

EXCLUSIVE OFFERING
MEMORANDUM

EDGEFIELD 
COMMERCIAL

FOR LEASE

1104 CHESTER AVE, NASHVILLE TN 37206

CONTACT INFO:

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OVERVIEW

1104 CHESTER AVE,
NASHVILLE, TN 37206

1104 Chester Ave offers a paved commercial lot available for lease in East Nashville. Zoned CL (Commercial Limited), the site supports a wide range of commercial uses, including food trucks, mobile retailers or offices, off-site parking, and similar flexible uses.

Positioned just off Gallatin Avenue—a four-lane corridor carrying over 27,000 vehicles per day—the site benefits from strong visibility, direct access, and close proximity to Ellington Parkway and East Nashville’s Five Points. Surrounded by local favorites such as The Wash, Tower Deli, East Side Banh Mi, and Skinny Dennis, the property sits at the center of one of the city’s most vibrant and walkable districts.

PROPERTY DETAILS



**1104 Chester Ave,
Nashville, TN 37206**



Lot Area: +/- 0.25 Acres



**Lease Rate:
Contact Broker**



Lease Type: Contact Broker



Availability: Immediate



**Zoning:
Commercial Limited (CL)**



PROPERTY HIGHLIGHTS

1104 CHESTER AVE,
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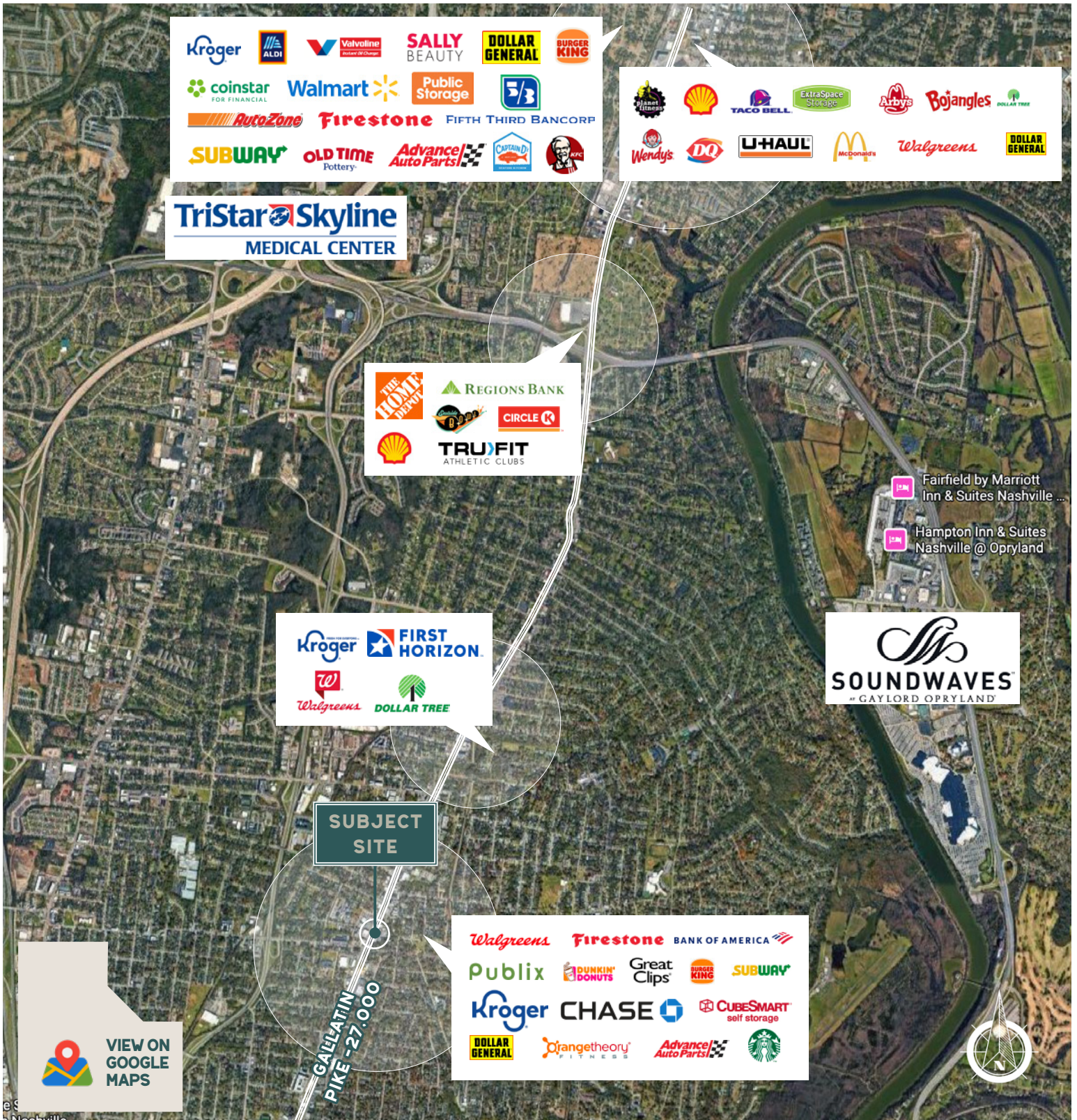


Space	+/- 0.25 Acres
Layout	Disregard for this property
Uses	Retail, Consumer Service, Financial, Restaurant, and Office Uses
Features	Paved commercial lot with approx. 16 parking spaces and the ability to add more
Traffic Exposure	Directly off Gallatin Avenue (~27,000 VPD)
Proximity	Less than 3 miles to East Bank Development and new Titans Stadium

AERIAL PHOTOS

1104 CHESTER AVE,
NASHVILLE, TN 37206





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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