

EXCLUSIVE OFFERING
MEMORANDUM

EDGEFIELD 
COMMERCIAL



FOR LEASE

804 MERIDIAN ST, NASHVILLE, TN 37207

CONTACT INFO:

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OVERVIEW

804 MERIDIAN ST,
NASHVILLE, TN 37207

804 Meridian St offers ±1,445 SF of flexible commercial space on ±0.20 acres in the heart of East Nashville's highly desired McFerrin Park. **Zoned CL (Commercial Limited)**, the property supports retail, service, office, and restaurant uses. The layout includes five rooms, one restroom, and an open green space in the rear that adds utility for outdoor use or future improvements. The site provides multiple entry/exit points and available street parking.

Built in 1905 with ceiling heights ranging from 8.5' to 12', the building blends historic character with modern functionality. The site provides multiple entry/exit points, an existing alarm system, and available street parking. The location is surrounded by a growing mix of neighborhood favorites—including restaurants, cafés, breweries, and local shops—drawing steady foot traffic to the corridor. Its central location offers convenient access to **Dickerson Pike, Gallatin Pike, Ellington Pkwy, I-24, and I-65**, less than two miles from downtown, **the East Bank development**, and the new **Tennessee Titans stadium**.

PROPERTY DETAILS



**804 Meridian St,
Nashville, TN 37207**



Space Size: +/- 1,445 SF



Lot Area: +/- 0.20 acres



Lease Rate: \$44/SF



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



Availability: Immediately



**Zoning:
Commercial Limited (CL)**



PROPERTY HIGHLIGHTS

804 MERIDIAN ST,
NASHVILLE, TN 37207



Space: +/- 1,445 SF retail/office space

Layout: Five rooms, one restroom, open green space in the rear

Uses: Retail, Consumer Service, Financial, Restaurant, and Office Uses

Interior Features: Recently renovated with a total of two full and two half baths, six private rooms/offices, rear double wide door and an outdoor terrace area

Ceiling Height: 8'6"–12' ceilings throughout

Utilities: Water and electricity on site

Proximity: Less than two miles from downtown, the East Bank development, and the new Tennessee Titans stadium

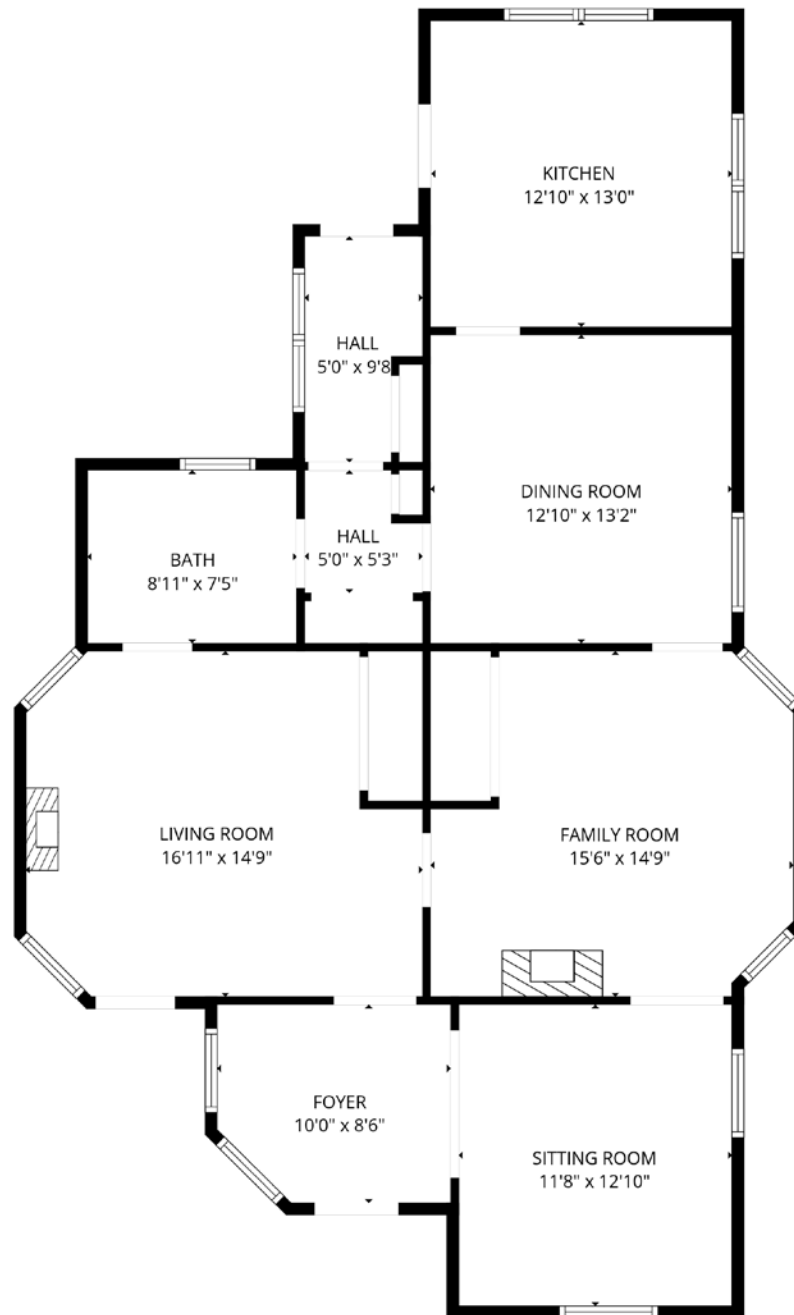
AERIAL PHOTOS

804 MERIDIAN ST,
NASHVILLE, TN 37207



FLOOR PLAN

804 MERIDIAN ST,
NASHVILLE, TN 37207



**+/- 1,445 SF
AVAILABLE**



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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