

FOR SALE

Berry Hill - 2831 Columbine Place

Nashville, TN 37204

ASKING PRICE	\$1,490,000
PROPERTY TYPE	Retail
ZONING	D6
APN	11811006600
COUNTY	Davidson
BUILDING SIZE	1,092 SF
LOT SIZE	8,276 SF
YEAR BUILT	1941

This property offers excellent visibility and accessibility in one of Nashville's most established and sought-after commercial districts. The site is improved with an approximately 1,092 square foot building situated on ±0.19 acres, providing flexibility for a variety of retail, office, or owner-user applications.

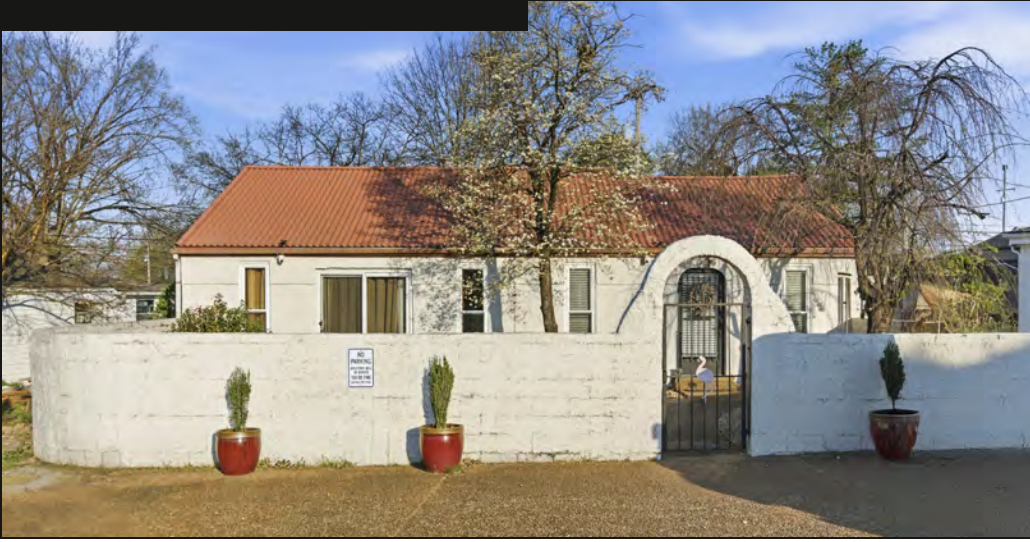


- Freestanding Commercial Asset in Berry Hill
- Highly Visible Lot with Dual Access
- ±1,092 SF Building on ±0.19 Acres
- Flexible Use Potential – retail, office, owner-user, or redevelopment
- Located in “Music Hill” Creative District
- Strong Infill Location near Downtown, Music Row, and 12South
- High-Demand Submarket with limited available inventory

Exterior Photos

Berry Hill - 2831 Columbine Place

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Interior Photos

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Berry Hill Neighborhood

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	87	326	4,066
AVERAGE AGE	36	37	36
AVERAGE AGE (MALE)	36	37	36
AVERAGE AGE (FEMALE)	35	37	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	46	151	1,956
# OF PERSONS PER HH	1.9	2.2	2.1
AVERAGE HH INCOME	\$94,037	\$136,474	\$138,210
AVERAGE HOUSE VALUE	\$606,871	\$837,385	\$855,032

Demographics data derived from AlphaMap





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KATELIN FORD

Advisor

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EDUCATION

Page High School

Middle Tennessee State University, BS in Electronic Media Communications, Minor in Interpersonal Communications

MEMBERSHIPS

Hospitality Committee with Davidson Co. Chamber of Commerce

Nashville Women's Leadership Association

Rutherford Co. Chamber of Commerce

Women in Commercial Real Estate

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