



COMPASS COMMERCIAL

COMMERCIAL DEVELOPMENT LAND | 0.24 AC
2512 Clifton Ave, Nashville, TN 37209



2512 Clifton Ave

\$789,000 | 0.24 AC

This **0.24-acre** IR zoned corner lot is ideally situated minutes from downtown Nashville with unparalleled proximity to major interstates I-40, I-24, and I-65.

Positioned just off Charlotte Avenue in a rapidly developing corridor, this level parcel provides a prime opportunity for a wide range of commercial or light industrial uses. With its strategic location and flexible zoning, 2512 Clifton Ave is perfectly positioned for investors or developers looking to capitalize on Nashville's continued expansion.

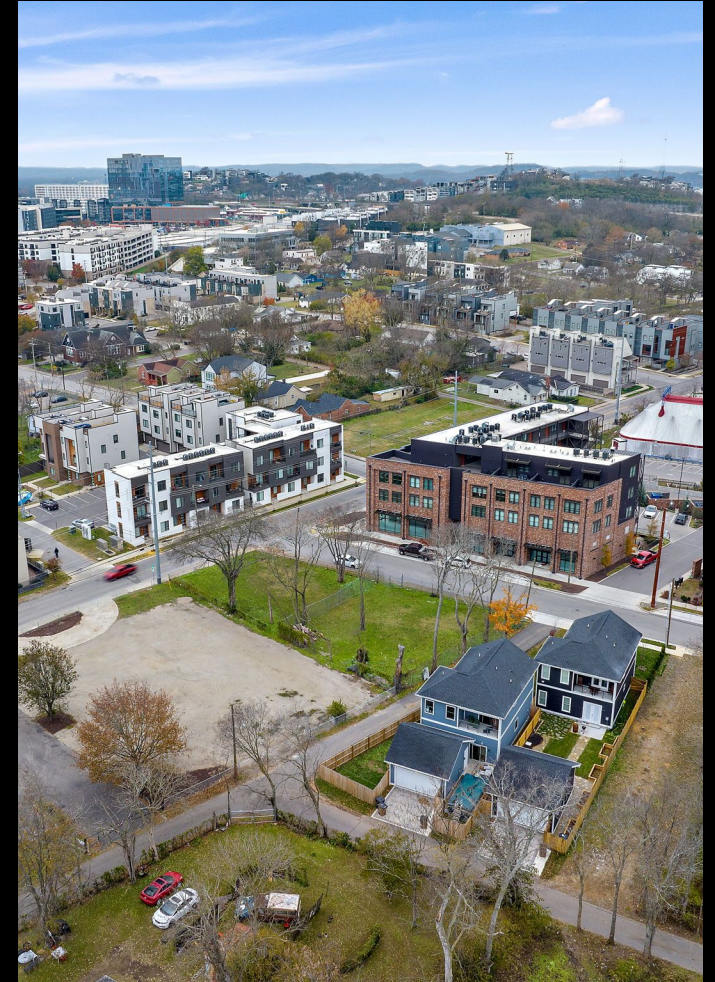
Key Features:

Strategic Location: Minutes from downtown Nashville, providing excellent visibility and accessibility.

Development-Ready: Flat and level terrain simplifies site planning and construction.

High Growth Area: Located in a rapidly evolving corridor near newly built multi-use developments, presenting significant potential for value appreciation.





Ryan Cook

Commercial Real Estate Advisor
M: 615.390.0662
O: 615.475.5616
ryan@realequitycre.com



Jamie Brandenburg, SIOR

Commercial Real Estate Advisor
M: 615.487.2100
O: 615.475.5616
jamie@realequitycre.com

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