

1103 CALVIN AVE | NASHVILLE, TN 37206

- ▷ ±1,435 RSF | New Construction Shell
- ▷ Lockeland Springs — East Nashville
- ▷ Medical | Wellness | Professional Services | Creative Retail

STRIDE

COMMERCIAL

1103 Calvin Avenue

RETAIL FOR LEASE // LOCKELAND SPRINGS / EAST NASHVILLE // NASHVILLE, TN 37206

Building Snapshot

1103 CALVIN AVENUE | NASHVILLE, TN 37206

Building SF: ±1,435 RSF — stand-alone, single-story opportunity

Site Size: 0.17 acres / 7,405 SF

Lease Rate: Contact Broker

Lease Type: NNN (Triple Net)

Preferred Lease Term: 5+ years (negotiable)

Delivery Condition: New Construction Shell

Availability: Upon completion — C/O anticipated Q4 2026 / Q1 2027

Parking: 5 dedicated rear stalls via Alley #727 (4 standard 9'×18' + 1 ADA van) with free street parking and neighboring parking potential

Year Built: 2026 — new construction

Zoning: CL (Commercial Limited) — UZO + NHC overlays

Ceiling Height: 8-ft plate with vaulted ceiling section

Signage: Calvin Ave frontage — subject to NHC overlay + Metro sign code

Utilities: Water, sanitary sewer, gas, electric (NES) — all available at site

Flood Zone: FEMA Zone X (outside 0.2% annual-chance floodplain)



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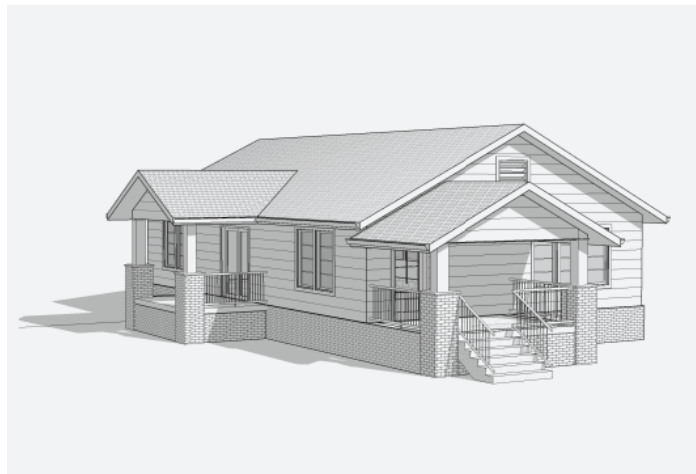
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Executive Summary

OPPORTUNITY

1103 Calvin Avenue is a ±1,435 RSF new-construction commercial shell on a 0.17-acre infill lot in East Nashville's Lockeland Springs neighborhood — one block from Gallatin Avenue and 0.4 miles from Five Points. Delivering in Q4 2026 / Q1 2027, the building is designed with a Craftsman-influenced exterior (exposed rafter tails, mitered siding, covered front porch) consistent with the NHC character overlay, and an open shell interior with an 8-ft plate, vaulted ceiling section, HVAC rough-in, and water heater closet ready for a customized tenant build-out. Five dedicated rear parking stalls — including an ADA van space — are accessed via Alley #727, an exceptional amenity for this walkable East Nashville submarket. The space is ideally positioned for medical/clinical practices, med spa and wellness operators, professional services, and creative studios seeking a brand-new, neighborhood-authentic address with full build-out flexibility and a landlord committed to a long-term partnership.



HIGHLIGHTS

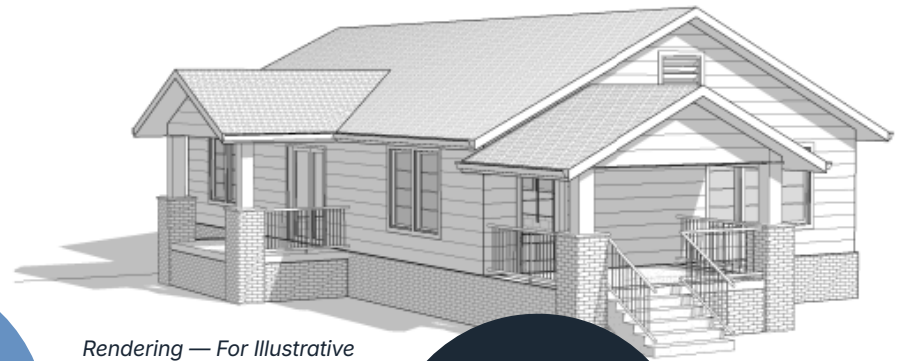
- ±1,435 RSF new-construction shell — fully customizable build-out for medical, wellness, or professional office
- Craftsman-influenced exterior with NHC character overlay — authentic Lockeland Springs / East Nashville identity
- 8-ft plate + vaulted ceiling section — above-standard ceiling volume for a small-format infill building
- 5 dedicated rear parking stalls including ADA van — rare for walkable East Nashville commercial
- One block from Gallatin Avenue, 0.4 miles from Five Points — premier Lockeland Springs address
- FEMA Zone X — outside any floodplain, no flood insurance required for standard commercial tenants
- CL zoning with UZO overlay — office, medical, wellness, professional services, light hospitality all permitted
- 5+ year preferred term with renewal options — long-term partnership opportunity for credit or personal-guarantee tenants

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About the Space



Rendering — For Illustrative Purposes Only.

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THE BUILDING

- 1103 Calvin Ave — New construction shell, 2026
- ±1,435 RSF single-story, ground floor
- Craftsman-influenced exterior — NHC overlay compliant
- Covered front porch — Calvin Ave frontage
- Open shell — fully customizable build-out
- Availability: Q4 2026 / Q1 2027 upon CO

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SPACE FEATURES

- 8-ft plate height + vaulted ceiling section
- HVAC rough-in and water heater closet in place
- Utilities at site: water, sewer, gas, electric (NES)
- 5 dedicated rear parking stalls (4 std + 1 ADA van) — Alley #727
- Signage: Calvin Ave frontage
- Active construction site — broker-escorted tours by appointment

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LEASE TERMS

- **Lease Rate:** Contact Broker
- **Estimated NNNs:** Contact Broker
- **Lease Type:** NNN
- **Preferred Term:** 5+ years (negotiable)
- **Delivery:** Shell — permit-ready with utility rough-ins

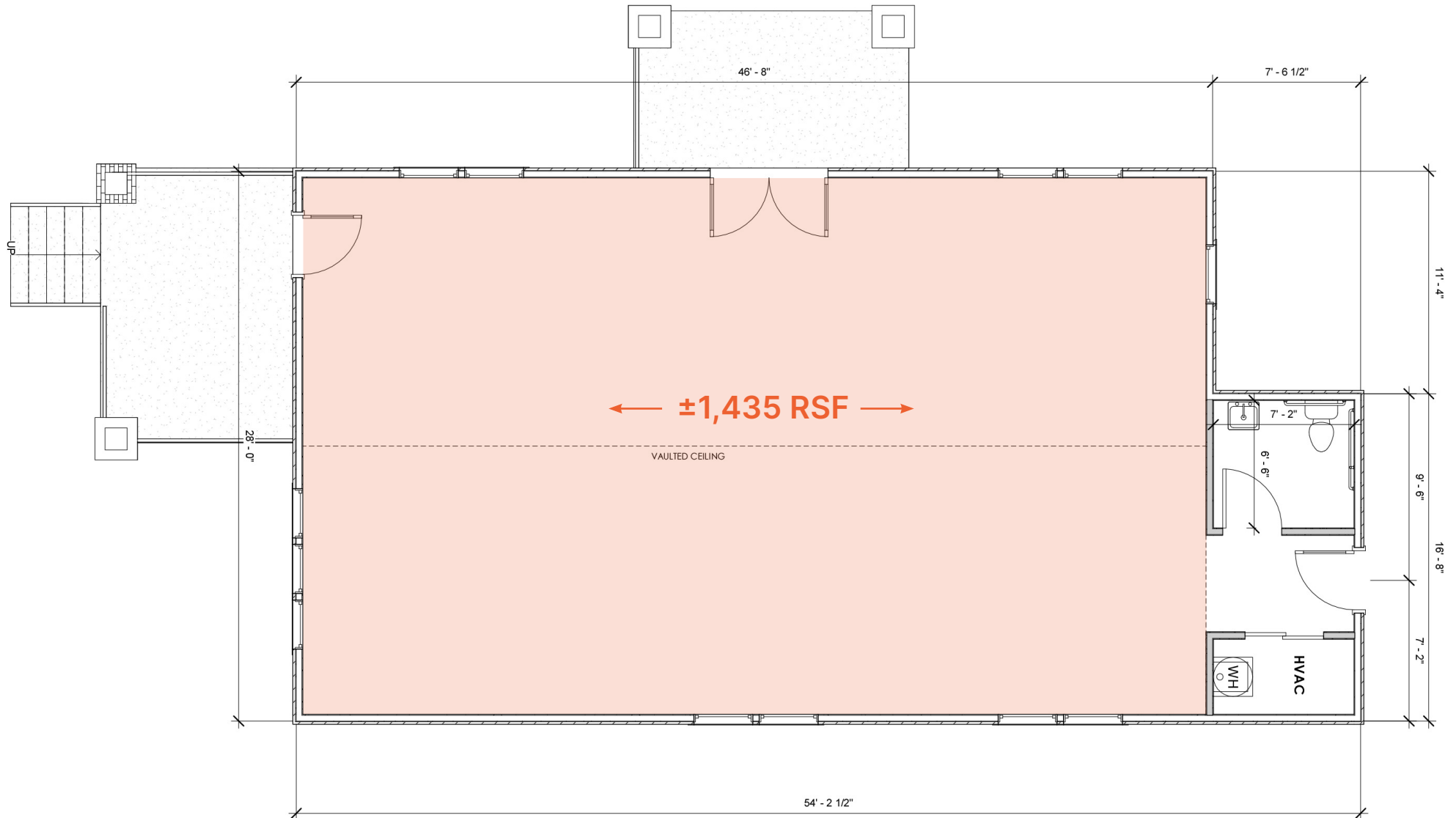
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Floor Plan

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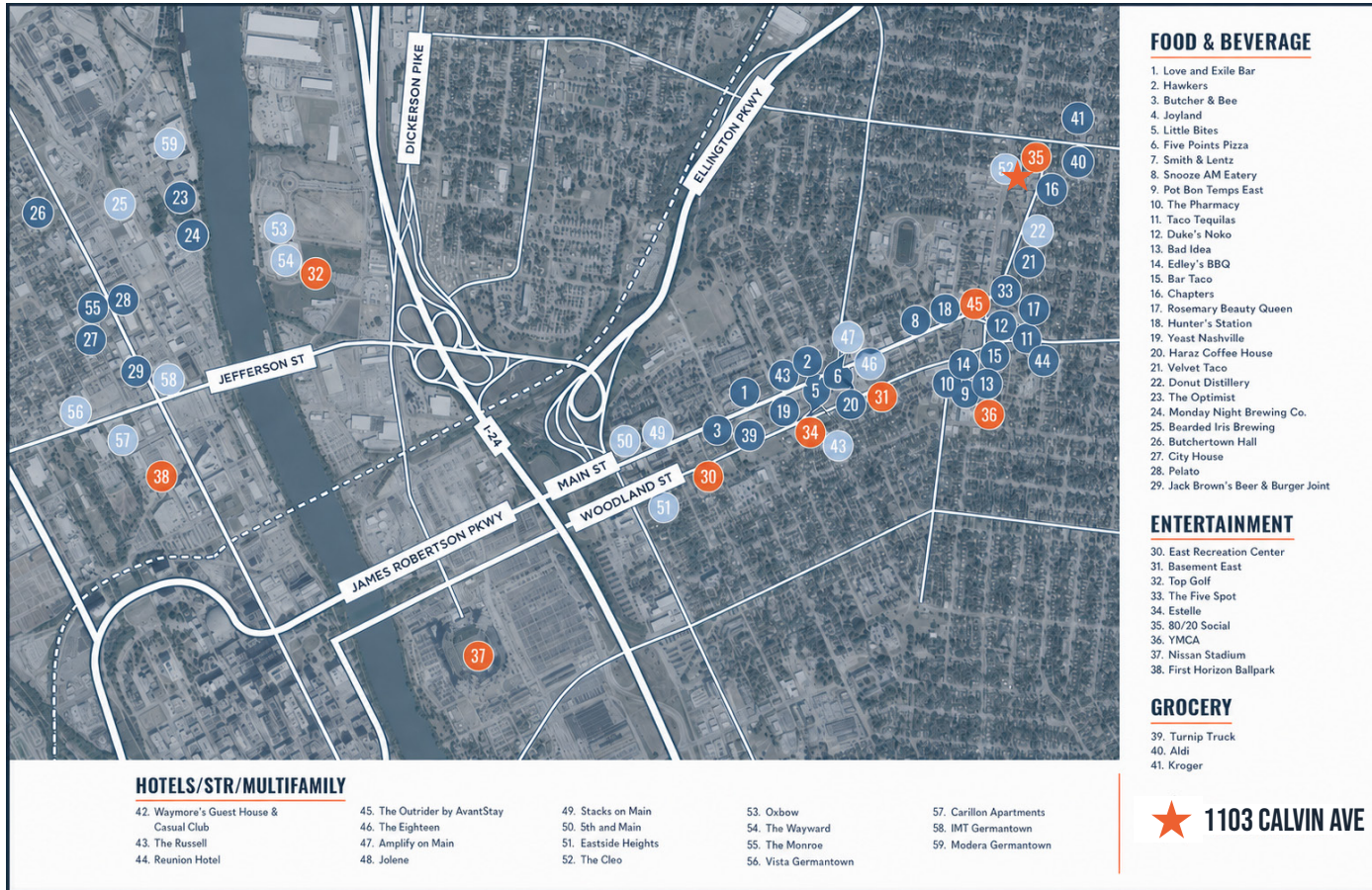


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Location & Access



DRIVE TIMES & ACCESS

Destination	Distance
Gallatin Avenue Corridor	1 block (<2 min walk)
Five Points (East Nashville hub)	0.4 miles / ~2 min drive / ~8 min walk
Downtown Nashville	~2 miles / ~7 min
Vanderbilt / Midtown	~3 miles / ~9 min via I-40
BNA Nashville Int'l Airport	~7 miles / ~14 min via I-40
I-24 / I-65 Access	Via Shelby Ave or Main St interchange
Germantown	~2.5 miles / ~8 min

ACCESS & VISIBILITY

- One block from Gallatin Avenue — direct connection to Lockeland Springs' primary commercial spine
- 0.4 miles to Five Points — East Nashville's most active commercial intersection

- 5 dedicated rear parking stalls including ADA van — accessed via Alley #727 (rear of lot)
- Front covered porch on Calvin Ave — pedestrian access and neighborhood-scale street presence
- Broker-escorted tours during construction — confirm access by appointment with Matt Cooper

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Amenities & Neighborhood



ABOUT LOCKELAND SPRINGS / EAST NASHVILLE

Lockeland Springs is one of East Nashville's most coveted residential and light commercial neighborhoods — a walkable, architecturally coherent community of bungalows, craftsman homes, and small commercial buildings clustered along the Gallatin Avenue corridor between Five Points and Inglewood. The neighborhood's NHC design overlay has preserved its architectural character while welcoming new infill that fits the existing fabric — exactly the context in which 1103 Calvin Avenue has been designed. Tenants at this address benefit from a loyal, high-spending neighborhood clientele who actively patronize independent businesses, a genuine East Nashville address with authentic neighborhood identity, and proximity to one of Nashville's highest Walk Score corridors without the density or noise of a primary commercial street.

NEARBY — LOCKELAND SPRINGS & FIVE POINTS

- Gallatin Avenue corridor — restaurants, coffee, boutique retail (1 block N)
- Barista Parlor — specialty coffee flagship (~0.5 mi on Gallatin Ave)
- Ugly Mugs Coffee — neighborhood coffee institution (~0.4 mi near Five Points)
- The 5 Spot — East Nashville live music venue (~0.4 mi on Forrest Ave)
- Lockeland Table — community restaurant (~0.3 mi on Ordway Dr)
- Bongo Java East — coffee and café (~0.5 mi on S. 11th St)
- Shelby Park & Shelby Bottoms Greenway — outdoor recreation (~0.7 mi SE)
- East Nashville Beer Works — craft brewery (~0.7 mi on Gallatin Ave)

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CONTACT US

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