

EXCLUSIVE OFFERING  
MEMORANDUM

**EDGEFIELD**   
COMMERCIAL



**FOR SALE**

**1022 VIRGINIA AVE, NASHVILLE, TN 37216**

CONTACT INFO:

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## PROPERTY SUMMARY

1022 Virginia Ave presents a compelling **value-add and adaptive reuse opportunity** in East Nashville's Inglewood neighborhood. Situated on a  $\pm 0.13$ -acre parcel, the property includes a  $\pm 1,165$  SF stone main structure with a full, separately metered basement, as well as a detached two-story block shed with a metal roof at the rear of the lot. The existing improvements provide multiple paths forward for investors, owner-users, or operators seeking a live/work or small-scale commercial footprint in a rapidly evolving corridor.

The main structure features stone exterior construction, a functional fireplace, washer and dryer, and separate utility configurations serving the basement. The basement includes a one-bedroom apartment layout with independent utilities, creating potential for supplemental income or alternative use (subject to verification). Gas service is available on site, and the property benefits from proximity to East Nashville growth drivers, neighborhood retail, and major arterials.

## PROPERTY DETAILS



**1022 Virginia Ave,  
Nashville, TN 37216**



**Purchase Price:  
\$490,000**



**Space Size: +/- 1,165 SF**



**Lot Area: +/- 0.13 acres**



**Availability: Immediately**

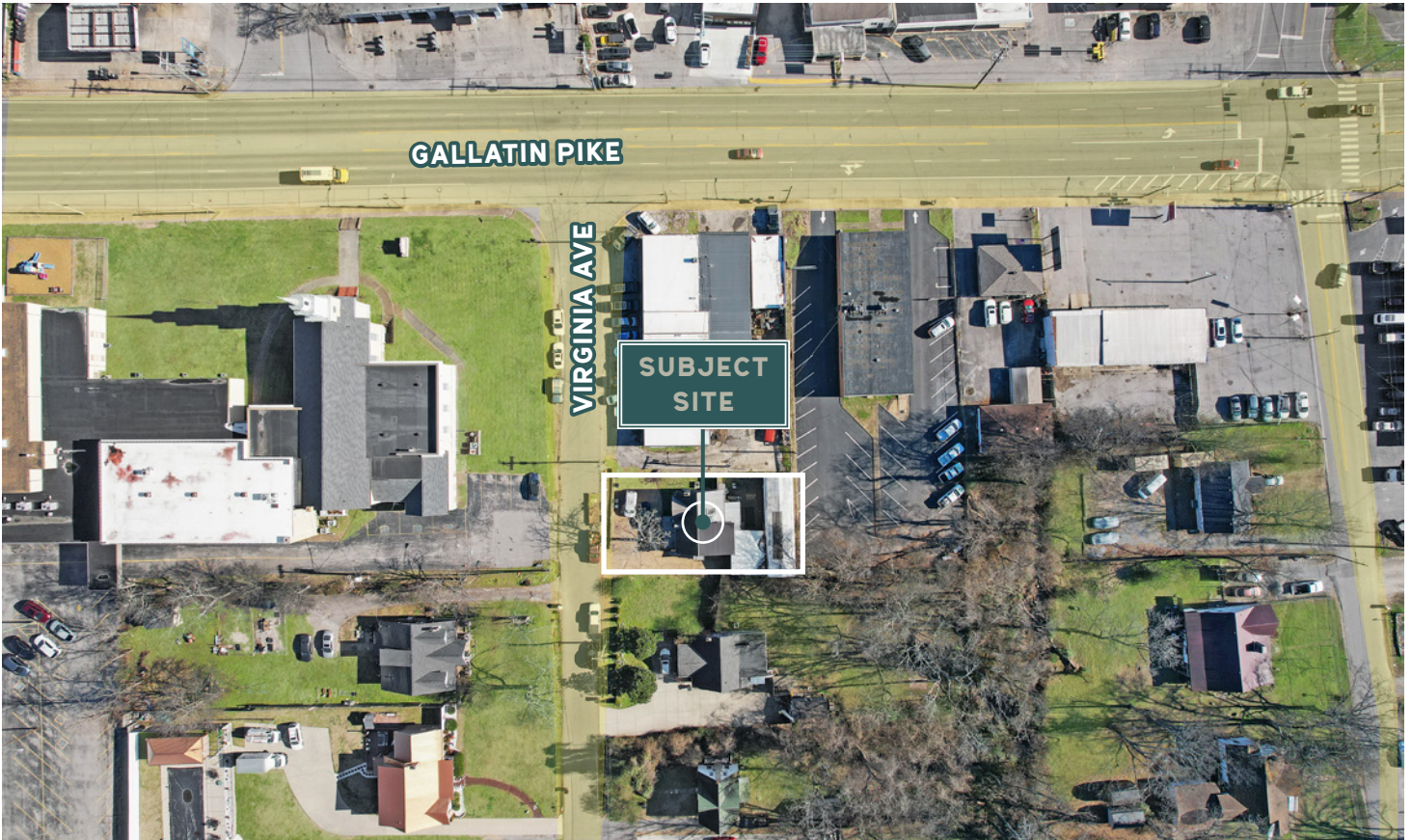


**Zoning:  
Special Purpose (SP)**



# PROPERTY HIGHLIGHTS

1022 VIRGINIA AVE,  
NASHVILLE, TN 37216



## Space

**+/- 1,165 SF primary structure**

## Layout

**Primary structure includes a kitchen, full bathroom, upstairs mezzanine level, basement configured as a one-bedroom apartment, and a detached two-story block shed with metal roof in the rear**

## Uses

**General office, warehouse, apartment, or residence**

## Interior Features

**Functional fireplace, washer and dryer, and separate utility configurations serving the basement level**

## Ceiling Height

**8'2" ceiling in downstairs of primary structure, 7' ceiling in basement level, and 7'9" ceiling in the rear shed**

## Utilities

**Gas, water and electric available on site**

## Proximity

**Steps away from Gallatin Pike (~35,893 VPD); 1.2 miles to Briley Parkway (~108,233 VPD)**

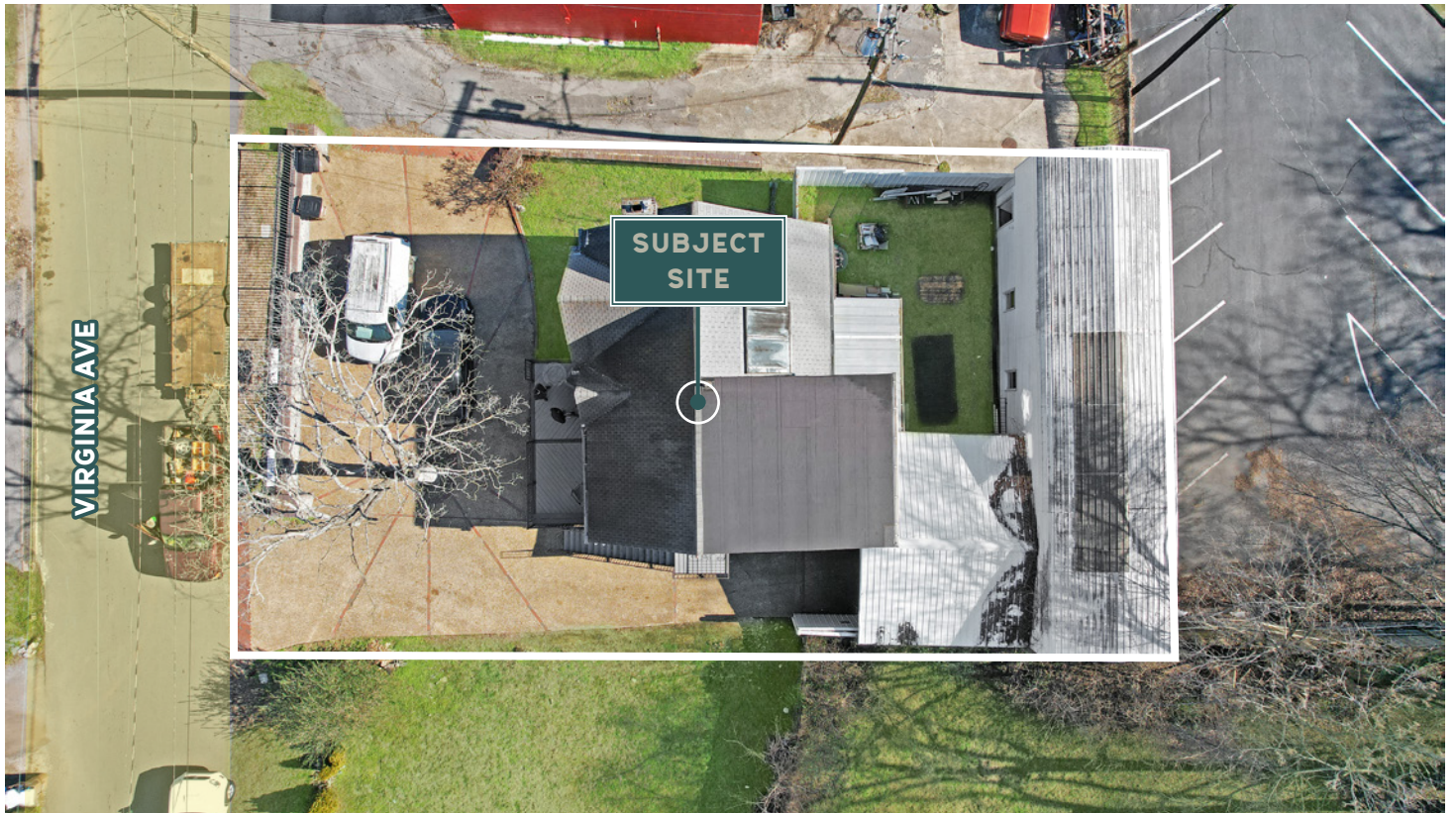
# PROPERTY PHOTOS

1022 VIRGINIA AVE,  
NASHVILLE, TN 37216



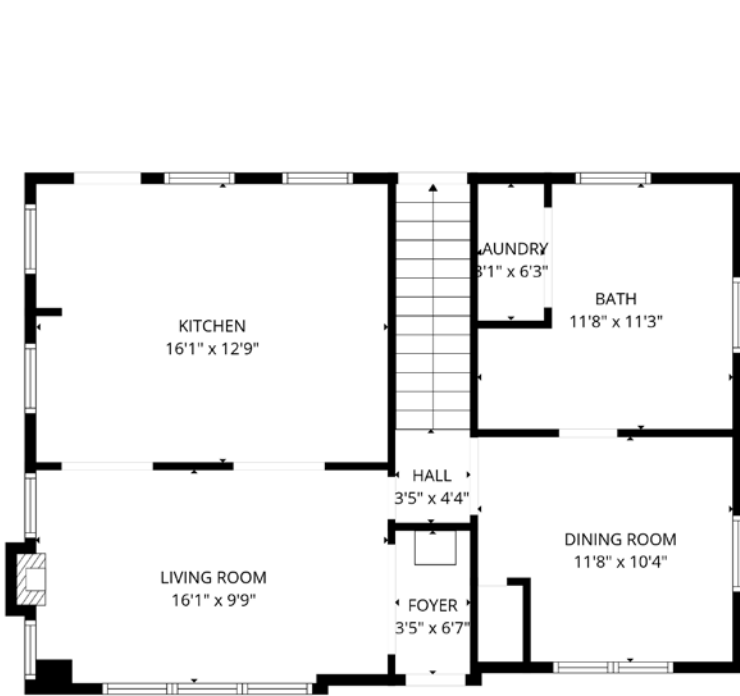
# AERIAL PHOTOS

1022 VIRGINIA AVE,  
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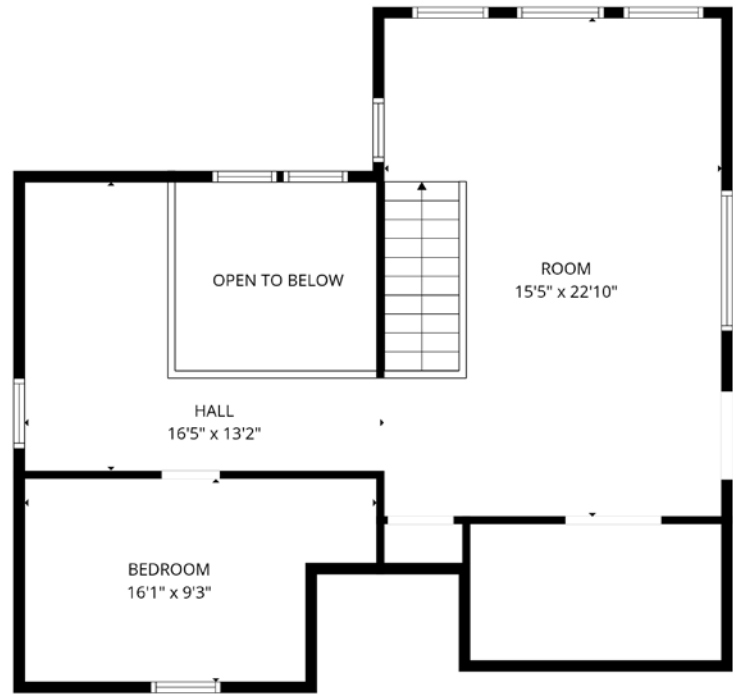


# FLOOR PLAN

1022 VIRGINIA AVE,  
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1st floor

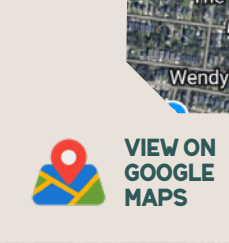


2nd floor

**+/- 1.165 SF  
AVAILABLE**



1	1022 VIRGINIA AVE, NASHVILLE, TN 37216 (SUBJECT SITE)	
2	Jackson Park Church of Christ	Church
3	K&B USED Tire Shop	Services
4	Et Market Discount Tobacco	Retail
5	Sip Cafe	Cafe
6	El Quetzal Tienda y Restaurante	Restaurant
7	East Nashville Pediatrics	Medical
8	El Fuego Restaurant	Restaurant
9	Ecocars Inc.	Services
10	Sonic Drive-In	Restaurant
11	Roy's Tavern	Bar/Restaurant
12	Walgreens	Retail
13	Mr. Aaron's Goods	Retail
14	Nashville Public Library Inglewood	Library
15	Isaac Litton Alumni Center	School
16	Isaac Litton Middle School	School
17	U.S. Bank Branch	Bank
18	The Home Depot	Retail
19	Eastside Bowl	Bowling Alley
20	Kroger	Grocery
21	Dollar Tree	Retail
22	Sid Gold's Request Room	Bar/ Restaurant
23	The Underdog	Bar/ Restaurant
24	Wendy's	Restaurant
25	Shotgun Willie's BBQ	Restaurant
26	Circle K	Gas Station
27	TruFit Athletic Clubs - Madison	Fitness Center
28	Regions Bank	Bank



## 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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