

For Lease

811 COWAN STREET

30,000 FT Warehouse | River North District

Presented by

Anderson Hill

Maury County Realty



EXECUTIVE SUMMARY

Directly adjacent to Oracle HQ River North Campus

30,000 SF with 26-ft ceilings, 4 docks

Flexible use & tenancy - office space is negotiable with warehouse

Located in Nashville's hottest submarket: East Bank / River North District

Exceptional connectivity to I-65, I-24, I-40, BNA airport, commuter rail

811 COWAN STREET, NASHVILLE, TN 37207

PROPERTY SNAPSHOT

Address **811 Cowan Street, Nashville, TN 37207**

Property Type **Industrial / Distribution**

Zoning **IG (Industrial General)**

Owner of Record **HHKW Properties, LLC**

Submarket **East Bank / River North District**

Building Size **53,000 SF Total with Office**

Land Area **2.48 Acres**

Year Built **1979**

Clear Height **26 ft**

Loading **4 Dock-High Doors, 1 Drive-In Door**

Parking **Up to 50 Spaces**

PROPERTY OVERVIEW

26 FT
CLEAR HEIGHT

4 DOCKS
LOADING DOORS

1 DRIVE-IN
DRIVE-IN DOOR

50
PARKING SPACES

Total Building Area **53,000 SF - 30,000 SF available immediately**

Land Area **2.48 Acres (108,029 SF)**

Year Built **1979**

Stories **1**

Construction **Steel Frame / Metal**

Clear Height **26 ft**

Loading **4 Dock-High, 1 Drive-In**

Parking **50 Surface Spaces**

Utilities **Water, Sewer, Electric, Gas**

Tenancy **Multi-Tenant**

811 Cowan Street offers short term lease availability on a 30,000 SF warehouse space that is in a 53,000 square foot industrial/distribution facility situated on 2.48 acres in Nashville's River North District. Office space may be leased with the warehouse space. Warehouse is vacant today and ready for immediate occupancy.

The site is zoned IG (Industrial General)

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LOCATION ANALYSIS

Nashville's Hottest Growth Corridor



811 COWAN STREET, NASHVILLE, TN 37207

1.2 MILES

Downtown Nashville

ADJACENT

Oracle HQ River North Campus

DIRECT

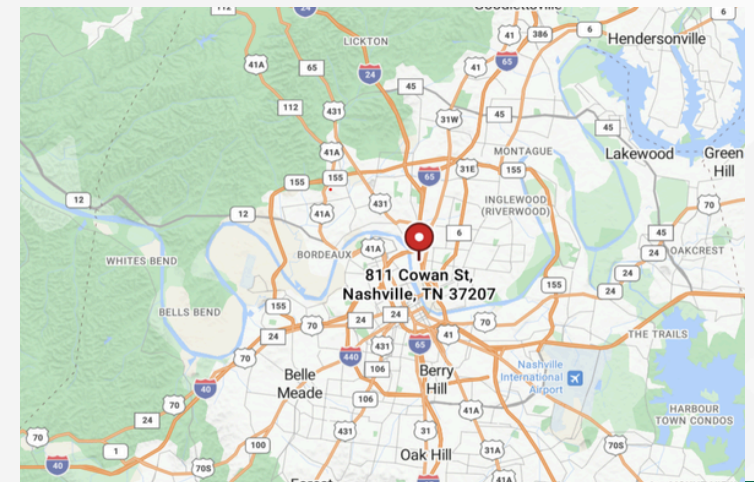
I-65, I-24, I-40 Interchange

17 MIN

Nashville International Airport (BNA)

6 MIN

Music City Star Commuter Rail



MARKET DATA & RANKINGS

2.1M

Metro Population

100+

New Residents / Day

47%

Job Growth Since 2010

5.7%

Pop. Growth by 2027

#1

Hottest Job Market

Wall Street Journal

#1

Economic Strength

Policom Corporation

#1

Real Estate Prospects

ULI / PwC

#1

Housing Market

ReMax

#2

Top States for Business

CNBC

#2

Best Real Estate Markets

WalletHub

#4

Best Performing Cities

Milken Institute

MAJOR GROWTH ENGINES

\$2.2B

Nissan Stadium Redevelopment

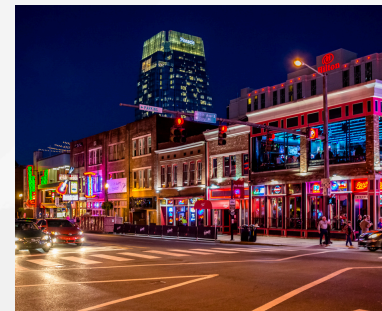
\$2.2B mixed-use project adjacent to the property. New stadium, entertainment district, residential, and retail.

8,500+

Oracle River North Campus

76-acre campus directly across from 811 Cowan. 8,500+ employees. Nashville's largest corporate HQ investment.

811 COWAN STREET, NASHVILLE, TN 37207



AREA DEMOGRAPHICS

811 COWAN STREET, NASHVILLE, TN 37207

\$91,207

MEDIAN HH INCOME

\$612,226

MEDIAN HOME VALUE

68%

BACHELOR'S DEGREE+

33.4

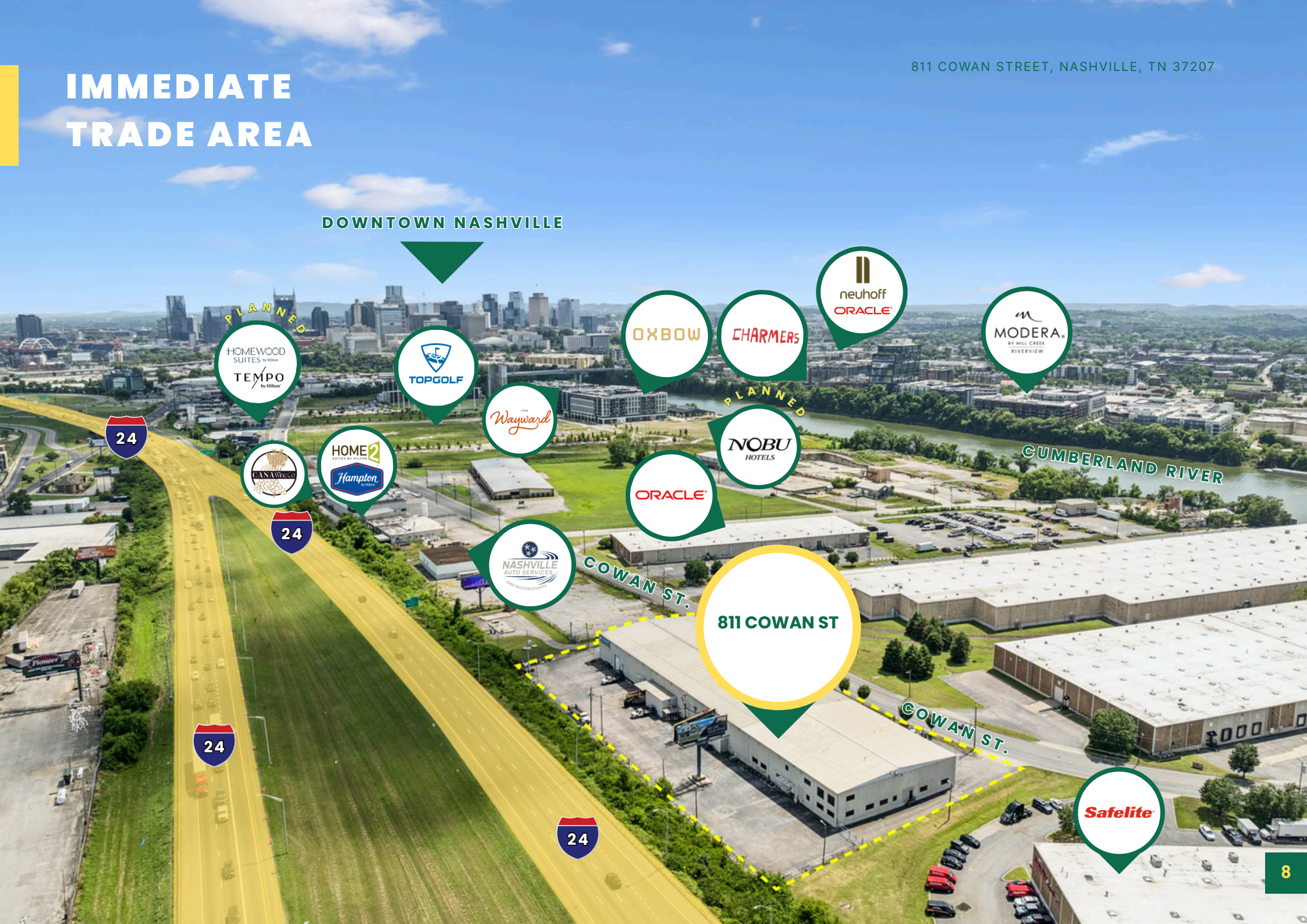
MEDIAN AGE

METRIC	1-MILE	3-MILE	5-MILE
Population (2024)	8,412	112,847	348,621
Pop. Growth (2024-2029)	4.2%	5.1%	5.7%
Households	4,891	56,203	158,412
Avg. Household Size	1.72	2.01	2.20
Median HH Income	\$91,207	\$72,456	\$68,891
Avg. HH Income	\$118,340	\$98,712	\$92,105
Median Home Value	\$612,226	\$485,310	\$421,875
Owner-Occupied	38%	42%	48%
Renter-Occupied	62%	58%	52%
Bachelor's Degree+	68%	54%	47%
Median Age	33.4	34.8	35.2

Source: CoStar / LoopNet Demographics Report

IMMEDIATE TRADE AREA

811 COWAN STREET, NASHVILLE, TN 37207



DOWNTOWN NASHVILLE

PLANNED

HOMEWOOD
SUITES by Hilton
TEMPO
by Hilton

TOPGOLF

OXBOW

CHARMERS

neuhoff
ORACLE

MODERA
BY MILL CREEK
RIVERVIEW

HOME2
SUITES BY HILTON
Hampton
by Hilton

Wayward

PLANNED

NOBU
HOTELS

ORACLE

NASHVILLE
AUTO SERVICES
AND MOTORSPORTS

811 COWAN ST

CUMBERLAND RIVER

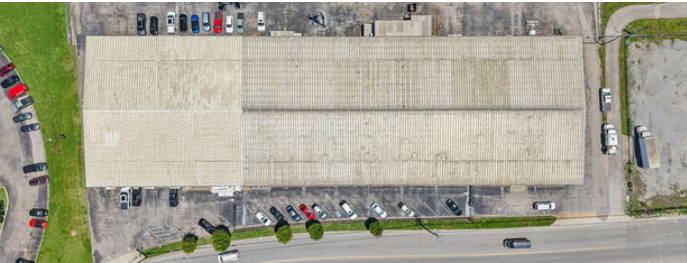
COWAN ST.

COWAN ST.

Safelite



PROPERTY PICTURES





**PROPERTY
PICTURES**



811 Cowan Street

Nashville, Tennessee | River North District | 2.48 Acres

CONTACT

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