

1,638 SF Office | 0.35 Acres

2807 Foster Avenue | NASHVILLE, TN 37210












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2807 Foster Avenue is a 0.35-acre lot featuring a 1,638 SF office building, zoned for CS - Commercial Services. The office building is move-in ready, requiring only minimal work to become a high-quality space. Located less than 1 mile from I-440 and just 1.2 miles from I-24, the property sits only a block away from one of Nashville's most trafficked corridors. It is also conveniently located near some of the best local food in town, making it an ideal opportunity for an owner-user or a developer.

PROPERTY HIGHLIGHTS

-  1,638 SF on 0.35 AC
-  Zoned CS, Commercial Services
-  Move-In Ready Office
-  Prime Location
-  Flexible Layout
-  Abundant Parking
-  Flat Topography



PROPERTY DETAILS

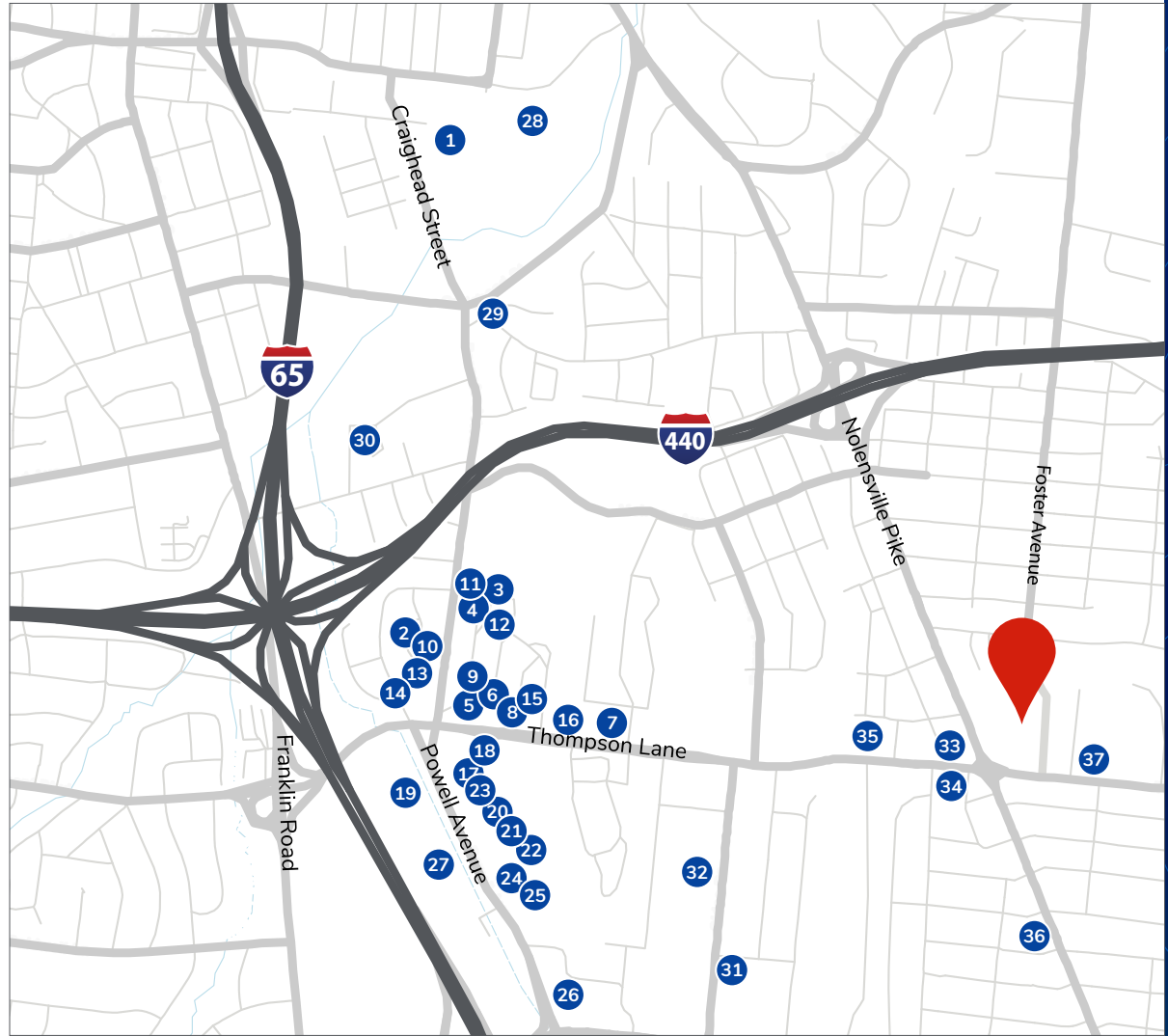




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NEARBY AMENITIES

- 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 LOGAN'S ROADHOUSE
- 19 WALMART SUPERCENTER
- 20 VANDERBILT HEALTH 100 OAKS
- 21 TJMAXX
- 22 TACO BELL
- 23 MICHAELS
- 24 PANERA
- 25 PANDA EXPRESS
- 26 RAFFERTY'S RESTAURANT & BAR
- 27 THE HOME DEPOT
- 28 445 PARK COMMONS (335 UNITS)
- 29 BROADSTONE BERRY HILL (303 UNITS)
- 30 8TH & BERRY (314 UNITS)
- 31 BLACK ABBEY BREWING COMPANY
- 32 DISTRICT COFFEE
- 33 KRISPY KREME
- 34 HOUSE OF KABOB
- 35 THE EASTERN PEAK
- 36 DEGTHAI
- 37 GINGER THAI



DRIVE TIMES

3 MINS

ACCESS TO I-440

10 MINS

DOWNTOWN NASHVILLE

12 MINS

BNA INTERNATIONAL AIRPORT



ECONOMY & EMPLOYMENT

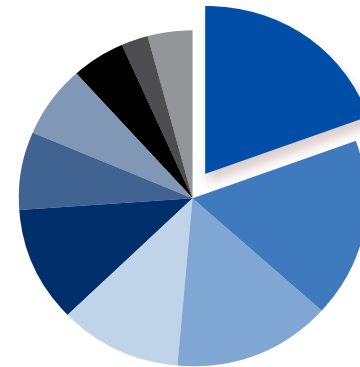
By investing in Nashville you gain exposure to **ULI's top-rated investment market**, which is being driven by new-to-market companies.

2.9%

UNEMPLOYMENT RATE | MAY 2025

42.4%

GDP GROWTH | 2012-2022



NASHVILLE IS A SOUND BET

#1

HOTTEST JOB MARKET
The Wall Street Journal, 2023

#3

BEST CITY TO LAUNCH A CAREER
Bankrate, 2023

86

NET NEW PEOPLE PER DAY
BETWEEN 2022-2023

65%

OF COLLEGE GRADS REMAIN IN
NASHVILLE MSA TO WORK

30.65%

JOB GROWTH 2013-2023

21.13%

POPULATION GROWTH 2013-2023

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

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