



CHARLES
HAWKINS CO.

2515 NOLENSVILLE PIKE

Prime Opportunity to Purchase a Retail Building
with Frontage on Nolensville Pike (*Renovation in Progress*)

Nashville, TN (Qualified Opportunity Zone)



Disclaimer: The rendering is of the planned capital improvements and is AI-generated. The actual product may vary.

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TABLE OF CONTENTS

Executive Summary

Property Photos

Demographics

Area Information

Property Map

Financial Information

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Executive Summary

CHARLES
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Charles Hawkins Co. is pleased to present for sale the property at 2515 Nolensville Pike. Positioned along one of Nashville's most dynamic commercial corridors, 2515 Nolensville Pike presents a compelling opportunity to acquire a highly visible, design-forward retail asset in the heart of a rapidly evolving trade area. The ±3,744 square foot freestanding building benefits from direct frontage on Nolensville Pike—an established arterial known for its strong daily traffic counts, diverse tenant mix, and continued population growth in the surrounding neighborhoods. The property falls within a qualified opportunity zone.

The property is currently undergoing a thoughtful renovation that blends modern functionality with a distinctive adaptive reuse aesthetic. Planned capital improvements will deliver a highly attractive, move-in-ready space featuring exposed brick walls, steel and wood beam elements, and the original barrel roof—creating a unique architectural identity that is increasingly sought after by today's retail and creative users. A brand-new storefront with floor-to-ceiling glass will enhance visibility, natural light, and curb appeal, while interior upgrades including new ADA-compliant restrooms, spiral HVAC ducting, updated electrical systems, and contemporary lighting fixtures will provide efficient, turnkey usability. The exterior will also be refreshed with new paint, further elevating the building's presence along the corridor.

Given its size, layout, and prominent positioning, the property is well-suited for a variety of uses. Ideal users include boutique retail concepts, specialty food and beverage operators (such as coffee shops, bakeries, or fast-casual restaurants), fitness or wellness studios, creative office users, or service-oriented businesses seeking a distinctive, customer-facing environment. The building's character-driven design and improved infrastructure also make it particularly appealing for experiential concepts that prioritize ambiance and brand identity.

With limited availability of small-format, high-quality retail buildings in this submarket, 2515 Nolensville Pike represents a rare opportunity for an owner-user or investor to secure a standout asset in a high-growth Nashville corridor.

Highlights and Planned Capital Improvements:

Renovation in Progress

- Adaptive reuse feel with exposed brick, steel and wood beams, and original barrel roof
- Brand new storefront planned with floor-to-ceiling windows
- New ADA Restrooms
- New Spiral HVAC ducting
- New Electrical and Light Fixtures
- Newly painted exterior

Size ±3,744 SF

Year Built 1930

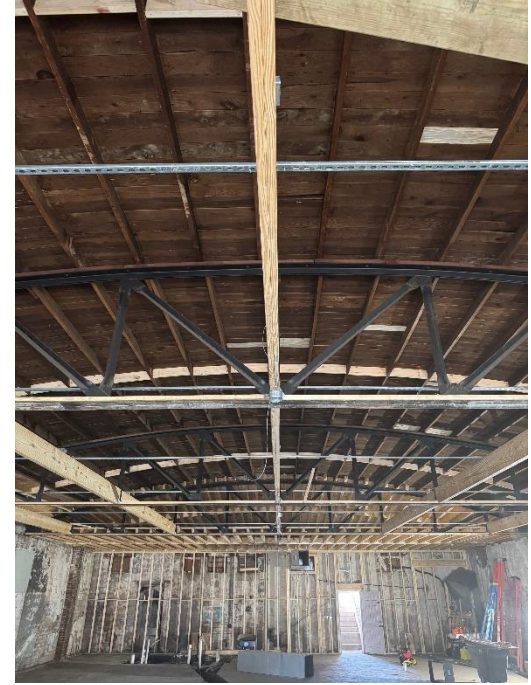
Zoning Cs (Commercial Service)

PRICING **\$1,875,000**

Qualified Opportunity Zone



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NASHVILLE MARKET

MARKET RANKINGS

CHARLES
HAWKINS CO.

TOP INVESTMENT MARKETS

Globally celebrated as “Music City USA,” Nashville beautifully blends a rich cultural heritage with impressive economic growth. The city’s vibrant music scene, rapidly growing industries, and welcoming southern hospitality have positioned it as one of the most exciting cities for investment in the United States.

PERSISTENT GROWTH

Nashville is experiencing a sustained, rapid boom, with the metropolitan statistical area (MSA) population surpassing 2.1 million as of late 2025, having grown by over 6.4% since 2020. The city is adding roughly 86 people per day to its population.

Downtown population surged in 2025. According to the Nashville Business Journal, 1,400 residential units were delivered, bringing the downtown population to over 22,000, with a 93% occupancy rate. Millennials account for the majority of residents, at 30%, followed by baby boomers, 29%, and Gen X, 26%.

Looking ahead, there are 2,975 units under construction and 10,193 units planned.

Nashville has transformed into a premier business hub, ranking No. 1 for corporate headquarters growth relative to its population.

Major Relocations/Expansions: Since 2018, at least 35 companies have relocated their corporate headquarters to the region. Major employers expanding or moving to the area include **Oracle** (building a 8,500-job tech hub/world HQ), **Amazon** (operations hub), **Nissan North America**, **Bridgestone Americas**, and **Tractor Supply**.

DEVELOPMENT SURGE

About 70% of the city’s skyline has appeared since 2014. With \$8.6 billion in public-private investments over the last 10 years and another \$16 billion under construction or in-progress development projects, downtown Nashville is truly the epicenter of a city

DOWNTOWN RETAIL ACHIEVES RECORD-BREAKING NUMBERS

Downtown Retail Achieves Unprecedented Growth with 140 New Businesses. As 2025 came to a close, downtown boasted 125 shopping venues, 393 dining establishments, and 191 nightlife spots, with an impressive 70% of all retail businesses being locally owned.

#6 CITY TO
WATCH

Urban Land Institute, 2025

#1 BEST PLACES
TO LIVE

Travel + Leisure, 2025

#3 EMERGING
BUSINESS TRAVEL
DESTINATIONS

Business Insider, 2025

#10 ECONOMIC
GROWTH

Milken Institute, 2025

#43 TOP RETAIL
MARKETS

CoStar, 2025

#6 TOP US
DESTINATIONS

Tripadvisor, 2025

CONTINUED GROWTH

1.19%

Population Growth
1,366,000 in metro
Nashville, a 1.19%
increase from 2025.

3.1%

GDP Growth
expanded by 3.1% in 2024



DEMOGRAPHIC INFORMATION

2 Miles

32,138 Population	14,732 Households	\$98,388 Average Income
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5 Miles

236,731 Population	105,483 Households	\$112,488 Average Income
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10 Miles

647,878 Population	272,048 Households	\$113,291 Average Income
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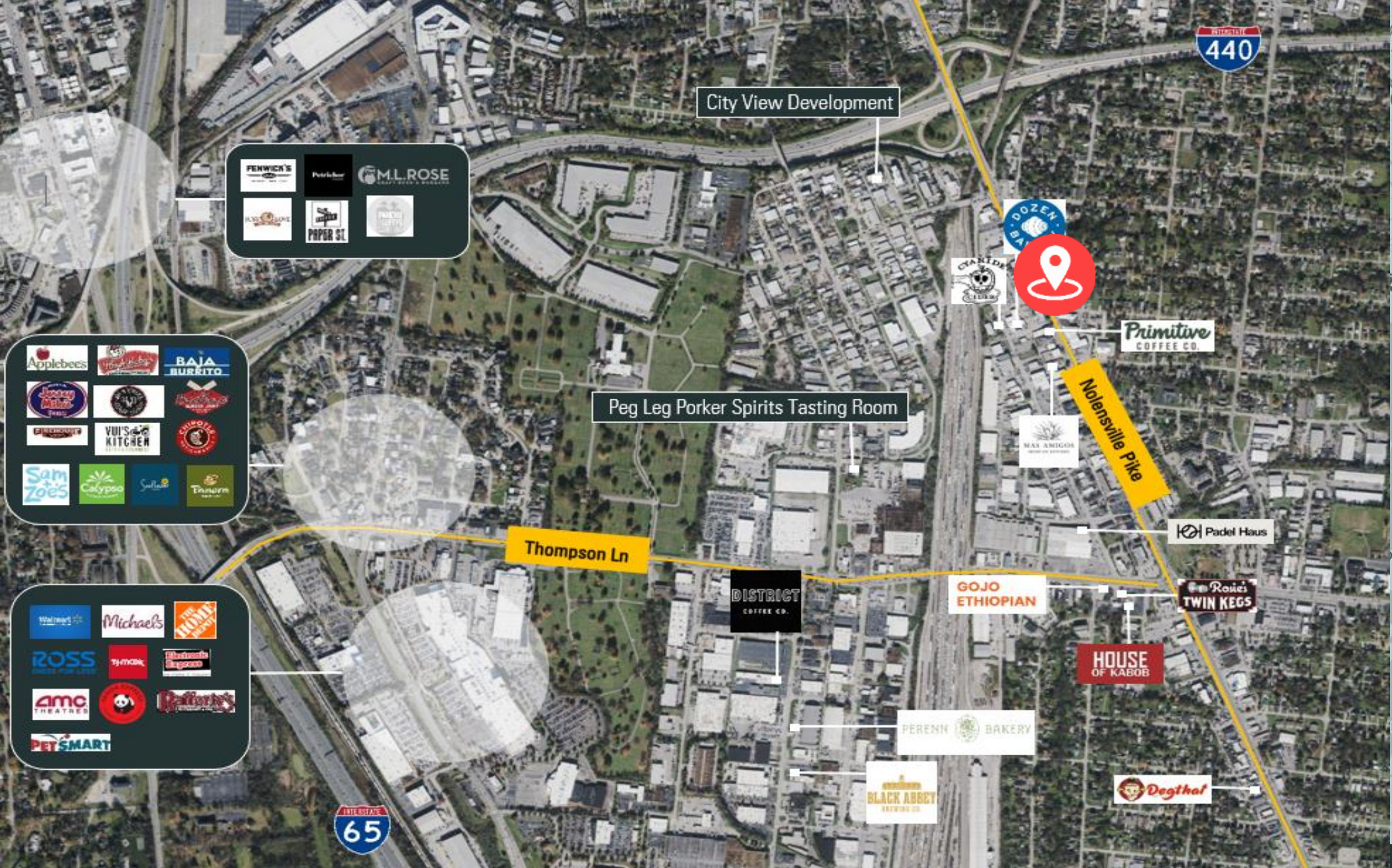
Consumer spending

2 Miles

\$417,240,564 Total Spending	\$28,322 Average Household Spending
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5 Miles

\$3,175,408,32 Total Spending	\$30,104 Average Household Spending
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PRIME LOCATION

STRATEGIC POSITIONING

The property is situated within the expanding Nolensville Pike corridor, just minutes away from downtown Nashville. Its prime location is in close proximity to the Fairground/GEODIS Park Stadium, as well as two of Nashville's most vibrant neighborhoods: Berry Hill and Wedgewood-Houston.

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RETAIL BUILDING FOR SALE

Nashville, Tennessee

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