940 3RD AVE NORTH

NASHVILLE, TENNESSEE 37201

9,479 SF BUILDING ON 0.36 ACRES IN THE HEART OF GERMANTOWN

FOR LEASE OR SALE



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EXECUTIVE SUMMARY

Colliers International is pleased to offer for lease or for sale the building and site located at 940 3rd Ave. North in Germantown, one of the fastest growing corners of Nashville's urban core.

Originally constructed in 1950, the 9,479 square foot building offers a prime location with two primary street frontages along 3rd Avenue North and JR Gilliam Way.

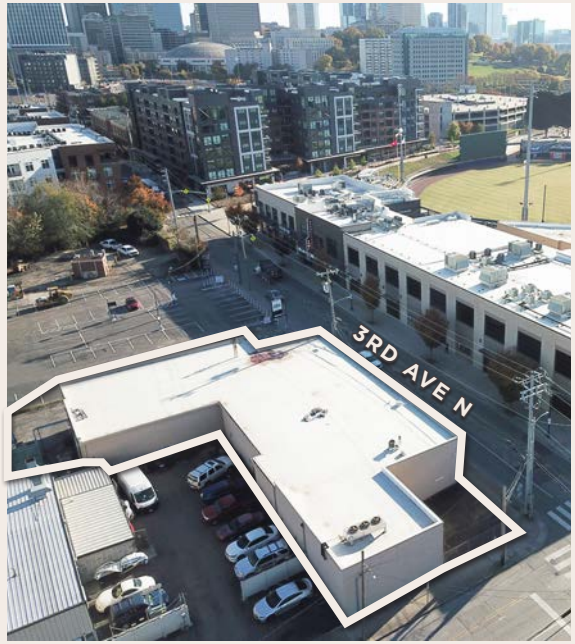
The site is adjacent to one of Nashville's premier sporting venues, First Horizon Park, home of the Nashville Sounds, and is positioned in the heart of Germantown's entertainment and hospitality district.

Bordered on the west by Brooklyn Bowl, the site offers walkability to the countless amenities of the Germantown neighborhood and ample parking opportunities available in the property's immediate vicinity.

ADDRESS	**940 3RD AVE NORTH NASHVILLE, TN 37201**
PROPERTY	Building: 9,479 SF Site: 0.36 Acres
AMENITIES	Fully Conditioned Facility Secured and Gated Access 1 Loading Dock
ZONING	Multiple: DTC/UZO
PARCEL ID	082-13-0-359.00
POTENTIAL ADAPTIVE RE-USE	Conforming uses include food & beverage; retail; entertainment; creative studios; mini-warehouse storage
YEAR BUILT	1950
LEASE RATE	$21.95/SF NNN (Opex: $4.50/SF Est.)

CONTACT AGENT FOR SALE PRICE INQUIRIES




3RD AVE N


JR GILLIAM WAY
3RD AVE N




3RD AVE N
JR GILLIAM WAY













PROXIMITY TO FIRST HORIZON PARK & GERMANTOWN

940 3rd Avenue North's Germantown location provides a strategic advantage for a variety of adaptive reuse opportunities, including food & beverage, retail, entertainment, and creative uses. Positioned near First Horizon Park and some of Germantown's most popular dining and entertainment destinations, the property benefits from strong visibility, accessibility, and proximity to Nashville's urban core. Immediate access to I-40, I-65, and I-24 further strengthens connectivity throughout the Nashville market.

NEIGHBORHOOD | Germantown

10,000+
HOTEL ROOMS

MILLENNIUM HOTEL MAXWELL HOUSE NASHVILLE

THE BANKERS ALLEY HOTEL Nashville

RENAISSANCE. NASHVILLE HOTEL

300+
RETAIL | RESTAURANTS

5TH & TAYLOR american restaurant

FRESH PASTA & SANDWICHES LITTLE HATS NASH TENN 1120 4TH AVE N ITALIAN MARKET

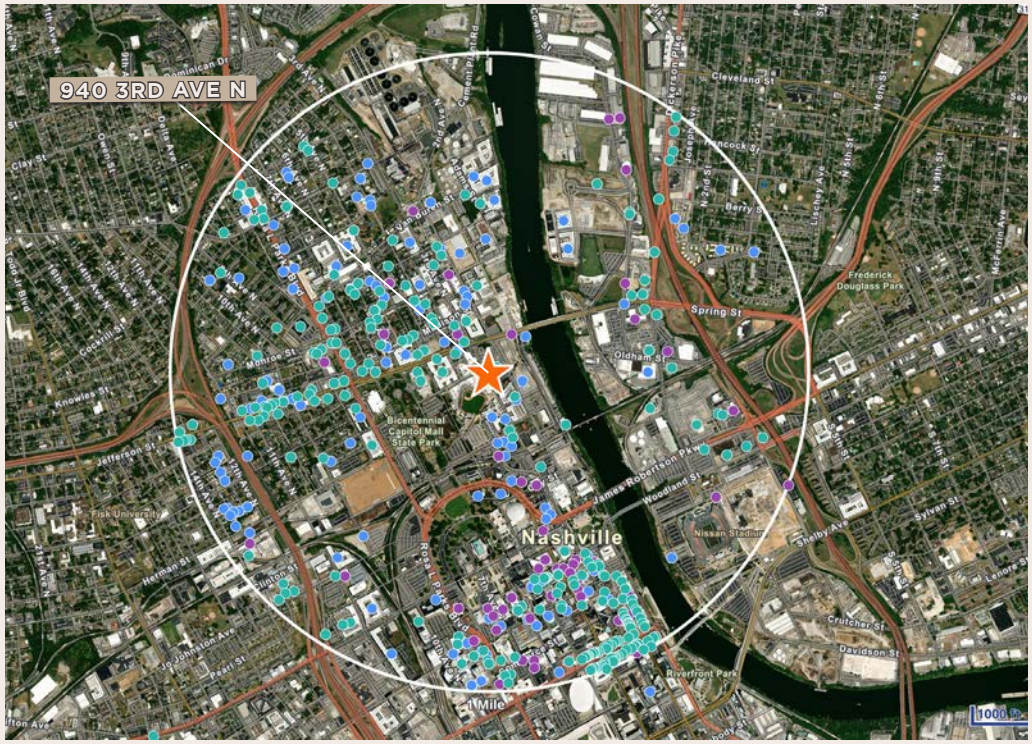
NASHVILLE SOUNDS

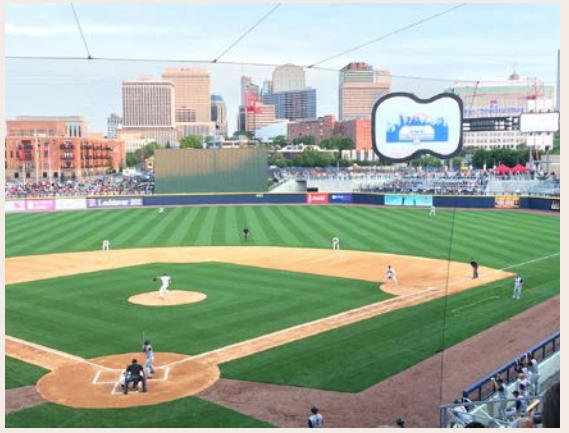
22,000+
MULTIFAMILY UNITS

CARILLON

imt Germantown

BEXLEY STOCKYARDS









WITHIN 3 MILES OF 940 3RD AVE N:

126,127
RESIDENTS

32 YEARS
AVERAGE AGE

$54,061
PER CAPITA INCOME

17 MILLION
NASHVILLE TOURISTS IN 2025

80
WALK SCORE

Why **Nashville**



Nashville, Tennessee, affectionately known as “Music City,” is a vibrant metropolis where Southern charm meets dynamic growth.

Renowned as the epicenter of country music, the city boasts iconic venues like the Ryman Auditorium, the Country Music Hall of Fame, and the historic RCA Studio B. Beyond its musical heritage, Nashville offers a rich tapestry of cultural experiences, including the National Museum of African American Music and the Johnny Cash Museum.

The city’s diverse neighborhoods, such as Germantown, The Gulch, and East Nashville, are hubs of boutique shopping, innovative dining, and lively nightlife. Outdoor enthusiasts can explore Centennial Park, home to a full-scale replica of the Parthenon, or enjoy the scenic beauty of Radnor Lake State Park. With a population exceeding 1.3 million in the metropolitan area, Nashville is one of the fastest-growing cities in the United States. This growth is fueled by a diverse economy encompassing healthcare, education, technology, and entertainment. Whether you’re drawn by its musical legacy, culinary delights, or Southern hospitality, Nashville offers a unique blend of tradition and modernity that captivates residents and visitors alike.

#1 Metro Economic Strength

Policom (2024)

#5 Large Metro for Best Business Climate

Business Facilities (2024)

#1 Leisure Destination in the US

Global Traveller (2024)





2.1M
Current Population

$467K
Median Home Value

15.4%
Population Growth

29%
Bachelor's Degree or Higher

2%
Year over Year Job Growth

2.9%
Unemployment Rate

$75K
Average Household Income

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