

745 DOUGLAS AVENUE

NASHVILLE, TENNESSEE

15,209 SF Industrial/Flex/Retail on 2.65 Acres
Incredible Opportunity for Intown IO Storage Yard



REDEVELOPMENT OPPORTUNITY IN HOT UP & COMING CORRIDOR

2.65 Acres

Approx. 230'
of Frontage along Douglas Ave.

7 Minute Drive
to Downtown Nashville

Rare Intown IR

Industrial Restrictive Zoning

Fantastic Access

to Interstate System and Briley Parkway

Highland Heights Neighborhood Character Area

Current Zoning IR:

Industrial Restrictive

OFFERING HIGHLIGHTS



Nashville is consistently a top investment market not only in the southeast, but the country. PricewaterhouseCoopers recently ranked Nashville as the **third best place for investment and development in 2020**, out of 80 U.S. markets for the third year in a row.



Excellent proximity, visibility and access to all areas of East Nashville including hot neighborhoods like Cleveland Park, Five Points, Inglewood, Madison and new developments like River North and Neuhoff.

LOCATION OVERVIEW



ZONING

IR: Industrial Restrictive



T4 NC

COMMUNITY CHARACTER POLICY

Urban Neighborhood Center



ACCESS

Fantastic Ingress/Egress



LOCATION

EAST NASHVILLE & DICKERSON CORRIDOR

Nashville is a rapidly growing city and the ripple effect is staggering. The Dickerson Pike corridor is no exception. Dickerson Pike, long known for auto repair shops and small low-cost markets on the East side of Downtown Nashville, is at the beginning of its renaissance. The immediate neighborhoods surrounding the area are booming with new development from multifamily, retail, office and massive mixed-use projects including the nearby River North.

The Dickerson North Corridor Study is a recent small area plan out of the Metro Planning Department. This will further aid in redevelopment and transform a two-mile stretch of Dickerson Pike. This plan will greatly impact the zoning and future landscape of the area. Metro Planning also hopes to provide major transit opportunities as part of the redevelopment concepts and is partnering with WeGo Transit, WalknBike and nMotion to improve the accessibility from neighboring communities and Downtown Nashville.

“East Nashville’s longtime red-light district readies for transformation”

TENNESSEAN

“Resolution filed related to east side, River North connection”

NASHVILLE POST

“Nashville is proposing big changes for Dickerson Pike corridor with plans to rezone from low-level manufacturing to an urban, mixed-use district.”

FOX 17

“Former grocery structure on Dickerson to feature retail, restaurant space”

NASHVILLE POST

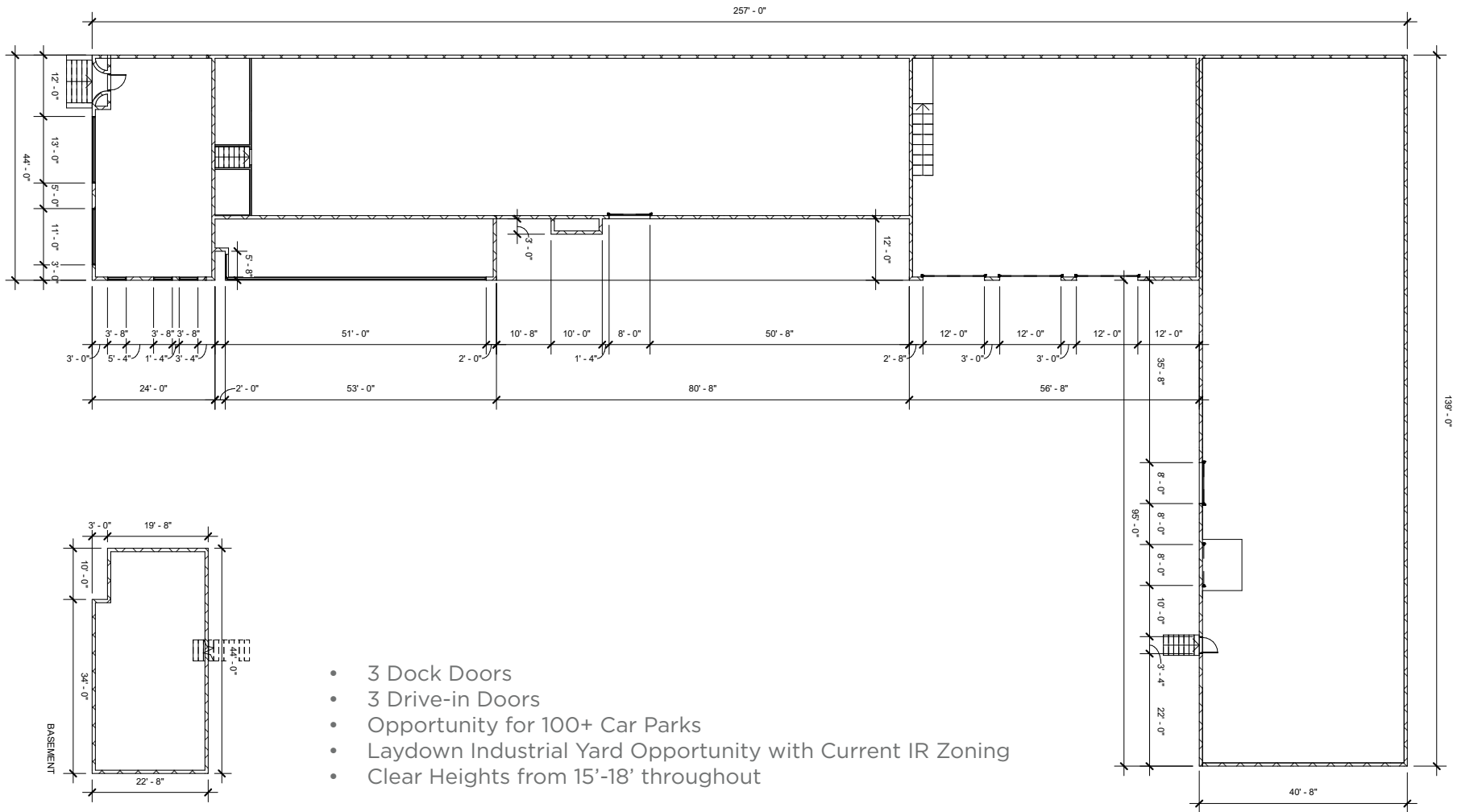
“East Nashville corridor is poised to jump-start a new era”.

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CURRENT STATUS



FLOOR PLAN



- 3 Dock Doors
- 3 Drive-in Doors
- Opportunity for 100+ Car Parks
- Laydown Industrial Yard Opportunity with Current IR Zoning
- Clear Heights from 15'-18' throughout

NASHVILLE ECONOMIC STRENGTH

2.7%

**NASHVILLE MSA
UNEMPLOYMENT RATE
AUGUST 2023**

SOURCE: BLS

3.1%

**TENNESSEE
UNEMPLOYMENT RATE
AUGUST 2023**



**MIDDLE
TENNESSEE
JOB GROWTH**

**UP 34.5%
BETWEEN 2011-2021**

Nashville has ranked within the top 10 large metros for job growth and population growth for the past 10 years

SOURCE: BLS



**RANKS NASHVILLE #1
U.S. CITIES WITH THE MOST
ECONOMIC GROWTH IN 2021**



2,072,283

**NASHVILLE MSA
POPULATION
2022**



708,144

**DAVIDSON
COUNTY
POPULATION
2022**

The Nashville MSA is the 37th largest metro area in the nation and has achieved a population compounded annual growth rate of 24.3% between 2011 and 2021.



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