN GRILL & CHILL
18. EXTENDED STAY AMERICA PREMIER SUITES
19. STARBUCKS
20. FLEMING'S PRIME STEAKHOUSE & WINE BAR
21. MCALISTER'S DELI
22. SALSARITA'S FRESH MEXICAN GRILL
23. SUBWAY
24. THE HONEY BAKED HAM COMPANY
25. CHIPOTLE MEXICAN GRILL
26. TAZIKI'S MEDITERRANEAN CAFE
27. AMOR DE CAFE
28. UZBEGIM HALAL RESTAURANT
29. 51ST DELI
30. CHATEAU WEST
31. HILTON GARDEN INN
32. DOSE COFFEE
33. WOODLANDS INDIAN VEGETARIAN CUISINE
34. SUN & FORK





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