



EAST NASHVILLE VACANT BUILDING

3105 GALLATIN PIKE | NASHVILLE, TN 37216



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EXCLUSIVELY LISTED BY



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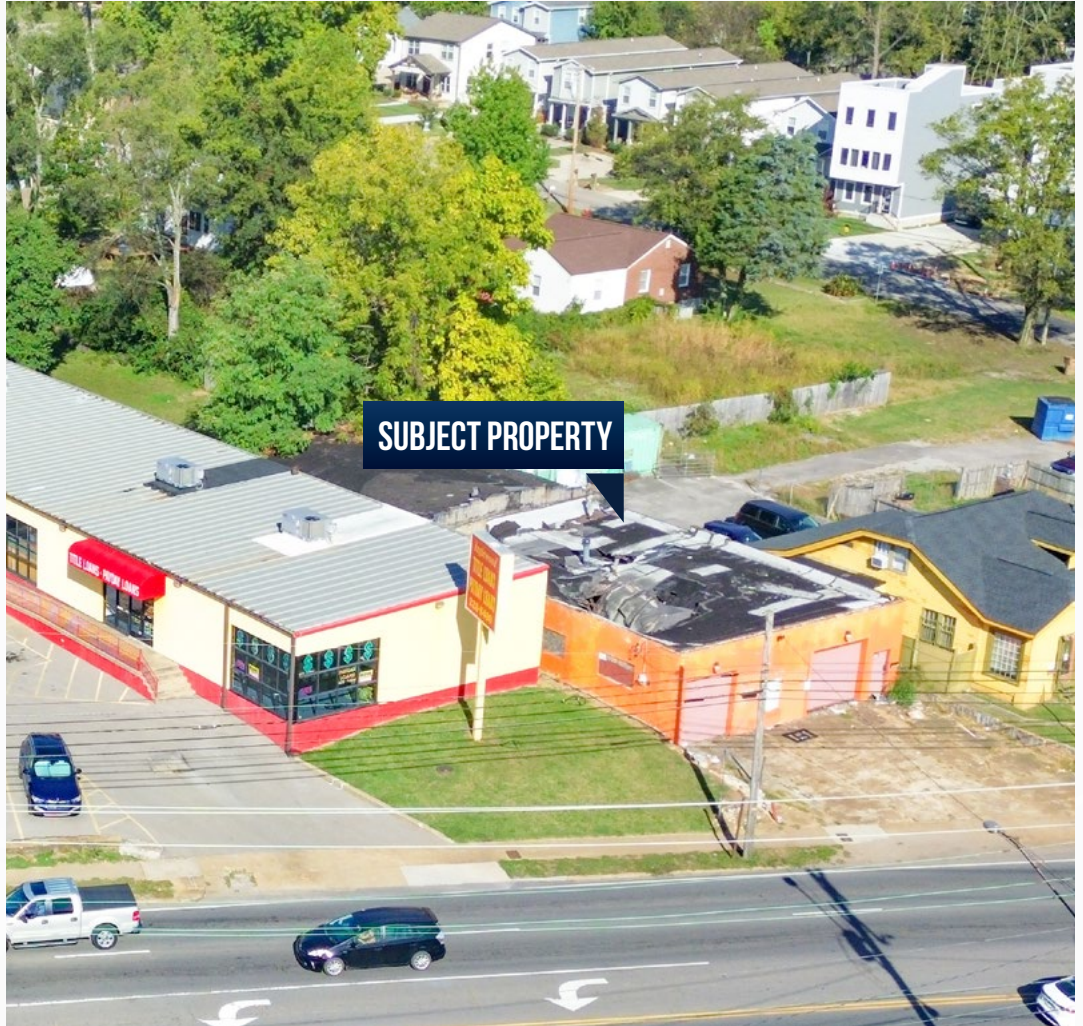
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INVESTMENT HIGHLIGHTS

- **EAST BANK DEVELOPMENT** – The east bank is set to be home of Oracle's new headquarters and the new Tennessee Titans stadium with several other popular attractions coming
- **MAIN THOROUGHFARE** – Gallatin Ave serves the East Nashville main artery seeing $\pm 26,200$ VPD
- **BOOMING POPULATION GROWTH** – The population in a 5-mile radius has grown 2.6% annually since 2010



DOWNTOWN NATHVILLE

± 4.5 MILES AWAY



THE FOX BAR &
COCKTAIL CLUB

TIGER BAR



POPEYES



GALLATIN PIKE ± 26,200 VPD

THOMAS AVE

SUBJECT
PROPERTY

MCGAVOCK PIKE



ContrastCine



PLASMA BIOLOGICAL SERVICES



**SUBJECT
PROPERTY**

GALLATIN PIKE ± 26,200 VPD

THOMAS AVE

MCGAVOCK PIKE

VALUATION OVERVIEW



\$600,000

LIST PRICE



±0.23 AC

LOT SIZE



\$153

PPSF



±3,920 SF

GLA

FINANCING INQUIRIES

For financing options reach out to:
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AREA OVERVIEW

NASHVILLE, TN

Green Hills neighborhood in Nashville, TN offers a delightful escape from the bustling city while providing easy access to urban amenities. One of the highlights of this lovely neighborhood is its exceptional shopping options. The area is home to the iconic Green Hills Mall, a premier shopping destination featuring a wide array of high-end boutiques, department stores, and trendy fashion outlets. In addition to the mall, the neighborhood boasts numerous boutique shops, antique stores, and specialty shops.

Nashville is a genuine geographic bull's eye, Nashville is perfectly positioned to draw people together. Nashville is the capital and largest city in Tennessee. In the past 5 years, Nashville demand (hotel rooms sold) has grown faster than any other top 30 US city.

A major center for the music industry, especially country music, Nashville is commonly known as "Music City." It is also home to numerous colleges and universities, including Tennessee State University, Vanderbilt University, Belmont University, Fisk University, Trevecca Nazarene University, and Lipscomb University, and is sometimes referred to as "Athens of the South" due to a large number of educational institutions. Nashville is also a major center for healthcare, publishing, private prison, banking, automotive, and transportation industries.



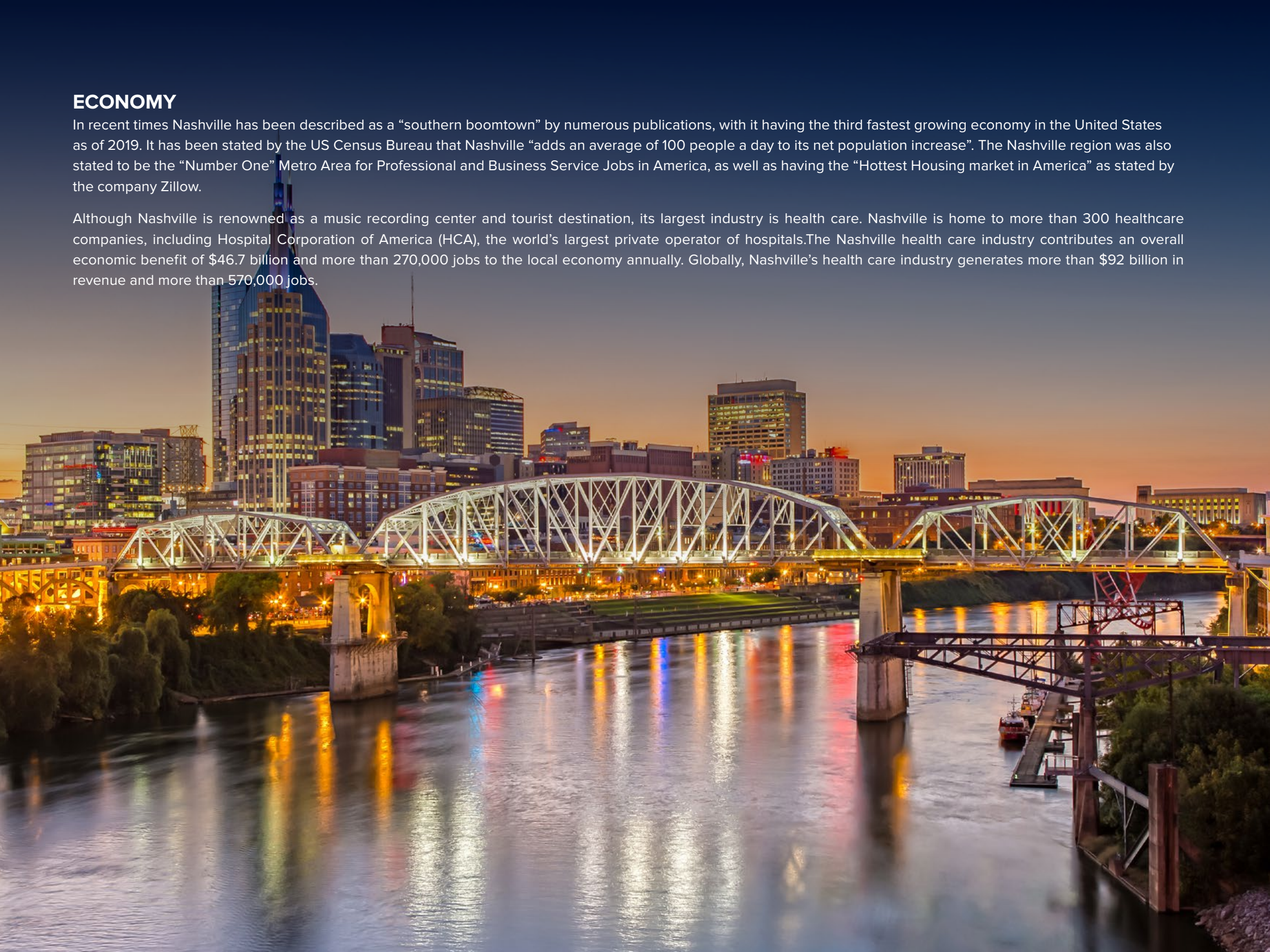
DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	19,255	104,225	120,505
2023 Estimate	18,140	97,453	112,593
Annual Growth: 2023-2028	1.2%	1.4%	1.4%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	7,113	32,274	36,597
2023 Estimate	6,705	30,176	34,189
Annual Growth: 2023-2028	1.2%	1.4%	1.4%
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$59,713	\$77,599	\$79,430

ECONOMY

In recent times Nashville has been described as a “southern boomtown” by numerous publications, with it having the third fastest growing economy in the United States as of 2019. It has been stated by the US Census Bureau that Nashville “adds an average of 100 people a day to its net population increase”. The Nashville region was also stated to be the “Number One” Metro Area for Professional and Business Service Jobs in America, as well as having the “Hottest Housing market in America” as stated by the company Zillow.

Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Nashville is home to more than 300 healthcare companies, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals. The Nashville health care industry contributes an overall economic benefit of \$46.7 billion and more than 270,000 jobs to the local economy annually. Globally, Nashville’s health care industry generates more than \$92 billion in revenue and more than 570,000 jobs.





ATTRACTIONS

- | | |
|------------------------------|----------------------------|
| 1 COUNTRY MUSIC HALL OF FAME | 6 TENNESSEE STATE CAPITOL |
| 2 RYMAN AUDITORIUM | 7 FORT NEGLEY |
| 3 CENTENNIAL PARK | 8 MUSIC CITY CENTER |
| 4 NISSAN STADIUM | 9 ADVENTURE SCIENCE CENTER |
| 5 FRIST ART MUSEUM | |

EMPLOYERS

- | | |
|--------------------------|------------------------------|
| 1 VANDERBILT UNIVERSITY | 6 AMAZON |
| 2 STATE OF TENNESSEE | 7 ASURION |
| 3 U.S. GOVERNMENT | 8 TENNESSEE STATE UNIVERSITY |
| 4 HCA HEALTHCARE INC. | |
| 5 ASCENSION SAINT THOMAS | |



UNIVERSITIES

Vanderbilt University - 12,686 Student Population

Fisk University - 855 Student Population

Belmont University - 7,350 Student Population

Middle Tennessee State University - 22,511 Student Population

PROFESSIONAL SPORTS TEAMS

Tennessee Titans - 1,047,496 2019 Attendance

Nashville Predators - 715,276 2019 Attendance

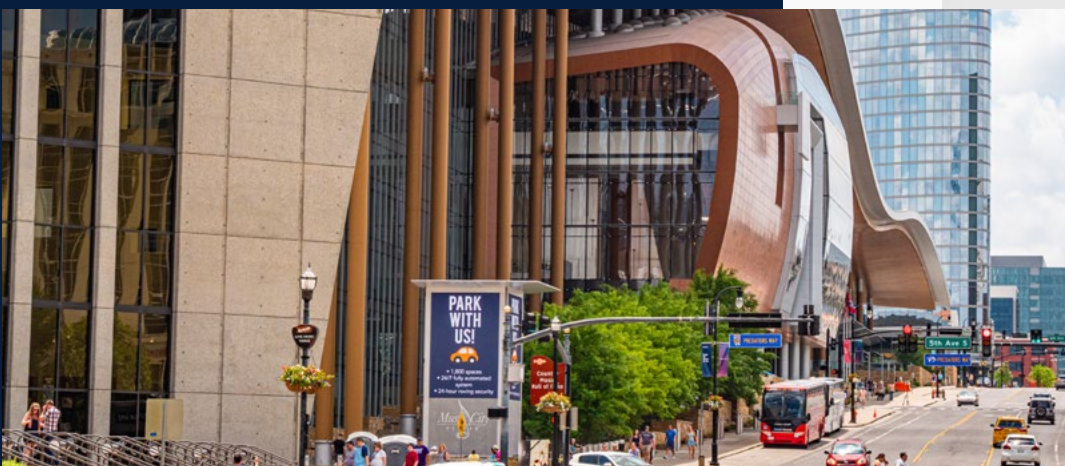


MUSIC CITY CENTER

Nashville's downtown convention facility, opened in May 2013. The 2.1 million-square-foot Music City Center features more than 375,000 square feet of exhibit space, 128,000 square feet of meeting space, two ballrooms, a business center, and a 2,500-seat theater.

GAYLORD OPRYLAND RESORT & CONVENTION CENTER

The largest non-gaming hotel property in the United States with 2,888 rooms and more than 700,000 square feet of meeting space, including 263,772 of contiguous exhibit space.



NASHVILLE'S HONKY TONK HIGHWAY.

Broadway is the busiest street in Nashville. The thriving downtown area is home to over 100 restaurants, bars, and music venues. Lower Broadway, also known as Nashville's Honky Tonk Highway, is the center of entertainment in Music City. A honky-tonk is an establishment that contains at least one stage and a bar. Lower Broadway is filled with honky-tonks giving it the popular tourist destination name.

#1

The Best Music Cities in the U.S.

- *Clever*, 2022

#4

The South's
Best Cities

- *Southern Living*, 2023

#5

Our 12 Favorite Cities
to Visit in the U.S.

- *Robb Report*, 2022

#15

The 15 Best Cities in the U.S.

- *Travel + Leisure*, 2022

10 Bucket List Destinations

- *Southern Living*, 2023

“Best Up-and-Coming City”

- *Hemispheres Readers' Choice Awards* 2022



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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