

EXCLUSIVE OFFERING
MEMORANDUM

EDGEFIELD 
COMMERCIAL



FOR LEASE

1042 3RD AVE S, NASHVILLE, TN 37210

CONTACT INFO:

TYLER BROCK

(615) 804-6590

Tyler@EdgefieldCommercial.com

ANTHONY RUBINO

(203) 253-5966

Anthony@EdgefieldCommercial.com

(615) 721-2515

OVERVIEW

1042 3RD AVE S,
NASHVILLE, TN 37210

1042 3rd Ave S offers ±2,850 SF of highly flexible commercial space in the heart of Wedgewood-Houston, one of Nashville's most active creative and entertainment districts. With open floor plates, 10' clear ceiling heights, and multiple private rooms, the property is well-suited for **creative office, retail, studio, or showroom users**. Its adjacency and direct connectivity to **1046 3rd Ave S (Lulo Sound Room)** offers unique dual-building opportunities for larger users.

This flexible layout features four private rooms and a large central open area. The interior includes two bathrooms and two access points at the front and rear of the building. With no interior structural walls and minimal columns, the space can be easily reconfigured to accommodate a wide range of commercial uses.

PROPERTY DETAILS



**1042 3rd Ave S.
Nashville, TN 37210**



Space Size: +/- 2,850 SF



Lot Area: +/- 0.9 acres



Lease Rate: \$32/SF



**Lease Type:
Modified Gross (MG)**



Availability: Immediately



**Zoning: CS
(Commercial Space)**



PROPERTY HIGHLIGHTS

1042 3RD AVE S,
NASHVILLE, TN 37210



Space	+/- 2,850 SF flex space
Layout	Four private rooms, large central open area, two bathrooms
Uses	Retail, Consumer Service, Financial, Restaurant, Office, New Auto Sales, Self-Storage, Light Manufacturing and Small Warehouse Uses
Interior Features	+/- 364 SF rear storage room
Ceiling Height	10'-11' ceilings
Utilities	Water and electric on site
Proximity	Less than 1/2 mile to I-40 (~120,026 VPD) and Downtown Nashville

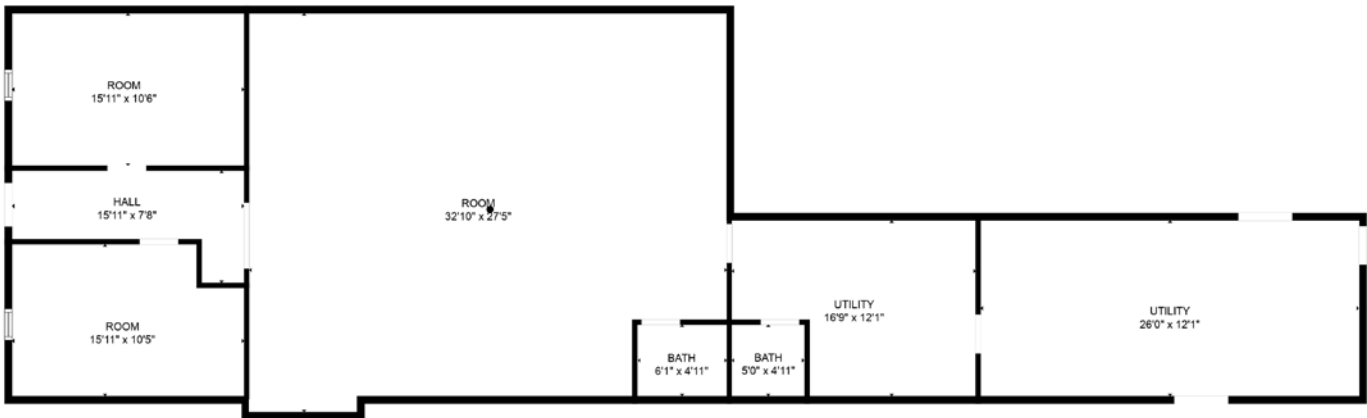
AERIAL PHOTOS

1042 3RD AVE S,
NASHVILLE, TN 37210

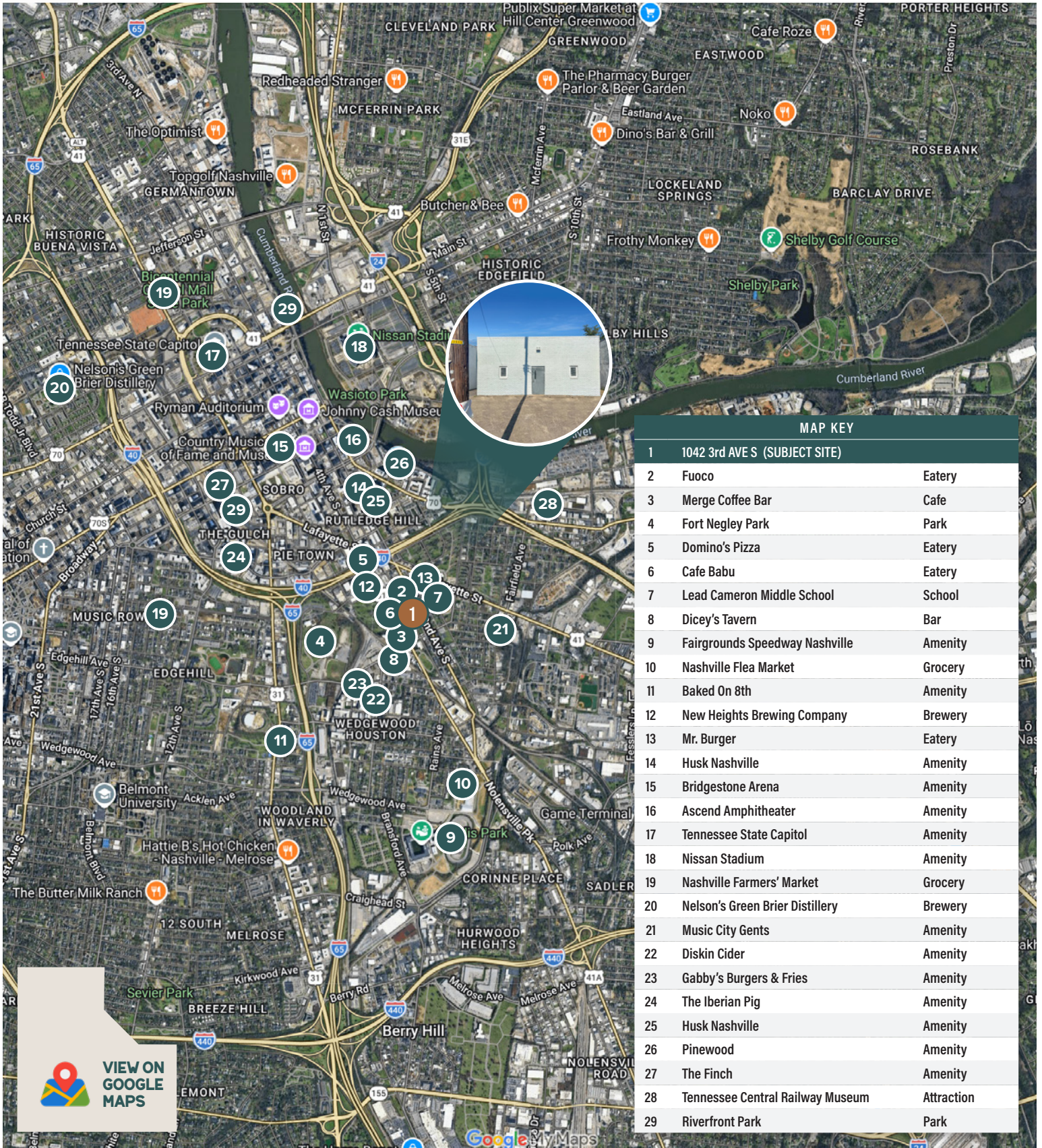


FLOOR PLAN

1042 3RD AVE S,
NASHVILLE, TN 37210



**+/- 2.850 SF
AVAILABLE**



VIEW ON
GOOGLE
MAPS

NASHVILLE, TENNESSEE

Nashville continues to rank among the strongest and most resilient growth markets in the Southeast, driven by a diverse and expanding economic base. The city is nationally recognized as a hub for healthcare, higher education, music, tourism, and corporate operations, with major employers including HCA Healthcare, Vanderbilt University and Medical Center, Amazon, Oracle, and Nissan. This diversification has insulated the market from economic volatility and supports steady job creation across multiple sectors.

Population growth remains a key driver of demand, as Nashville consistently attracts new residents due to its favorable tax environment (no state income tax), strong employment opportunities, and high quality of life. In-migration from higher-cost coastal markets has fueled sustained demand for housing, hospitality, retail, and mixed-use development. Infrastructure investments, including airport expansion and downtown redevelopment, further reinforce Nashville's long-term growth trajectory.

From an investment perspective, Nashville offers a compelling combination of liquidity, rent growth potential, and long-term appreciation. Strong tourism activity, anchored by a year-round calendar of events and a thriving entertainment scene, continues to bolster hospitality and retail performance. With pro-business policies, ongoing corporate expansion, and favorable demographic trends, Nashville remains a highly attractive market for investors seeking stable cash flow and durable long-term fundamentals.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Total Population	8079	66751	158872
2029 Population	7969	66964	159780
Pop Growth 2024-2029	-1.36%	+0.32%	+0.57%
Average Age	39	38	38
2024 Total Households	3563	28754	69079
HH Growth 2024-2029	-1.77%	+0.04%	+0.48%
Median Household Income	76467	64120	61550
Avg Household Size	2.2	2.2	2.2
2024 Avg HH Vehicles	2	2	2
Median Home Value	382725	353955	337331
Median Year Built	1956	1972	1979



FOR LEASE

1042 3RD AVE S, NASHVILLE, TN 37210

CONTACT INFO:

TYLER BROCK

(615) 804-6590

Tyler@EdgefieldCommercial.com

ANTHONY RUBINO

(203) 253-5966

Anthony@EdgefieldCommercial.com

(615) 721-2515

©2025 Edgefield Commercial. All information has been secured from the seller/lessor and Edgefield Commercial, LLC and its agents, employees and representatives (collectively Edgefield Commercial) make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease.

All information from Edgefield Commercial is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Edgefield Commercial. Buyer/lessee bears all risk of information provided by Edgefield Commercial.