

**935 E. TRINITY LANE | SUITE 119-120 | NASHVILLE, TN 37207**

**STRIDE**  
COMMERCIAL

- ▷ 940 SF | Private Entrance & Restroom
- ▷ Retail | Creative Office | Personal Services | Coffee / Sandwich Shop



# 935 E. Trinity Lane

FOR LEASE // EAST NASHVILLE // NASHVILLE, TN 37207

# Building Snapshot

935 E. TRINITY LANE | STE. 119-120 | NASHVILLE, TN 37207

**Total Building SF:** ~14,215 SF

**Available SF:** 940 SF — Rooms 119, 120, 121 (corner suite)

**Lease Rate:** \$3,200/month Modified Gross (~\$40.85 PSF/Year) — utilities (water, gas, electric), WiFi, CAM, taxes, and insurance included

**Availability:** June 1, 2026

**Parking:** Rear surface lot

**Year Built:** 1952

**Zoning:** IR (Industrial Restrictive) — UZO overlay

**Signage:** Window / building signage on corner space

**Condition:** Second-gen — open retail/office layout

**Access:** Private dedicated entrance



935 E. TRINITY LANE // 935 E. TRINITY LANE / SUITE 119-120 / NASHVILLE, TN 37207

**STRIDE**

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

# Executive Summary

## OPPORTUNITY

Suite 119-120 at 935 E. Trinity Lane is a 940 SF corner space within a multi-tenant mixed-use building in East Nashville, offering a private dedicated entrance, a private restroom, and second-generation open office/retail condition. Offered at \$3,200/month Modified Gross — with utilities (water, gas, electric), WiFi, CAM, taxes, and insurance all included in the rate — the suite delivers a straightforward, all-in occupancy cost with no NNN surprises. The building hosts a diverse community of established tenants including office, coworking, light industrial, therapy, wellness, and creative users, creating a cohesive environment for locally-rooted operators. Window and building signage on the corner space provide visibility along E. Trinity Lane.



## HIGHLIGHTS

- 940 SF corner suite — private dedicated entrance and private restroom
- 1-year minimum lease term — accessible for businesses at any stage
- Second-gen open layout — ready for retail, creative office, or personal services use
- Window and building signage available on corner space facing E. Trinity Lane
- Established multi-tenant community: office, coworking, wellness, light industrial, and creative users
- IR Zoning within UZO Overlay — wide range of applicable uses

935 E. TRINITY LANE // 935 E. TRINITY LANE / SUITE 119-120 / NASHVILLE, TN 37207

**STRIDE**

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

# About the Space

1

## AVAILABLE SPACE

- 935 E. Trinity Lane — Suite 119-120
- 940 SF — corner suite (Rooms 119, 120, 121)
- Ground floor — primary level
- Second-gen open retail/office layout
- Available: June 1, 2026

2

## SPACE FEATURES

- Private dedicated entrance — standalone access
- Private restroom in suite
- Open layout — flexible for retail, office, or personal services
- Corner space with window/building signage opportunity on E. Trinity Lane
- Shared utilities included: water, gas, electric, WiFi

3

## LEASE TERMS

- Rate: \$3,200/month Modified Gross (~\$40.85 PSF/Year)
- Lease Type: Modified Gross — includes utilities, WiFi, CAM, taxes, insurance
- Minimum Term: 1 year
- Contact Broker for tour requests or more information



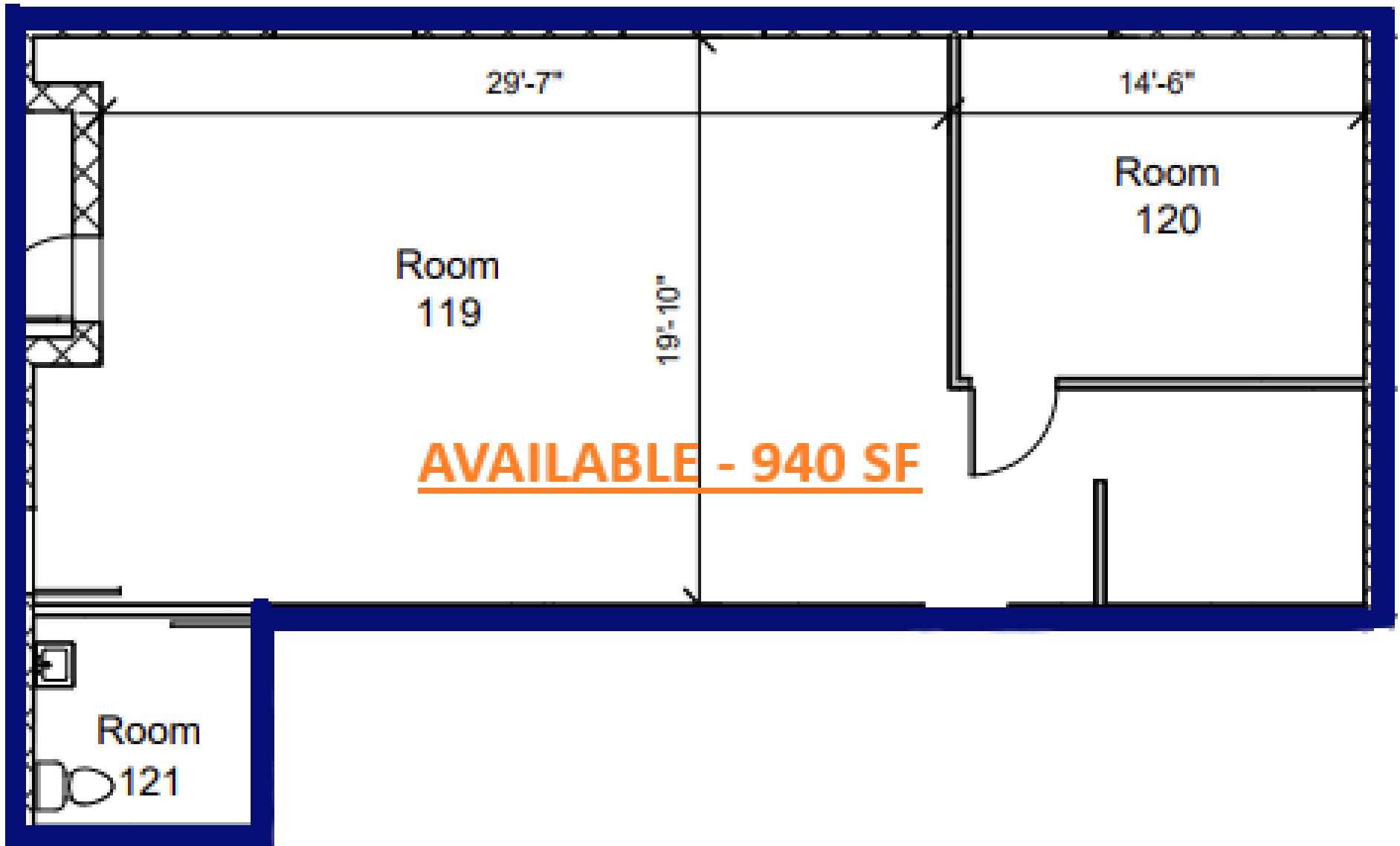
935 E. TRINITY LANE // 935 E. TRINITY LANE / SUITE 119-120 / NASHVILLE, TN 37207

**STRIDE**

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

# Floor Plan

935 E. TRINITY LANE | SUITE 119-120 |  
NASHVILLE, TN 37207 | 940 SF | FOR LEASE

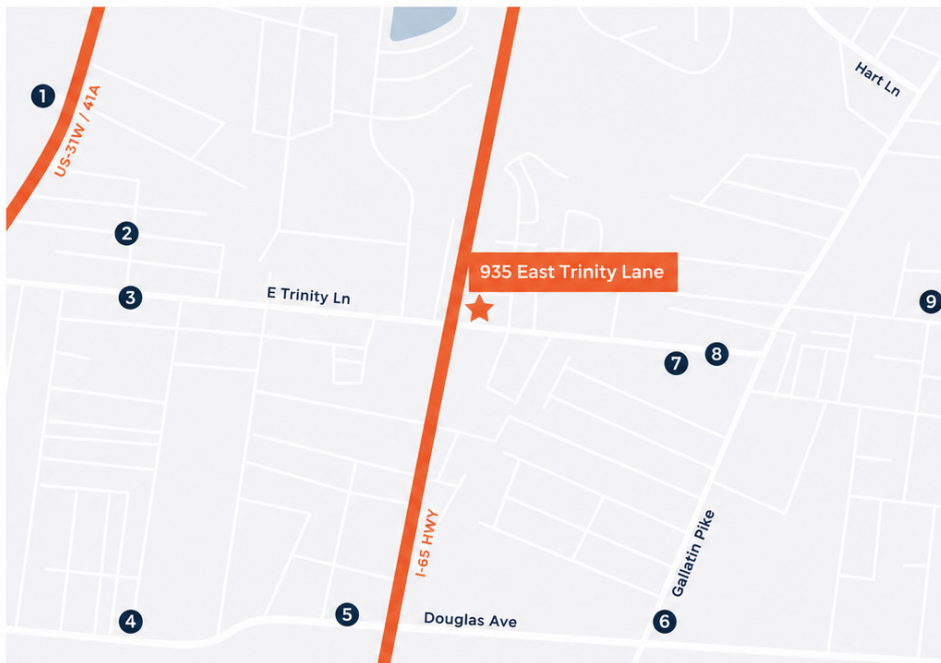


935 E. TRINITY LANE // 935 E. TRINITY LANE / SUITE 119-120 / NASHVILLE, TN 37207

**STRIDE**

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

# Location & Access



- 01**  
FRAN'S
- 02**  
HARVEST MOON  
COFFEE ROASTERS
- 03**  
EAST NASHVILLE BEER WORKS

- 04**  
ALL PEOPLE COFFEE  
& BEVERAGE HALL
- 05**  
SOUTHERN GRIST  
BREWING COMPANY
- 06**  
TOWER MARKET AND DELI

- 07**  
LIVING WATERS BREWING
- 08**  
GRIMEY'S NEW MUSIC  
& PRELOVED MUSIC
- 09**  
MITCHELL DELICATESSEN

## DRIVE TIMES & ACCESS

- Dickerson Pike Corridor: <0.5 miles
- I-65 Access: ~1 mile / ~3 min
- Briley Pkwy (SR-155): ~1.5 miles / ~4 min
- Downtown Nashville: ~3 miles / ~8 min
- Germantown: ~2 miles / ~6 min
- Opry Mills / Opryland area: ~3 miles / ~8 min via I-65 N
- BNA Nashville Int'l Airport: ~8 miles / ~15 min via I-65 / Briley Pkwy

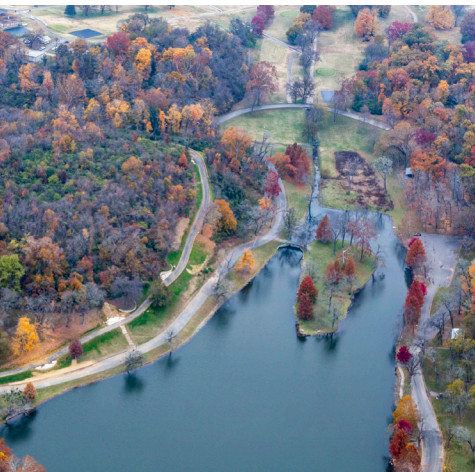
## ACCESS HIGHLIGHTS

- E. Trinity Lane provides direct frontage with corner window/building signage opportunity
- Rear surface parking accessible via building keypad
- ~1 mile to I-65 — strong regional connectivity to Downtown, East Nashville, and Airport corridor
- Briley Pkwy access ~1.5 miles — connects to Opryland, East Nashville, and the broader metro
- Multi-tenant building with established community of co-tenants — coworking, office, wellness, creative

935 E. TRINITY LANE // 935 E. TRINITY LANE / SUITE 119-120 / NASHVILLE, TN 37207

**STRIDE**

# Neighborhood & Growth



## ABOUT EAST NASHVILLE—E. TRINITY LANE

E. Trinity Lane sits in East Nashville, a corridor in active transition that connects Dickerson Pike to Gallatin Ave and serves as a light commercial spine between established residential neighborhoods. The area draws a mix of longstanding community businesses, emerging creative operators, and service-oriented tenants who value the accessibility and relative affordability of the corridor compared to the Five Points and Eastwood pockets to the south. The subject building itself reflects this character — a multi-tenant creative and flex campus with office, therapy, wellness, light industrial, and coworking users who have chosen the building for its community feel, flexible terms, and central Nashville positioning.

## BUILDING CO-TENANTS (SAME BUILDING)

- Office and coworking users — established professional tenants
- Light industrial operators — flexible workspace users
- Therapy and wellness practitioners — health-adjacent tenants
- Creative and fitness users — studio and active-use tenants

## CORRIDOR GROWTH

- The Pike — 12-acre master-planned community at 1411 Dickerson Pike (600+ residential units, 15,000 SF retail)
- Dickerson Pike Multifamily — 363-unit, 421,326 SF apartment community on 13 acres, under construction
- Talbot's Corner — 61-acre mixed-use development at Dickerson Pike & W. Trinity Lane (residential, retail, office; 6–15 stories)
- 905–907 E. Trinity Lane — 168-unit mixed-use, directly across from the subject
- The Station by Alta — multifamily community at 900 E. Trinity Lane, ~0.1 mi from subject

## DEMAND DRIVERS

- 12,086 residents within 1 mile — 19% growth since 2020
- 5,219 households within 1 mile — 19% growth since 2020
- 7,351 employed civilians within 1 mile
- \$94,188 median household income within 1 mile
- Sub-3-mile drive to downtown Nashville's employment core

935 E. TRINITY LANE // 935 E. TRINITY LANE / SUITE 119-120 / NASHVILLE, TN 37207

**STRIDE**

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.



# Traffic & Demographics

## TRAFFIC COUNTS

- E. Trinity Lane (at property): 17,827 AADT
- Ellington Parkway (~0.3 mi): 47,090 AADT
- Dickerson Pike (nearby): 14,605 AADT

"Source: CoStar / MPSI 2025 (E. Trinity Lane, Ellington Parkway); TDOT 2024 (Dickerson Pike)."

## TOTAL POPULATION

**1 mile:** 12,086  
**3 mile:** 85,400  
**5 mile:** 200,951

## MEDIAN AGE

**1 mile:** 35  
**3 mile:** 36  
**5 mile:** 36

"Source: CoStar / Esri 2025 estimates, 1/3/5-mile radii from 935 E. Trinity Ln."

## MEDIAN HOUSEHOLD INCOME

**1 mile:** \$94,188  
**3 mile:** \$83,508  
**5 mile:** \$74,695

935 E. TRINITY LANE // 935 E. TRINITY LANE / SUITE 119-120 / NASHVILLE, TN 37207

**STRIDE**

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

# 935 E. Trinity Lane

935 E. TRINITY LANE | SUITE 119-120 | NASHVILLE, TN 37207

## CONTACT US

LANIER WAGSTER | CAMERON BICE | MATT COOPER, CCIM

E-MAIL: [info@stridecre.com](mailto:info@stridecre.com)  
CALL/TEXT: (615) 719-8736

[STRIDECRE.COM](http://STRIDECRE.COM)

**STRIDE**  
COMMERCIAL