

Rare Opportunity to Acquire Income-Producing Buildings on 2.01 Acres

Dunn Ave & Gladstone Ave, Nashville, TN 37211



Portfolio Overview

This rare opportunity offers an income-producing portfolio of buildings and land situated on a significant amount of acreage. Most parcels are currently leased on short-term agreements, providing flexibility for the buyer or investor. The portfolio is strategically located near the Nashville soccer stadium (Geodis Park) and Nashville Fairgrounds Speedway. The location offers convenient access to Nolensville Pike, I-440, and I-65.

PROPERTY DETAILS

	Address	Acreage	Building SF	Lease Term	Lease Type
1	2101 Dunn	1.13	21,174	Short-Term	NNN
2	2101 Gladstone	0.12	N/A	Short-Term	NNN
3	2105 Gladstone	0.19	1,470	Short-Term	Gross
4	2107 Gladstone	0.38	3,200	Short-Term	NNN
5	2111 Gladstone	0.19	892	Short-Term	Gross

HIGHLIGHTS



Income Producing Assets



Prime Development Opportunity



Near Geodis Park & the Fairgrounds Speedway



Easy Access to I-65, I-440 and Nolensville Pike



AREA DEMOGRAPHICS

3-MILE RADIUS



105,365

POPULATION



32

MEDIAN AGE



10,815

BUSINESSES



34,188

MULTI-FAMILY UNITS



2101 DUNN AVE



2107 GLADSTONE AVE



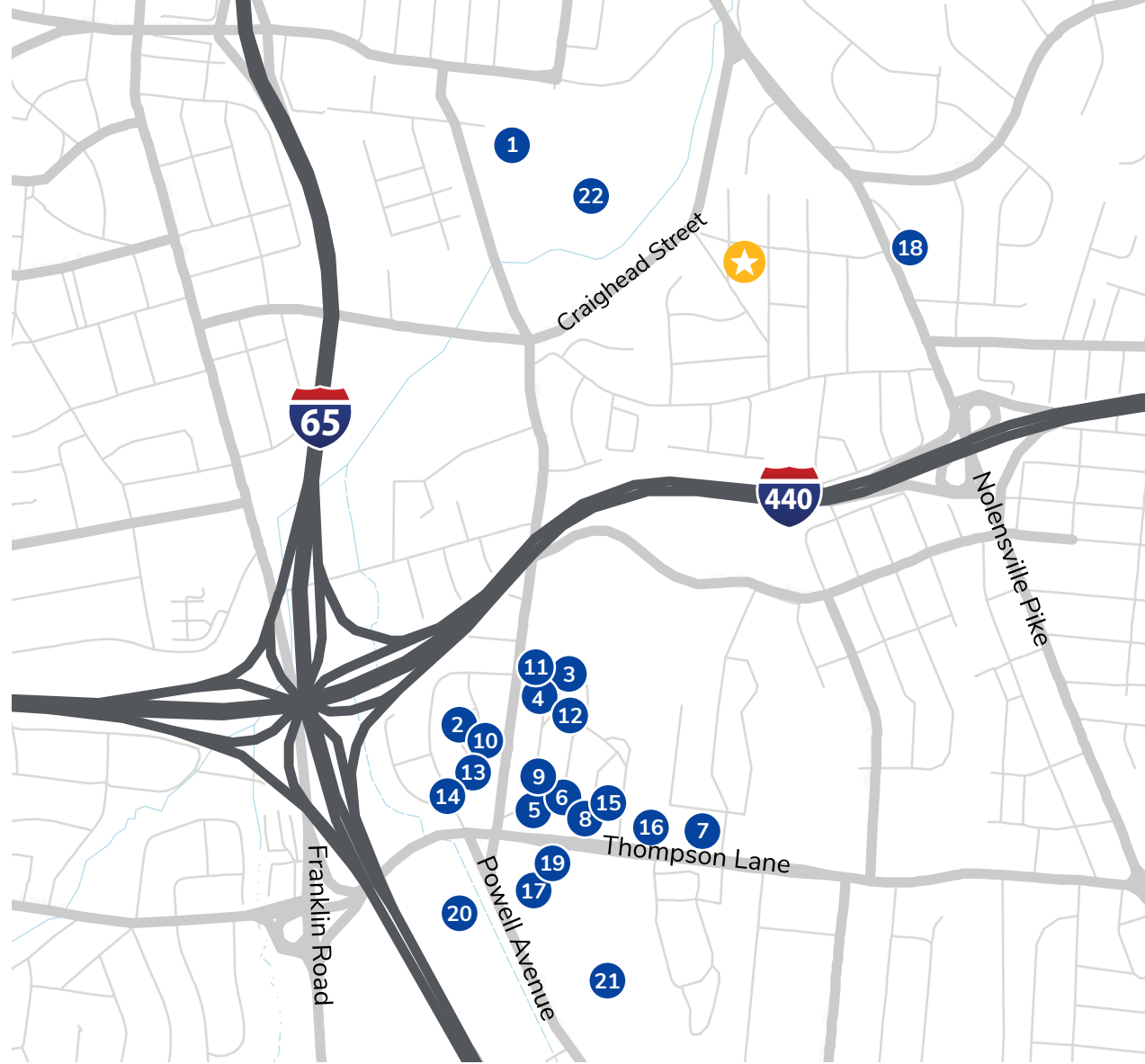
2101 DUNN AVE



2101 DUNN AVE

Area Amenities

- 1 GEODIS PARK
- 2 AZALEA PARK
- 3 COLUMBINE PARK
- 4 BLACKBIRD STUDIO
- 5 VUI'S KITCHEN
- 6 I LOVE JUICE BAR
- 7 CALYPSO CAFÉ
- 8 BAJA BURRITO
- 9 BIG MACHINE DISTILLERY & TAVERN
- 10 BROTHERS' BURGER JOINT
- 11 THE PFUNKY GRIDDLE
- 12 NASHVILLE JAM CO
- 13 SUNFLOWER CAFÉ
- 14 JERSEY MIKE'S SUBS
- 15 HUGH BABY'S
- 16 FIREHOUSE SUBS
- 17 CHIPOTLE
- 18 RED BICYCLE COFFEE & CREPES
- 19 LOGAN'S ROADHOUSE
- 20 WALMART SUPERCENTER
- 21 VANDERBILT HEALTH 100 OAKS
- 22 NASHVILLE FAIRGROUNDS SPEEDWAY



DRIVE TIMES



6 MIN
12SOUTH

9 MIN
SOBRO

10 MIN
THE GULCH

12 MIN
DOWNTOWN

14 MIN
EAST BANK

15 MIN
MIDTOWN

16 MIN
SYLVAN PARK

Development Map

COMPLETE

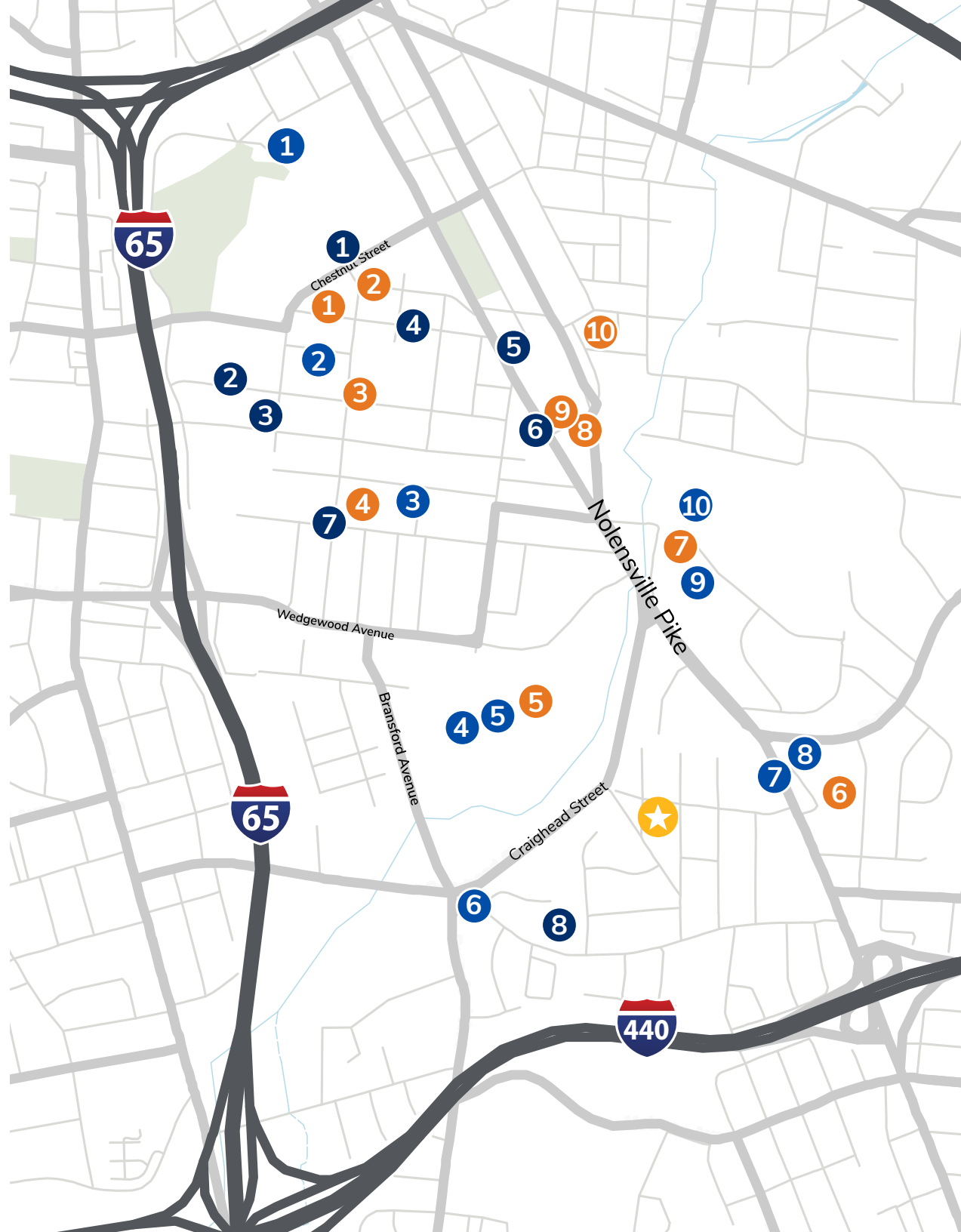
- 1 SOUTHGATE FLATS – 49 UNITS
- 2 RESIDENCE AT THE FINERY - 383 UNITS
- 3 SOUTH GATE STATION – 46 UNITS
- 4 GEODIS PARK
- 5 445 PARK COMMONS - 335 UNITS
- 6 BROADSTONE BERRY HILL – 303 UNITS
- 7 ACCENT EDGEWOOD - 236 UNITS
- 8 CITY VIEW SOUTH – 24 UNITS
- 9 OXENFREE – 96 UNITS
- 10 ALLOY ON TECH HILL – 94 UNITS

UNDER CONSTRUCTION

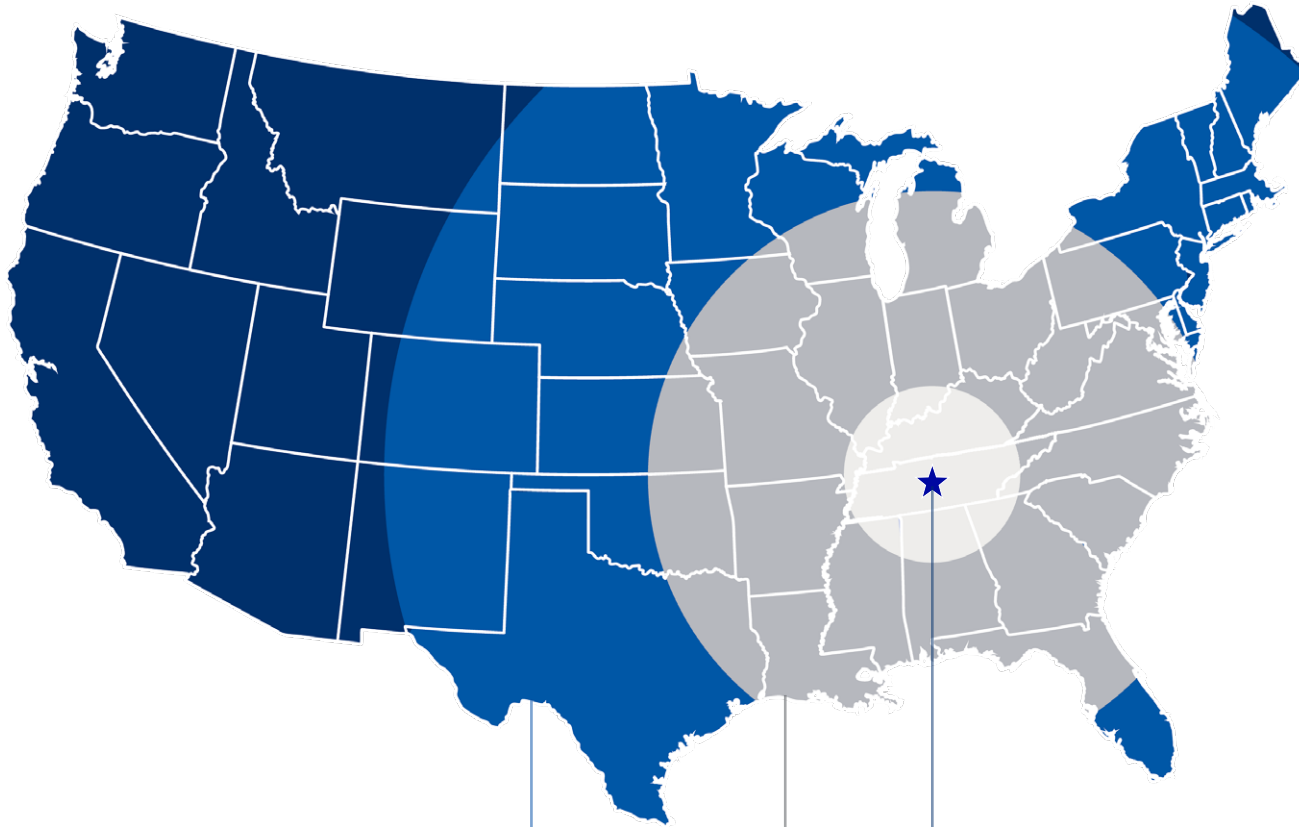
- 1 WEDGEWOOD VILLAGE – MIXED-USE
- 2 WESTERLY HOUSE – 246 UNITS
- 3 FUSION WEHO – 37 UNITS
- 4 MERRITT MANSION PROJECT
- 5 1300 4TH AVE S - 134 UNITS
- 6 1425 4TH AVE S – 131 UNITS
- 7 601 SOUTHGATE – 11 UNITS
- 8 546 ROSEDALE – 20 UNITS

PROPOSED

- 1 475 HUMPHREYS – MIXED-USE
- 2 MAY HOSIERY MILLS – 119 UNITS
- 3 MARTIN & MERITT – 200 UNITS
- 4 602 SOUTHGATE AVE – 12 UNITS
- 5 NASCAR PROJECT
- 6 2182 CARSON ST – MIXED-USE
- 7 ALTA HERRON – 350 UNITS
- 8 1500 4TH AVE S – MIXED-USE
- 9 MOXY HOTEL – 161 ROOMS
- 10 MODERA CHESTNUT HILL – 400 UNITS



Nashville Market



2-Day 
Trucking distance

75% 
of the U.S.
Market is within
a 2-hour flight

12 million 
People live within
a 3-hour drive

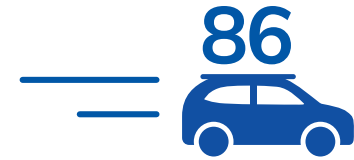


3 MAJOR INTERSTATES

1 of 6 U.S. cities that have a convergence of 3 major interstates.

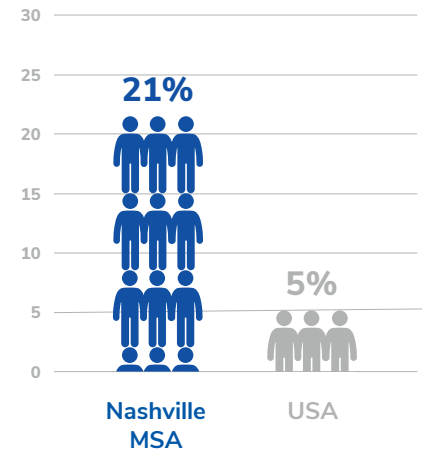


2,102,573
TOTAL MSA POPULATION



86
NET NEW PEOPLE PER
DAY IN 2023

POPULATION GROWTH 2015-2025



Source: Nashville Chamber Regional Economic Development Guide

Thriving Economy & Work Force



2.7%
UNEMPLOYMENT RATE



30.65%
JOB GROWTH

1,145,150
TOTAL LABOR FORCE



#3
CITY TO LAUNCH A CAREER
Bankrate, 2023



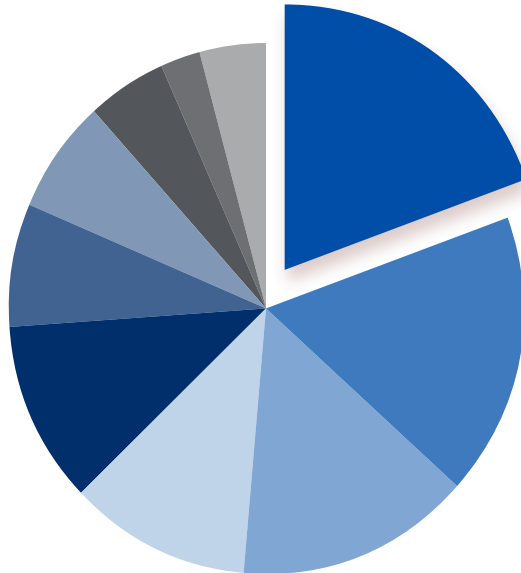
#7
HOTTEST JOB MARKET
Wall Street Journal, 2024



65%
OF COLLEGE GRADS
REMAIN IN NASHVILLE
TO WORK

LABOR FORCE BY SECTOR

Trade, Transportation, and Utilities	21%
Professional and Business Services	18%
Education and Health Services	16%
Leisure and Hospitality	12%
Government	12%
Manufacturing	9%
Financial Activities	8%
Mining, Logging, & Construction	6%
Information	4%
Other Services	5%





For more information, contact:

ROBBY DAVIS

robby.davis@streamrealty.com
615.618.3967

BEN DOTYE

ben.dotye@streamrealty.com
615.775.5416

Copyright © 2025 Stream Realty Partners. All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.



501 Commerce Street
Suite 1120
Nashville, TN 37203
615.795.0000