



110

**30TH AVE SOUTH  
NASHVILLE, TN**

**1,500 - 6,232 SF | 0.30 AC**

**FOR SALE OR LEASE  
OFFICE, MEDICAL, RETAIL BUILDING**



Property Overview  
**01**

# PROPERTY OVERVIEW

**ADDRESS**

110 30TH AVENUE SOUTH  
NASHVILLE, TN 37212

**SIZE**

6,232 SF ON TWO FLOORS

**MINIMUM DEMISABLE**

1,500 SF

**ACRES**

± 0.30 AC

**SUBMARKET**

WEST END

**CROSS STREETS**

WEST END AVE

**PARKING**

25 STALLS

**POSSIBLE USES**

OFFICE, MEDICAL OFFICE,  
RETAIL





### PROPERTY HIGHLIGHTS

- WALKING DISTANCE TO VANDERBILT
- SUPERIOR ACCESS OFF WEST END AVE
- FULL BUILDING OPPORTUNITY
- 25 FREE PARKING SPACES
- ABUNDANT NATURAL LIGHT
- RECENTLY REMODELED HIGH-QUALITY INTERIOR
- CENTRALLY LOCATED BETWEEN DOWNTOWN, MUSIC ROW, AND CENTENNIAL PARK
- DIRECTLY BEHIND WEST END STARBUCKS
- ORI ZONING





# LOCATION & ACCESS



DOWNTOWN NASHVILLE

VANDERBILT UNIVERSITY

CENTENNIAL PARK

110 30TH AVE SOUTH

WEST END AVENUE

30TH AVE. SOUTH

LOCATION & ACCESS



STONEY RIVER  
STEAKHOUSE AND GRILL



## WEST END SUBMARKET

In the heart of Midtown, just steps from Vanderbilt University and its Medical Center, the West End submarket is one of the city's busiest corridors, connecting Downtown to Music Row, The Gulch, and Centennial Park. Set right off West End Ave, this property is positioned to capture energy from one of Nashville's fastest-growing neighborhoods, where education, healthcare, hospitality and entertainment converge. West End is home to undergraduate students, graduate students, recent grads, young professionals and newly married couples.



## NASHVILLE ACCOLADES AND STATISTICS

#1

Real Estate Investment Market  
– ULI 2022-2024

#1

City for Post-Pandemic Recovery  
– Center City District Foundation

#3

America's Top States for Business  
– CNBC, 2023

#4

Overall City for Job Growth  
– Forbes

#5

Cities Americans are Flooding to  
– Forbes

2.1M

Nashville Population  
– US Census Bureau

86

People Moving to Nashville Daily  
– Nashville Chamber of Commerce

23,800

Avg. Jobs Created Annually  
– CoStar

2.9%

Unemployment Rate  
– US Bureau of Labor Statistics

\$102K

Avg. HH Income  
– US Census Bureau

30%

Increase in Home Prices Since 2021  
– The Tennessean

27,939

Multi-family Units Under Construction  
– TN Apartment Association

**PROPERTY  
PHOTOS**



STREET  
VIEW

FIRST

FLOOR

LOBBY

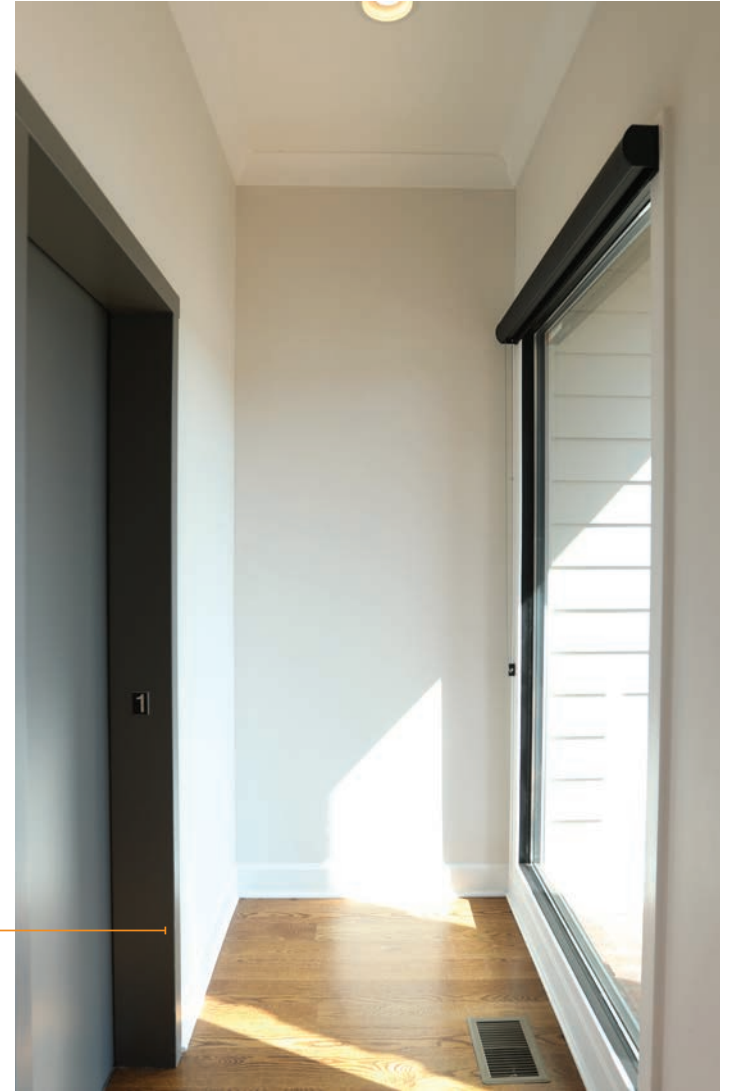


CONFERENCE ROOMS

FIRST  
FLOOR



GOING UP!



KITCHEN



SECOND  
FLOOR



OFFICES +  
MEETING SPACE

110  
30TH AVE SOUTH  
NASHVILLE, TN

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