



FOR SALE
PRIME REDEVELOPMENT
INVESTMENT OPPORTUNITY

2810 COLUMBINE PLACE
NASHVILLE, TN 37204



EXECUTIVE SUMMARY

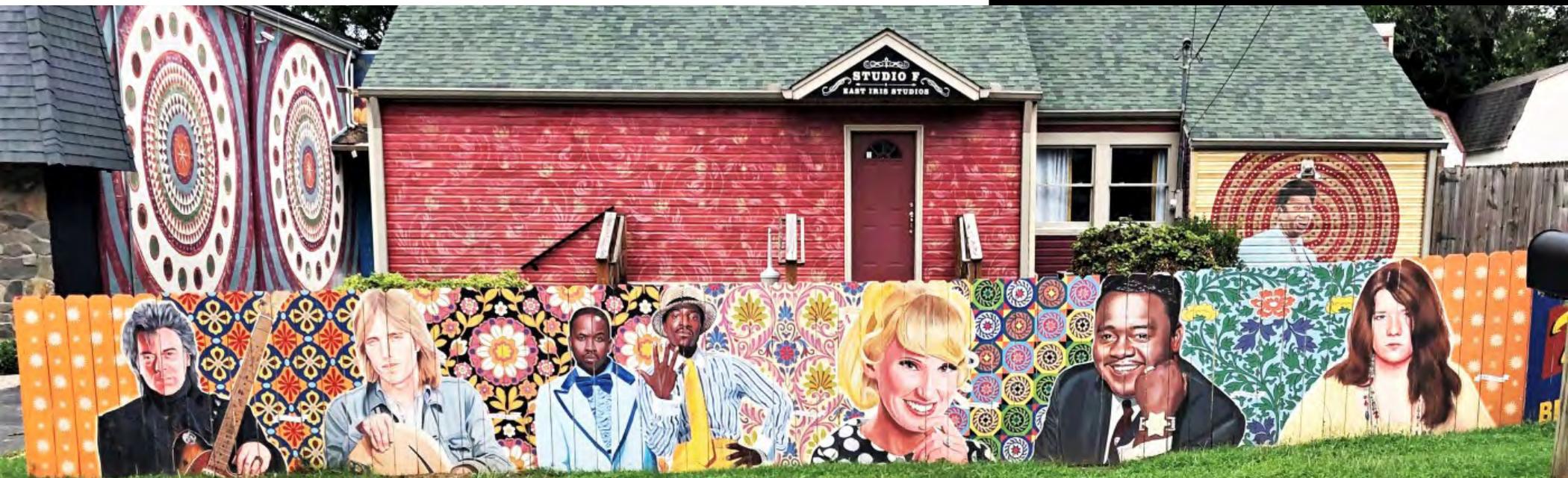
Colliers International, as exclusive advisor, is pleased to present 2810 Columbine Place (“2810 Columbine” or the “Property”). 2810 Columbine is a .17-acre prime commercial property located in the heart of Berry Hill, a city within Davidson County that boasts some of Nashville’s most iconic recording studios and supporting services. Berry Hill’s rich history has fostered the creation of a community of artists, musicians and content creators and created a sought-after destination for those in numerous creative industries.

2810 Columbine is currently zoned commercial (4ZZ). Berry Hill has a streamlined process to address rezoning requests with a wide array of potential uses achievable within District 6. Please refer to the City of Berry Hill Zoning Ordinance for a list of permissible uses:

ZONING ORDINANCE

The Property offers a buyer an exceptional opportunity to create a unique project that aligns with the development planned along Columbine Park and capitalize on Berry Hill’s unprecedented momentum.

Address	2810 Columbine Pl
Number of Buildings	1 Single-Story
Gross Building Area	1,236 SF
Year Built	1945
Parcel Size	0.17 Acres
Parking Ratio	3.24/1,000
County	Davidson County
Parcel/Tax ID	118-07-0-177.00
Zoning	4ZZ - Berry Hill District 6 Bransford



RETAIL MAP

2810 Columbine Pl

Retail

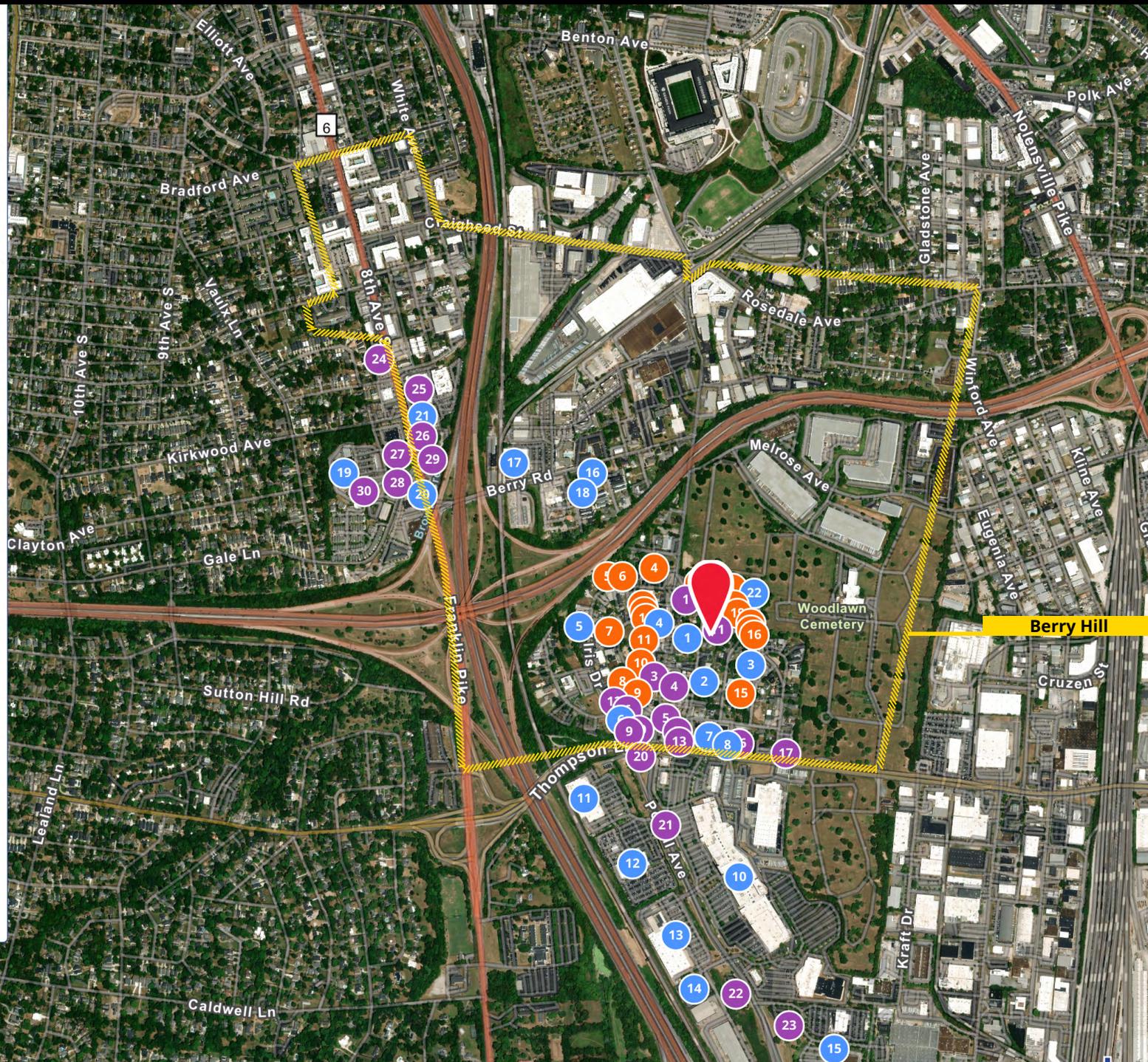
- 1 Spa Haus
- 2 Nashville Yoga Center
- 3 Radiante Spa
- 4 Mbody Gym
- 5 Euphoria Salon
- 6 Iris Motel
- 7 Mattress Firm
- 8 Sherwin Williams
- 9 Guitar Center
- 10 100 Oaks Mall
- 11 Walmart
- 12 Carmax
- 13 Home Depot
- 14 Staples
- 15 BMW
- 16 Float Nashville
- 17 Goodwill
- 18 Pet Salon
- 19 Kroger
- 20 Chase
- 21 Regions
- 22 The Nashville Escape Game

Restaurants

- 1 Pfuncky Griddle
- 2 Nashville Jam Co
- 3 Brothers Burger Joint
- 4 Big Machine Distillery
- 5 Vui's Kitchen
- 6 Sunflower
- 7 Sam & Zoes
- 8 Jersey Mikes
- 9 Thai Kitchen
- 10 Common Ground
- 11 The Farmstead
- 12 Mofongo Cafe
- 13 Baja Burrito
- 14 Applebees
- 15 Hugh Babys
- 16 Firehouse
- 17 Calypso
- 18 Logan's Roadhouse
- 19 Chipotle
- 20 Wendy's
- 21 Panera + Panda Express
- 22 Taco Bell
- 23 Rafferty's
- 24 ML Rose
- 25 Pancho & Lefty's + Fenwick's 300
- 26 McDonald's
- 27 Chick-fil-A
- 28 Just Love & Jimmy John's
- 29 Fat Mo's
- 30 Las Palmas

Recording Studios

- 1 East Iris Studios
- 2 Empower Music Therapy
- 3 Nashville Studio Tour
- 4 Farmland Studios
- 5 Station West
- 6 Ghostwriter Music
- 7 Vibe Nash Studios
- 8 The Owl Studio
- 9 Soultrain Sound Studios
- 10 Full Circle Music
- 11 Soundville
- 12 Treasure Isle Studios
- 13 Blackbird Academy/Studios
- 14 Creative Workshop
- 15 Mayfield Mastering
- 16 The Can Room
- 17 The Blueroom Studios
- 18 Trace Horse Recording Studios
- 19 Reel Muzik Werks
- 20 Studio 515



Berry Hill

LOCATION

Berry Hill | Nashville



Over the past four decades, Berry Hill has evolved organically into a vibrant hub for music production. What began as a grassroots movement—artists and engineers repurposing homes to support Nashville’s growing recording needs—has matured into a thriving ecosystem of specialized businesses. This transformation has preserved the community’s character while enhancing its professional infrastructure.

BERRY HILL OVERVIEW & DEMOGRAPHICS

Berry Hill is a vibrant and eclectic neighborhood located just south of downtown Nashville, Tennessee. Known for its small-town charm and creative energy, Berry Hill is home to a mix of colorful cottages that house recording studios, independent shops, and locally owned restaurants. Despite its modest size—only about one square mile—it boasts a rich musical heritage and has become a hub for artists, musicians, and producers. The area combines a laid-back residential vibe with a thriving business community, making it a unique and desirable spot for both locals and visitors. Berry Hill's walkability and creative spirit set it apart as one of Nashville's most distinctive neighborhoods.

In recent years, Berry Hill has seen steady growth in both residential and commercial real estate. The neighborhood's central location and artistic appeal have made it attractive to young professionals, creatives, and investors alike. Home prices and rental rates have risen in line with Nashville's broader market trends, but Berry Hill still offers more affordable options compared to nearby areas like 12 South or Green Hills. Commercial development is also active, with boutique retail, wellness businesses, and creative studios continuing to move in, contributing to a lively and evolving market.

POPULATION	1 MILE	3 MILES	5 MILES
2024 Total Population	4,845	93,860	238,446
2029 Total Population	6,357	104,100	262,917
2023 - 2028 Population Change	5.6%	2.1%	2.0%
2000 - 2023 Population Change	3.8%	1.4%	1.1%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	2,555	43,310	107,618
2029 Households	3,362	47,427	122,714
2023 - 2028 Household Change	5.6%	2.8%	2.7%
2000 - 2023 Household Change	3.7%	2.0%	1.6%

2024 INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$139,801	\$132,504	\$127,352
Median Household Income	\$82,500	\$77,169	\$75,983
Per Capita Income	\$68,597	\$59,325	\$57,981

TRANSACTION GUIDELINES

The offering of 2810 Columbine PI is being conducted exclusively by Colliers International (“Colliers”). All questions and inquiries should be directed to the Colliers representatives listed in this Offering Memorandum. Prospective investors are strongly discouraged from directly contacting Seller without the express written consent of Colliers. Seller and Colliers reserve the right to alter the Transaction Guidelines in their sole discretion. Colliers will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this Offering Memorandum. The prospective investor will be selected by Ownership in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Purchase price;
- The source of capital, both equity and debt, for the transaction;
- The amount of earnest money deposit;
- Detail on the closing expenses to be borne by either buyer or seller (i.e. escrow, title insurance, transfer taxes, etc.); and
- A detailed schedule of the due diligence and requisite approval process.

DISCLAIMER: Materials contained in this Investment Offering Memorandum are confidential, furnished solely for the purpose of considering the purchase of 2810 Columbine PI (the “Property”) located in Nashville, Tennessee; described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of Colliers International (“Colliers”). The material is based, in part, upon information supplied by Seller and, in part, upon information obtained by Colliers from sources they deem to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather are outlines of some of the principal provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, Colliers or any of their related entities as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections and conclusions. Interested buyers should be aware that the Seller is selling the Property in “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. It is expected that prospective investors will conduct their own independent due diligence concerning the Property, including such engineering and environmental inspections as they deem necessary to determine the condition of the Property and the existence or absence of any potentially hazardous materials used in the construction or maintenance of the Property. No representations, expressed or implied, are made as to the foregoing matters by Seller, Colliers or any of their officers, employees, affiliates and/or agent. Information contained in this Investment Offering Memorandum is further governed by the Confidentiality Agreement.

Colliers International • Tennessee license #256669

FOR SALE

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