

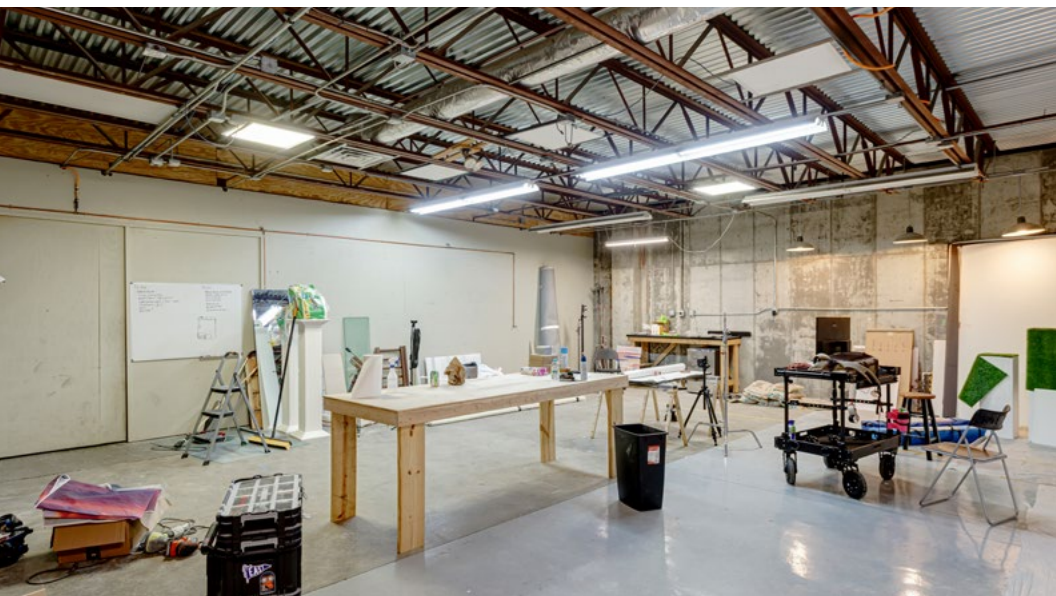
For Sale

Unique Standalone Owner–User Opportunity

21,174 SF on 1.13 Acres

2101 DUNN AVE. | NASHVILLE, TN 37211





Property Overview

2101 Dunn Avenue offers a unique standalone owner-user industrial opportunity in Nashville, totaling 21,174 SF on 1.13 acres. Constructed with masonry and corrugated metal panels, the property is currently demised for multiple tenants but can easily be opened for a single-user configuration. The building features one dock door, three drive-in doors, and ample parking, making it well-suited for a variety of industrial or flex uses. Zoned IWD, the property supports a broad range of industrial applications in a highly functional layout. This is a rare opportunity to acquire a standalone industrial asset in a central Nashville location.

HIGHLIGHTS



IWD Zoned



1 Dock Door



3 Drive-In Doors



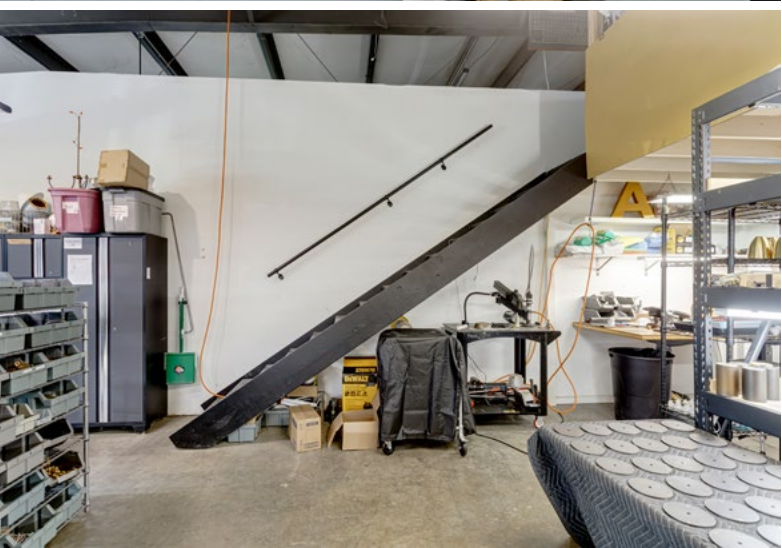
Air Conditioned



Near Geodis Park & the Fairgrounds Speedway



Easy Access to I-65, I-440 and Nolensville Pike





Area Demographics

WITHIN A 3-MILE RADIUS



105,365
POPULATION



32
MEDIAN AGE



10,815
BUSINESSES



34,188
MULTI-FAMILY UNITS

DRIVE TIMES

6 MIN
12SOUTH

14 MIN
EAST BANK

9 MIN
SOBRO

15 MIN
MIDTOWN

10 MIN
THE GULCH

16 MIN
SYLVAN PARK

12 MIN
DOWNTOWN

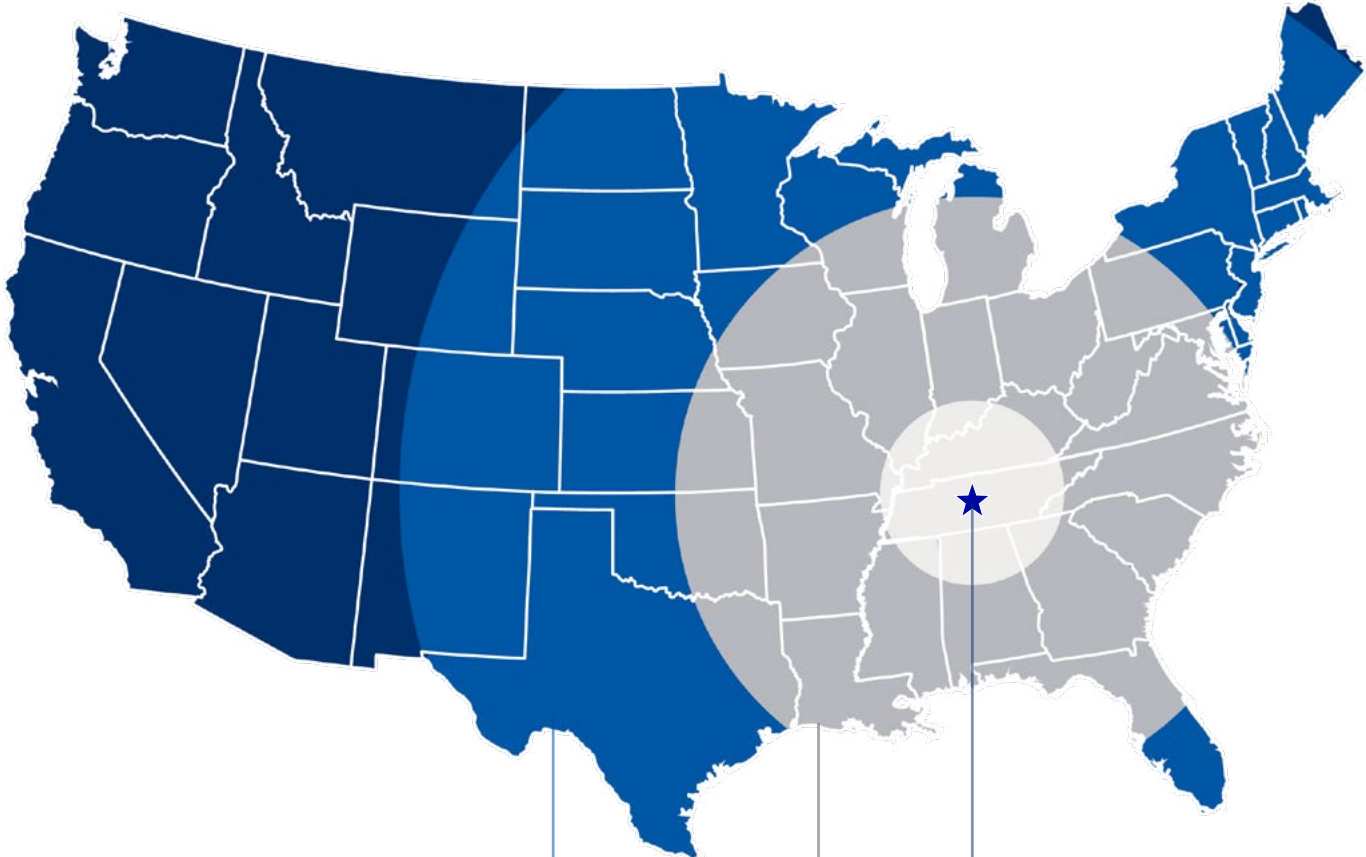


Area Amenities

- 1 GEODIS PARK
- 2 AZALEA PARK
- 3 COLUMBINE PARK
- 4 BLACKBIRD STUDIO
- 5 VUI'S KITCHEN
- 6 I LOVE JUICE BAR
- 7 CALYPSO CAFÉ
- 8 BAJA BURRITO
- 9 BIG MACHINE DISTILLERY & TAVERN
- 10 BROTHERS' BURGER JOINT
- 11 THE PFUNKY GRIDDLE
- 12 NASHVILLE JAM CO
- 13 SUNFLOWER CAFÉ
- 14 JERSEY MIKE'S SUBS
- 15 HUGH BABY'S
- 16 FIREHOUSE SUBS
- 17 CHIPOTLE
- 18 RED BICYCLE COFFEE & CREPES
- 19 LOGAN'S ROADHOUSE
- 20 WALMART SUPERCENTER
- 21 VANDERBILT HEALTH 100 OAKS
- 22 NASHVILLE FAIRGROUNDS SPEEDWAY



Nashville Market



2-Day 
Trucking distance


75% 
of the U.S. Market is within a 2-hour flight

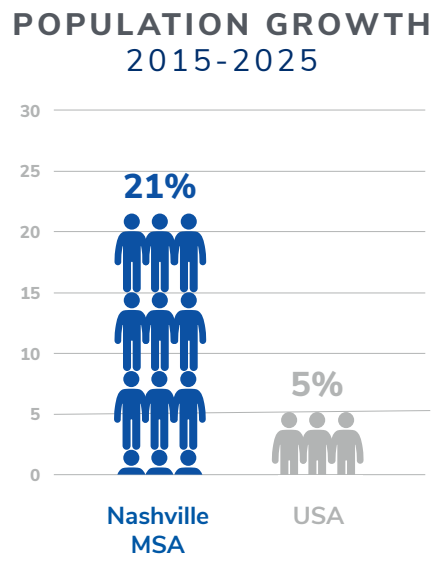

12 million
People live within a 3-hour drive



3 MAJOR INTERSTATES
1 of 6 U.S. cities that have a convergence of 3 major interstates.


2,102,573
TOTAL MSA POPULATION


86
NET NEW PEOPLE PER DAY IN 2023



Source: Nashville Chamber Regional Economic Development Guide

Thriving Economy & Work Force



2.7%
UNEMPLOYMENT RATE



30.65%
JOB GROWTH



1,145,150
TOTAL LABOR FORCE



#3
CITY TO LAUNCH A CAREER
Bankrate, 2023



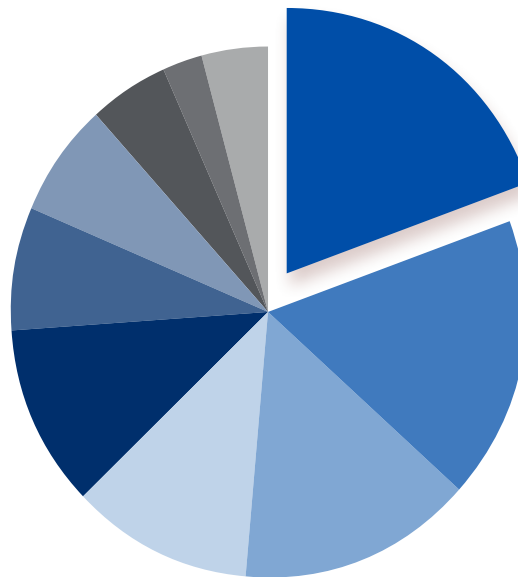
#7
HOTTEST JOB MARKET
Wall Street Journal, 2024



65%
OF COLLEGE GRADS
REMAIN IN NASHVILLE
TO WORK

LABOR FORCE BY SECTOR

Trade, Transportation, and Utilities	21%
Professional and Business Services	18%
Education and Health Services	16%
Leisure and Hospitality	12%
Government	12%
Manufacturing	9%
Financial Activities	8%
Mining, Logging, & Construction	6%
Information	4%
Other Services	5%





GEODIS PARK

NASHVILLE FAIRGROUNDS
SPEEDWAY

NOLENSVILLE PK

CRAIGHEAD ST

DUNN AVE

NAPOLÉON AVE

GLADSTONE AVE

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