



2820 Columbine Pl
0.22 Acres

2821 Dogwood Pl
0.22 Acres

2823 Dogwood Pl
0.22 Acres

Berry Hill Redevelopment Opportunity

Three Adjacent Properties | 0.66± Acres Total

2820 Columbine Pl, 2821 & 2823 Dogwood Pl | Nashville, TN



AYCOCK
REALTY GROUP

OFFERING MEMORANDUM



Executive Summary

This 0.66± acre assemblage consists of three adjacent parcels in the heart of Berry Hill, one of Nashville's most established commercial districts. Featuring three existing buildings totaling approximately 3,943 square feet, the property presents investors, developers, and owner-users with a rare opportunity to acquire a contiguous redevelopment site in a highly desirable infill location. Positioned just minutes from Downtown Nashville, the property benefits from exceptional accessibility, strong surrounding demographics, and long-term redevelopment potential.

Located within Berry Hill's vibrant business community, the assemblage is surrounded by a diverse mix of creative offices, recording studios, retail boutiques, restaurants, and professional service providers. The property's central location provides convenient access to Interstate 65, Interstate

440, and major Nashville corridors, while being just a short walk from the Vanderbilt Health 100 Oaks campus and only minutes from Downtown Nashville. The area's established commercial character and continued investment make it an attractive destination for businesses and developers alike.

Whether repositioned as boutique office, retail, medical office, music or recording studios, or redeveloped into a higher-density commercial or mixed-use project (subject to zoning and municipal approvals), this assemblage offers exceptional flexibility in one of Nashville's most sought-after urban submarkets. Opportunities to acquire multiple adjacent parcels in Berry Hill are increasingly limited, making this a compelling opportunity to create value in a proven, high-demand location.



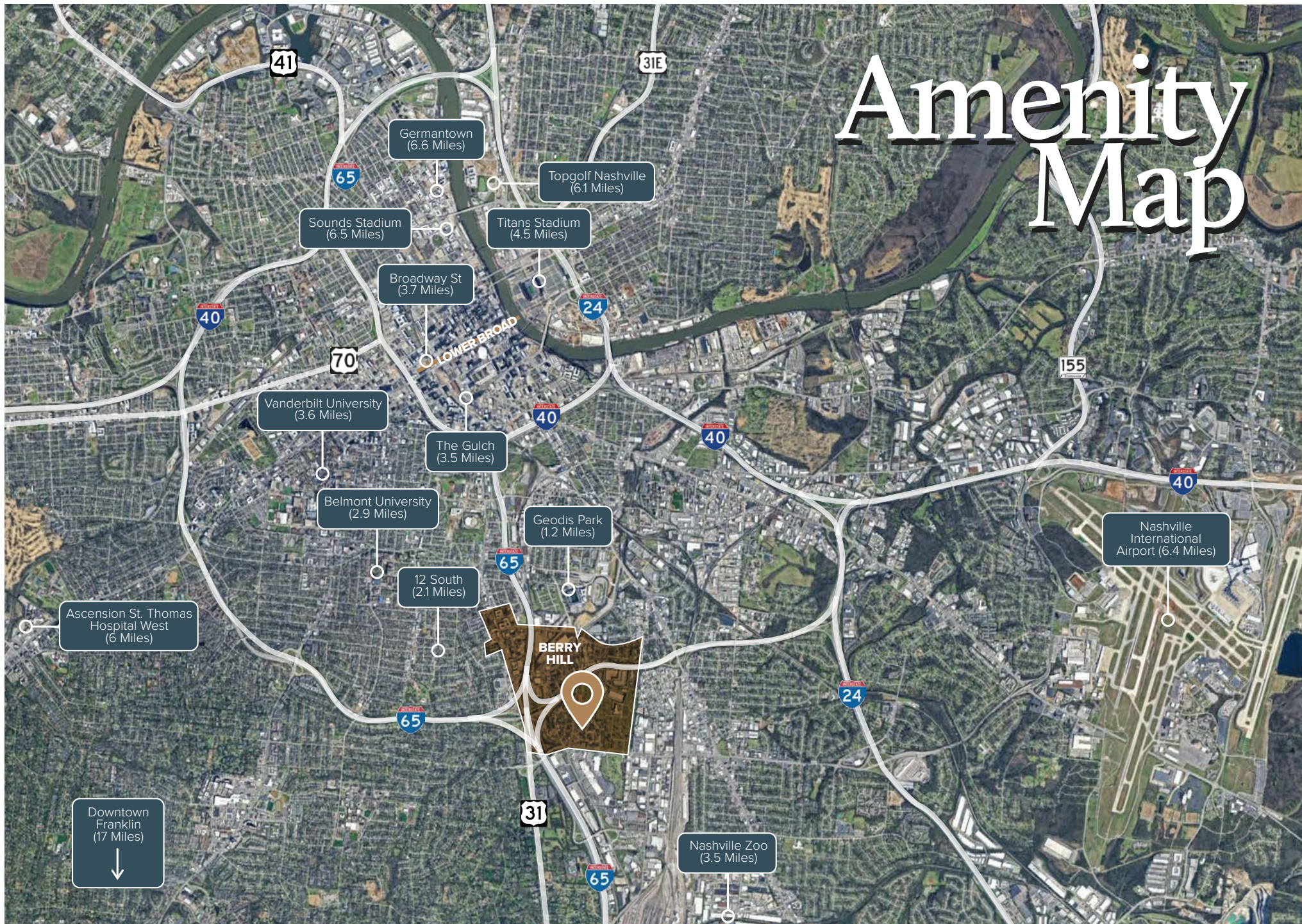
Investment Overview

- **Three-Property Assemblage** consisting of 2820 Columbine Place, 2821 Dogwood Place, and 2823 Dogwood Place.
- **0.66± Acres Total** across three contiguous parcels in the heart of Berry Hill.
- **3,943± SF of Existing Improvements** providing potential for interim income, owner-user occupancy, or adaptive reuse.
- **Prime Infill Location** just minutes from Downtown Nashville, GEODIS Park, Vanderbilt Health 100 Oaks, Music Row, and major interstate access.
- **Rare Redevelopment Opportunity** in one of Nashville's most supply-constrained commercial submarkets.
- **Flexible Commercial Potential** suitable for boutique office, retail, creative workspace, medical office, music studios, or future redevelopment (subject to zoning and municipal approvals).
- **Strong Surrounding Demographics** supported by continued residential and commercial growth throughout Berry Hill and the greater Nashville market.
- **Excellent Accessibility** with convenient access to I-65, I-440, and key Nashville business districts.
- **Limited Availability of Assemblages** offering investors and developers the opportunity to control a sizable redevelopment footprint in a highly desirable urban location.



Location Overview

Amenity Map







Development Concept Plans

Neighborhood Retail Village



SITE AERIAL (EXACT ASSEMBLAGE)



-  Ideal for salon, boutique retail, showroom, café, or service retail
-  Highly visible dual frontage on Columbine Pl & Dogwood Pl
-  Customer-friendly parking
-  Walkable Berry Hill destination

PARKING SUMMARY

APPROX. 6,000 SF
RETAIL TOTAL

PARKING REQUIRED:
24 SPACES
(4 SPACES PER 1,000 SF)

PARKING PROVIDED:
26 SPACES

SITE CONCEPT PLAN (EXACT OUTLINE)



INTERIOR DRIVE COURTYARD VIEW



DOGWOOD PLACE STREET VIEW



Restaurant & Retail Courtyard



RESTAURANT CORNER VIEW



INTERIOR COURTYARD VIEW



SITE AERIAL (EXACT ASSEMBLAGE)



SITE CONCEPT PLAN (EXACT OUTLINE)



- ★ Strong food-and-beverage identity
- ★ Patio seating and outdoor gathering space
- ★ Boutique tenant mix
- ★ Customer-oriented layout
- ★ Dual street frontage on Columbine Pl & Dogwood Pl

PROGRAM SUMMARY

RESTAURANT	APPROX. 2,200 SF
RETAIL	APPROX. 1,800 SF
OFFICE	APPROX. 1,500 SF

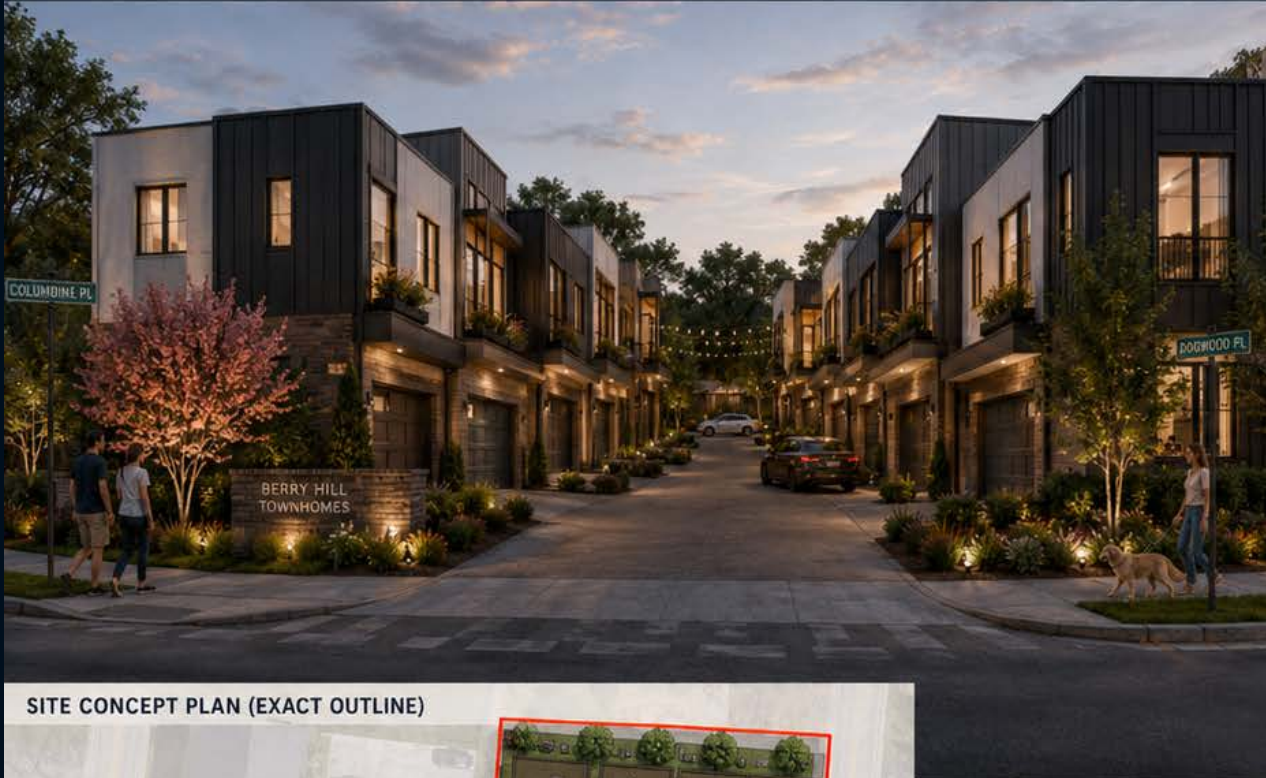
TOTAL APPROX. 5,500 SF

PARKING SUMMARY

PARKING REQUIRED: 34 SPACES	
RESTAURANT (10/1,000 SF)	22 SPACES
RETAIL (4/1,000 SF)	8 SPACES
OFFICE (3/1,000 SF)	4 SPACES

PARKING PROVIDED: 35 SPACES

Boutique Townhome Enclave



SITE AERIAL (EXACT ASSEMBLAGE)



PROJECT HIGHLIGHTS

-  8 two-bedroom townhomes
-  For-sale residential infill
-  Private garages
-  Strong end-user appeal
-  Courtyard feel with landscaped common areas
-  Dual frontage on Columbine Pl & Dogwood Pl
-  Quality Berry Hill address

PARKING SUMMARY

PARKING REQUIRED:
16 SPACES
BASED ON 2 SPACES
PER 2-BEDROOM UNIT

PARKING PROVIDED:
16 SPACES
VIA ATTACHED GARAGES
AND/OR PRIVATE DRIVES

SITE CONCEPT PLAN (EXACT OUTLINE)



COURTYARD PERSPECTIVE



STREET FRONTAGE ON DOGWOOD PLACE



Owner-User Office Campus



SITE AERIAL (EXACT ASSEMBLAGE)



-  Owner-user or multi-tenant office
-  Creative / professional suites
-  Dual street frontage on Columbine Pl & Dogwood Pl
-  Shared parking court for tenants & guests
-  Landscaped edges with walkable sidewalks
-  Strong Berry Hill infill location

PARKING SUMMARY

APPROX. 11,500 SF OFFICE TOTAL

PARKING REQUIRED: 35 SPACES
(3 SPACES PER 1,000 SF)

PARKING PROVIDED: 36 SPACES

SITE CONCEPT PLAN (EXACT OUTLINE)



INTERIOR COURTYARD VIEW



DOGWOOD PLACE STREET VIEW



Multifamily Over Retail



SITE AERIAL (EXACT ASSEMBLAGE)



- Ground-floor retail / boutique commercial
- 12 upper-floor multifamily apartments
- All residential units are 2-bedroom
- Central parking court for residents, tenants & guests
- Dual frontage on Columbine Pl & Dogwood Pl
- Activated streetscape with sidewalks, trees & lighting
- Strong boutique mixed-use potential

PARKING SUMMARY

Residential Parking Requirement:	12 units × 2 spaces/unit = 24 spaces
Retail Parking Requirement:	4 spaces / 1,000 SF × 4,000 SF = 16 spaces
TOTAL PARKING REQUIRED:	40 spaces
PARKING PROVIDED:	40 spaces

SITE CONCEPT PLAN (EXACT OUTLINE)



INTERIOR COURTYARD VIEW



DOGWOOD PLACE STREET VIEW





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