



2515 NOLENSVILLE PIKE

Prime Opportunity to Purchase a Retail Building
with Frontage on Nolensville Pike *(Newly Renovated)*

Nashville, TN (Qualified Opportunity Zone)



CHARLES HAWKINS CO.

2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
O: (615) 256-3189
www.charleshawkinsco.com

EXCLUSIVELY LISTED BY:

Jake Morris
Senior Vice President
C: 678.209.4851
jmorris@charleshawkinsco.com

Jake Stumb
Vice President
C: 615.788.1241
jstumb@charleshawkinsco.com

Walker Tuten
Vice President
C: 478.973.5384
wtuten@charleshawkinsco.com

TABLE OF CONTENTS

Executive Summary

Property Photos

Demographics

Area Information

Property Map

Financial Information

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Charles Hawkins Co. and it should not be made available to any other person or entity without the written consent of Charles Hawkins Co. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Charles Hawkins Co. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Charles Hawkins Co. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Charles Hawkins Co. has not verified, and will not verify, any of the information contained herein, nor has Charles Hawkins Co. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Executive Summary

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 has undergone a thoughtful renovation that blends modern functionality with a distinctive adaptive reuse aesthetic. The capital improvements delivered 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 enhances visibility, natural light, and curb appeal, while interior upgrades including new ADA-compliant restrooms, HVAC ducting, updated electrical systems, and contemporary lighting fixtures, provide efficient, turnkey usability. The exterior has been 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:

Newly Renovated

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

Size ±3,744 SF

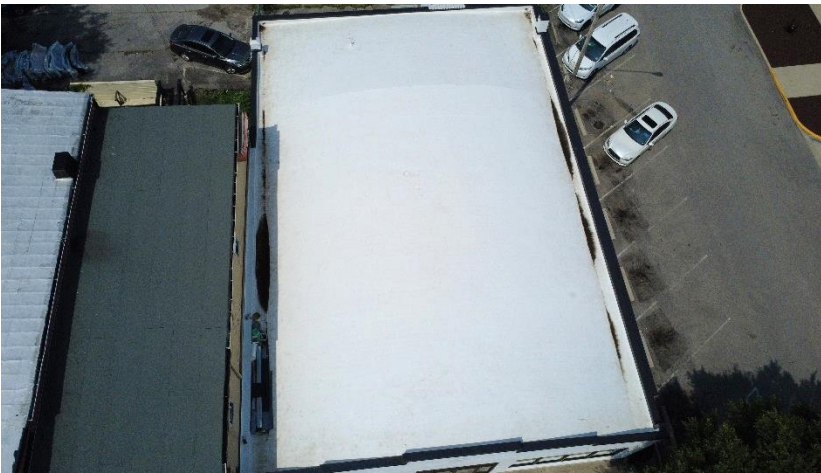
Year Built 1930

Zoning Cs (Commercial Service)

PRICING \$1,875,000

Qualified Opportunity Zone





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

#3 EMERGING
BUSINESS TRAVEL
DESTINATIONS

Business Insider, 2025

#43 TOP RETAIL
MARKETS

CoStar, 2025

#1 BEST PLACES
TO LIVE

Travel + Leisure, 2025

#10 ECONOMIC
GROWTH

Milken Institute, 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

5 Miles

236,731

Population

105,483

Households

\$112,488

Average Income

10 Miles

647,878

Population

272,048

Households

\$113,291

Average Income

Consumer spending

2 Miles

\$417,240,564

Total Spending

\$28,322

Average Household Spending

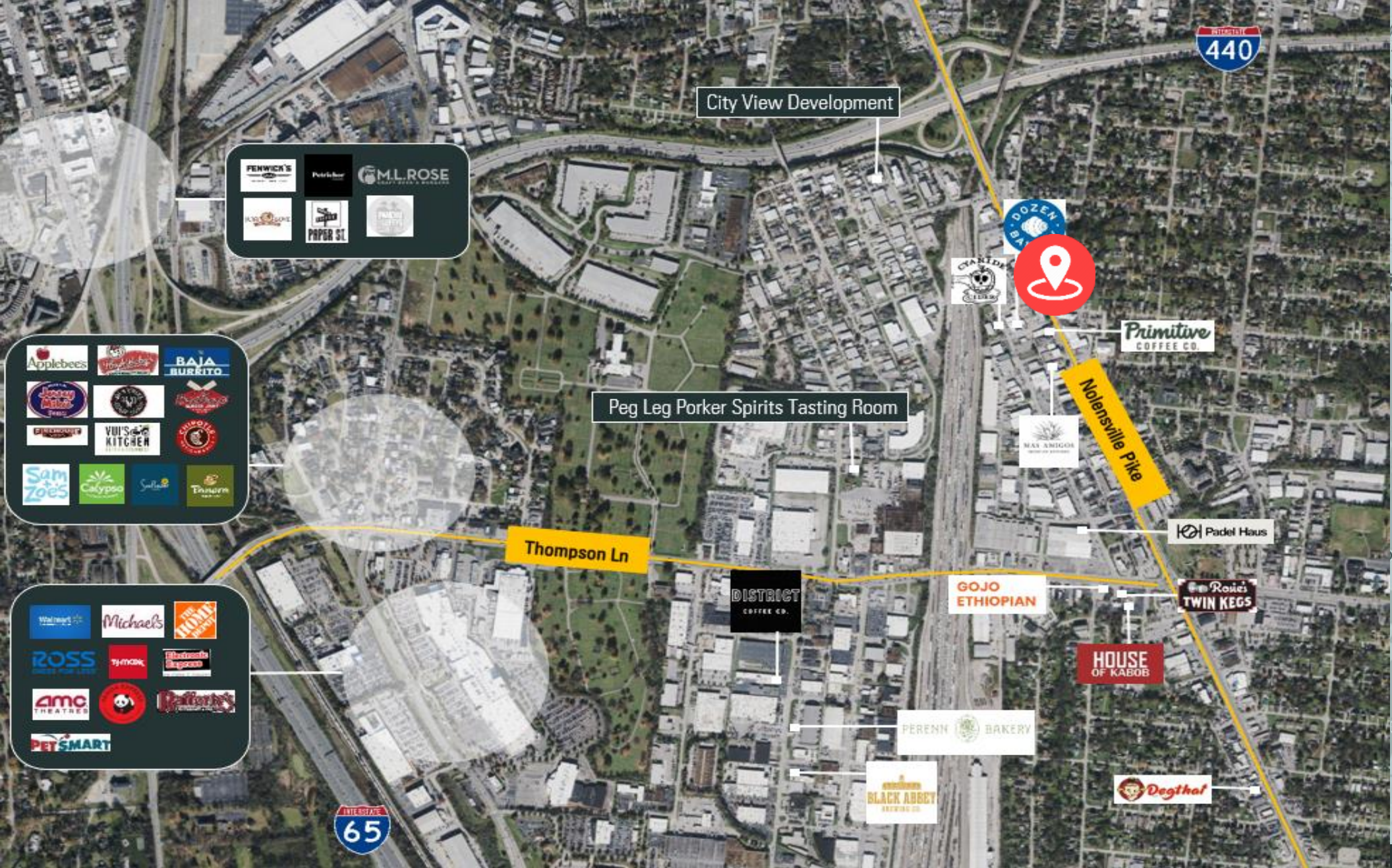
5 Miles

\$3,175,408,32

Total Spending

\$30,104

Average Household Spending



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.

2515 NOLENSVILLE PIKE

RETAIL BUILDING FOR SALE

Nashville, Tennessee

Jake Morris
Senior Vice President
C: 678.209.4851
jmorris@charleshawkinsco.com

Walker Tuten
Vice President
C: 478.973.5384
wtuten@charleshawkinsco.com

Jake Stumb
Vice President
C: 615.788.1241
jstumb@charleshawkinsco.com

2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
O: (615) 256-3189
www.charleshawkinsco.com