

EXCLUSIVE OFFERING  
MEMORANDUM

**EDGEFIELD**   
COMMERCIAL



**FOR LEASE**

**1046 3RD AVE S, NASHVILLE, TN 37210**

CONTACT INFO:

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# OVERVIEW

1046 3RD AVE S,  
NASHVILLE, TN 37210

1046 3rd Ave S offers ±2,934 SF of fully built-out bar/restaurant space in the heart of Chestnut Hill. The property combines an open interior with polished industrial finishes, a large outdoor patio, and a full suite of FF&E included. This turnkey setup is ideal for **hospitality operators, breweries, event venues, or entertainment concepts** looking to establish themselves in a fast-growing corridor minutes from downtown Nashville.

## LEASING POSITIONING

- **Turnkey Hospitality:** Fully equipped and move-in ready for bar/restaurant use
- **Entertainment-Ready:** Indoor/outdoor layout with professional sound & lighting
- **High-Demand Submarket:** Strong visibility in Chestnut Hill, with continued growth in residential and commercial activity

## PROPERTY DETAILS



**1046 3rd Ave S.  
Nashville, TN 37210**



**Space Size: +/- 2,934 SF  
built-out bar/restaurant space**



**Lease Rate:  
\$30.24/SF NNN**



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



**Availability: Immediately**



**Zoning: CS  
(Commercial Space)**



# PROPERTY HIGHLIGHTS

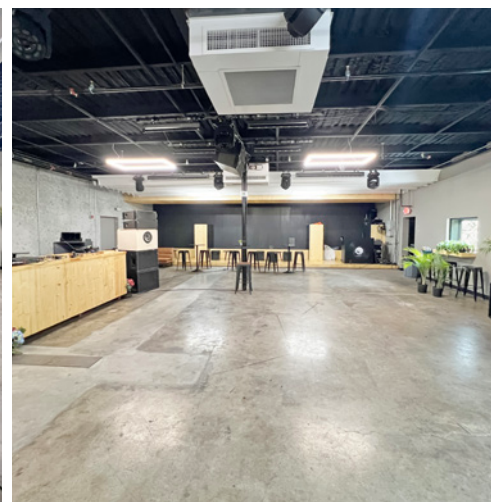
1046 3RD AVE S,  
NASHVILLE, TN 37210



<b>Fire System:</b>	<b>Fully sprinklered building with modern fire suppression</b>
<b>Interior:</b>	<b>Open interior layout with minimal columns &amp; exposed rafters</b>
<b>Build outs:</b>	<b>Built-out bar with taps, coolers, icemaker, sinks, and small oven</b>
<b>Premium Finishes:</b>	<b>Exposed concrete walls &amp; polished concrete floors</b>
<b>Features:</b>	<b>State-of-the-art sound system &amp; LED lighting throughout</b>
<b>Patio:</b>	<b>Large outdoor patio with dual access points</b>
<b>Storage:</b>	<b>Private rear storage room for back-of-house operations</b>
<b>Security:</b>	<b>Modern security with full camera and alarm system</b>
<b>Frontage:</b>	<b>Generous street frontage for branding and visibility</b>
<b>Parking:</b>	<b>On-site parking along side of building, plus street parking</b>

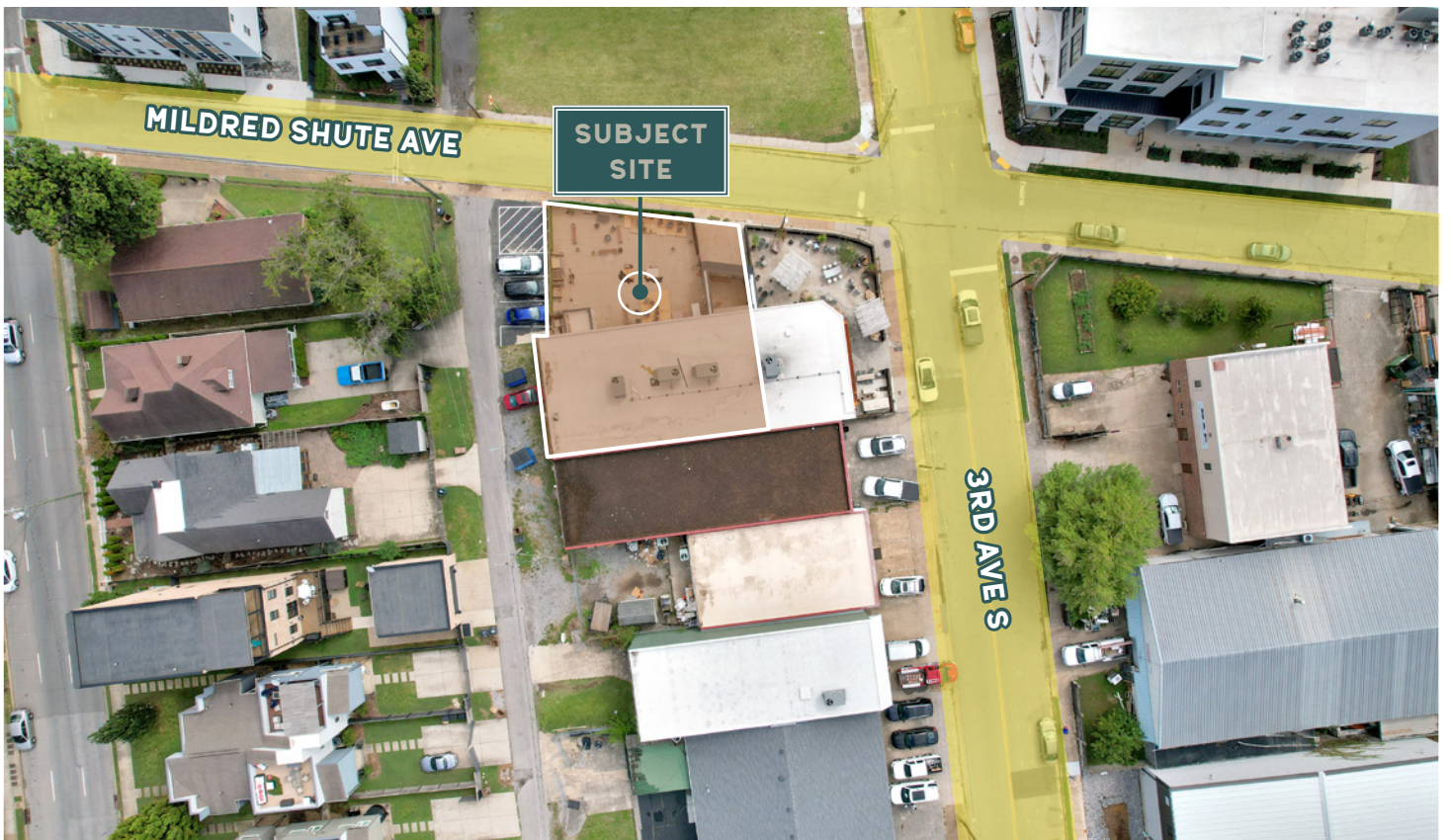
# PROPERTY PHOTOS

1046 3RD AVE S,  
NASHVILLE, TN 37210



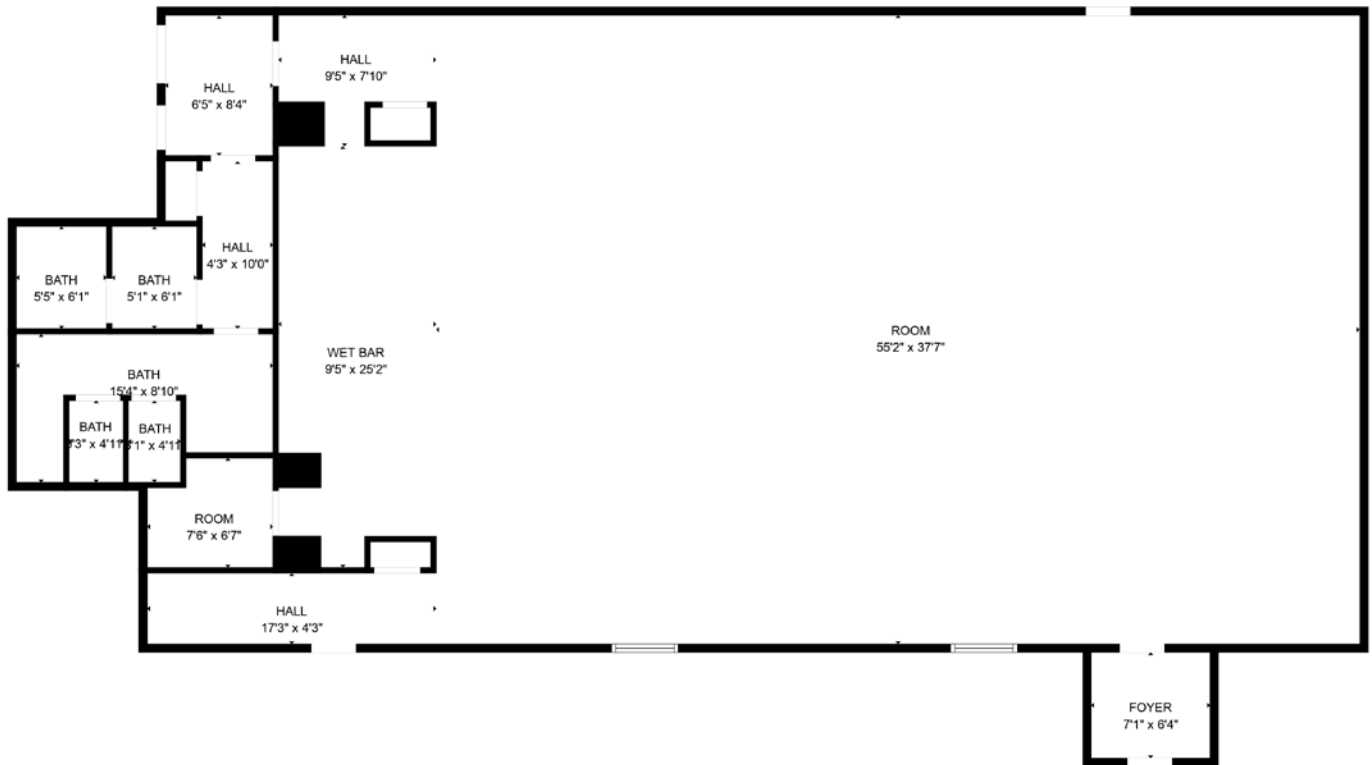
# AERIAL PHOTOS

1046 3RD AVE S,  
NASHVILLE, TN 37210

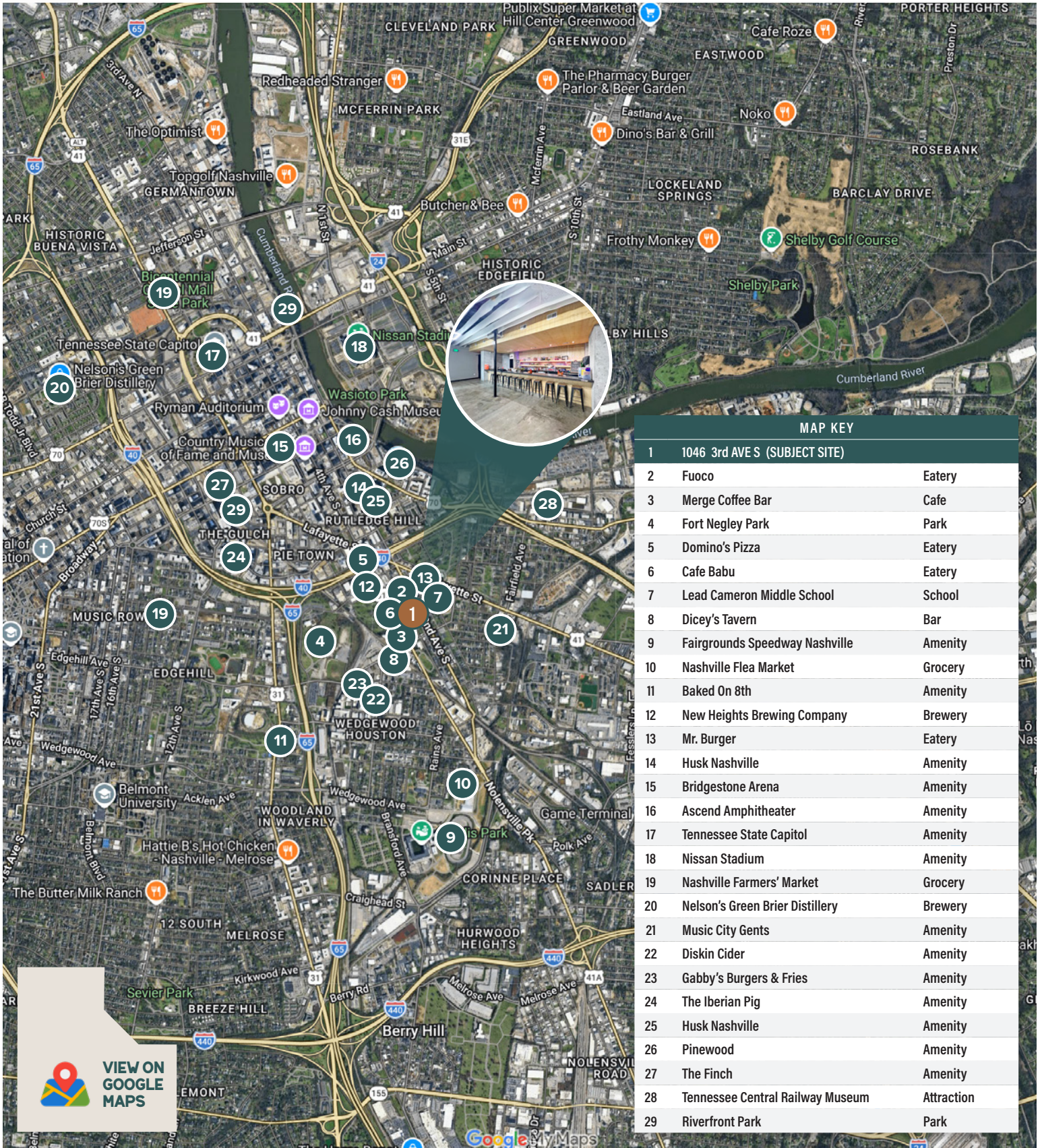


# FLOOR PLAN

1046 3RD AVE S,  
NASHVILLE, TN 37210



**+/- 2,400 SF  
AVAILABLE**



### MAP KEY

1	1046 3rd AVE S (SUBJECT SITE)	
2	Fuoco	Eatery
3	Merge Coffee Bar	Cafe
4	Fort Negley Park	Park
5	Domino's Pizza	Eatery
6	Cafe Babu	Eatery
7	Lead Cameron Middle School	School
8	Dicey's Tavern	Bar
9	Fairgrounds Speedway Nashville	Amenity
10	Nashville Flea Market	Grocery
11	Baked On 8th	Amenity
12	New Heights Brewing Company	Brewery
13	Mr. Burger	Eatery
14	Husk Nashville	Amenity
15	Bridgestone Arena	Amenity
16	Ascend Amphitheater	Amenity
17	Tennessee State Capitol	Amenity
18	Nissan Stadium	Amenity
19	Nashville Farmers' Market	Grocery
20	Nelson's Green Brier Distillery	Brewery
21	Music City Gents	Amenity
22	Diskin Cider	Amenity
23	Gabby's Burgers & Fries	Amenity
24	The Iberian Pig	Amenity
25	Husk Nashville	Amenity
26	Pinewood	Amenity
27	The Finch	Amenity
28	Tennessee Central Railway Museum	Attraction
29	Riverfront Park	Park



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



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