

FOR SALE

Residential / Redevelopment Opportunity in Donelson

2918 LEBANON PIKE, NASHVILLE, TENNESSEE 37214



PROPERTY DETAILS

Address 2918 Lebanon Pike Nashville, TN 37214

County Davidson

Submarket Donelson

Size 0.8 acres / ±35,000 sf

Configuration 3 Contiguous parcels

Zoning R10 Residential: supporting single-family and infill development opportunities

Utilities Public water and sewer available

Development Type Residential / infill housing

Position Build-to-sell or build-to-rent

- Rare 0.8-acre assemblage in Nashville's rapidly growing Donelson submarket
- Corner location along Lebanon Pike with immediate access to I-40
- Less than 10 minutes from Downtown Nashville and Nashville International Airport (BNA)
- Ideal for small-lot residential, build-to-sell, or boutique infill community
- Located in a high-growth corridor experiencing significant residential and infrastructure investment
- Strong housing demand driven by population growth, and workforce expansion
- Limited supply of for-sale infill product

Adam Dennis

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**AVISON
YOUNG**



Population

1 mile	5,584
3 miles	38,570
5 miles	148,512

Households

1 mile	2,487
3 miles	17,720
5 miles	64,589

Average household income

1 mile	\$117,537
3 miles	\$115,513
5 miles	\$115,730

Daytime population

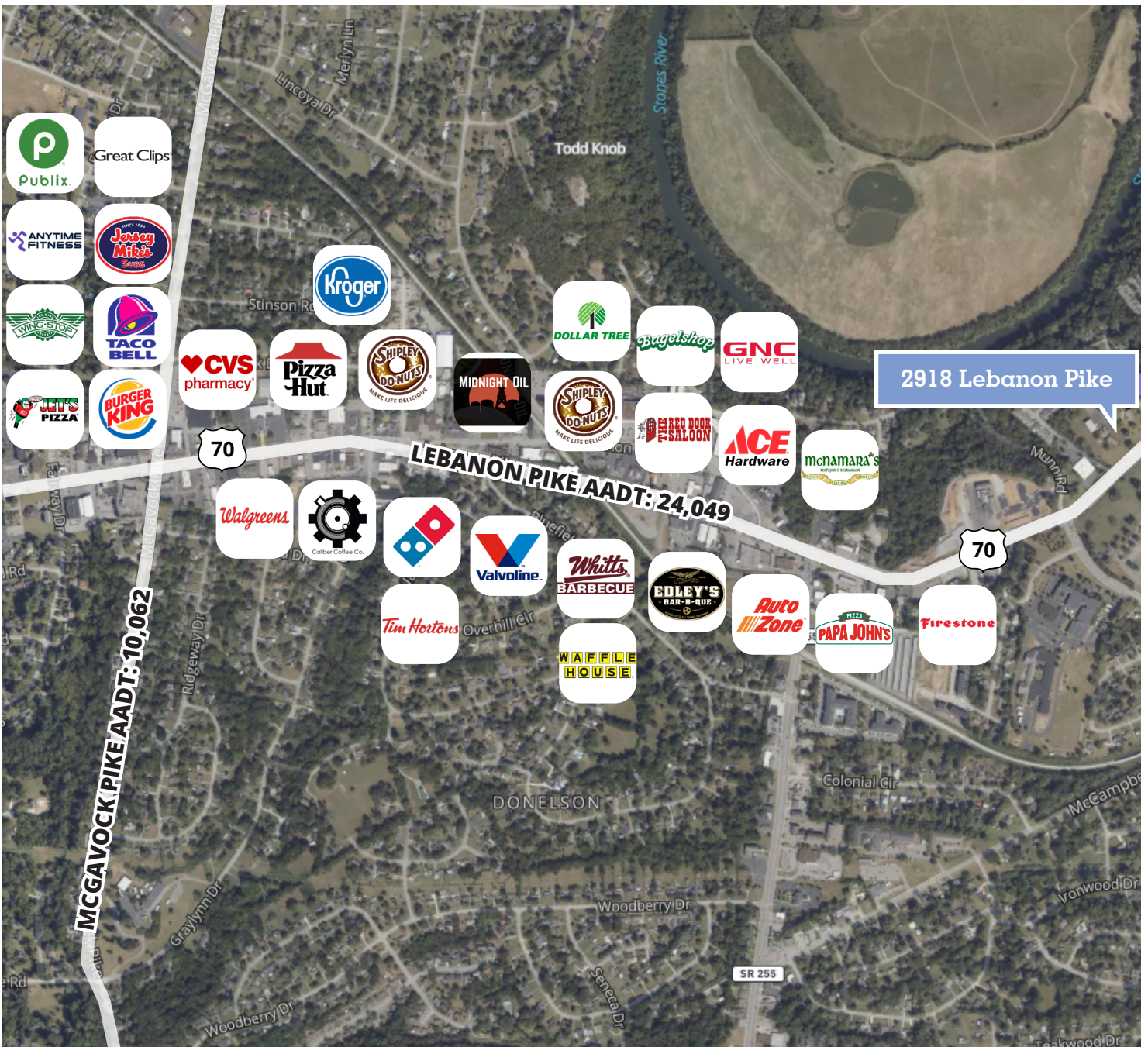
1 mile	6,729
3 miles	57,117
5 miles	157,958

3
MINUTES
Briley
Parkway

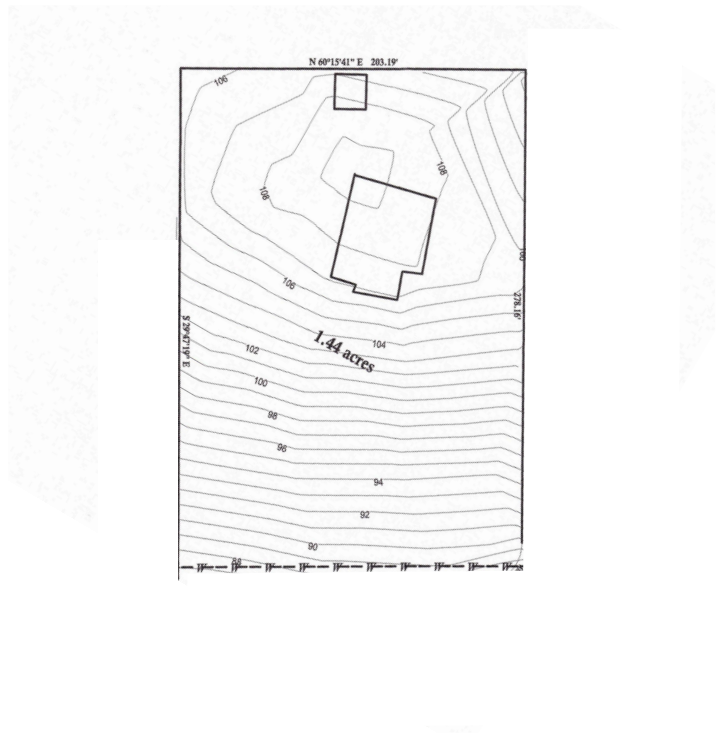
15
MINUTES
Downtown
Nashville

7
MINUTES
Nashville
International
Airport (BNA)

5
MINUTES
I-40



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