



FISK/MEHARRY PROFESSIONAL OFFICES

514 Fisk St - Nashville, TN 37203

FISK/MEHARRY PROFESSIONAL OFFICES - NASHVILLE, TN

EXCLUSIVELY MARKETED BY



KAILEIGH DUNN

TN #332359
615.348.9293 | DIRECT
kdunn@SandsIG.com



TOM GORMAN

TN #370394
610.550.8884 | DIRECT
tom@SandsIG.com

In Cooperation With Sands Investment Group Tennessee, LLC - Lic. #263973
BoR: Tom Gorman - Lic. TN #370394

TABLE OF CONTENTS

1

INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2

PROPERTY INFORMATION

- 8 Location Map
- 9 Retailer Map
- 10 Demographics Map & Report

3

AREA OVERVIEW

- 12 City Overview
- 13 Capital Markets
- 14 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

© 2026 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

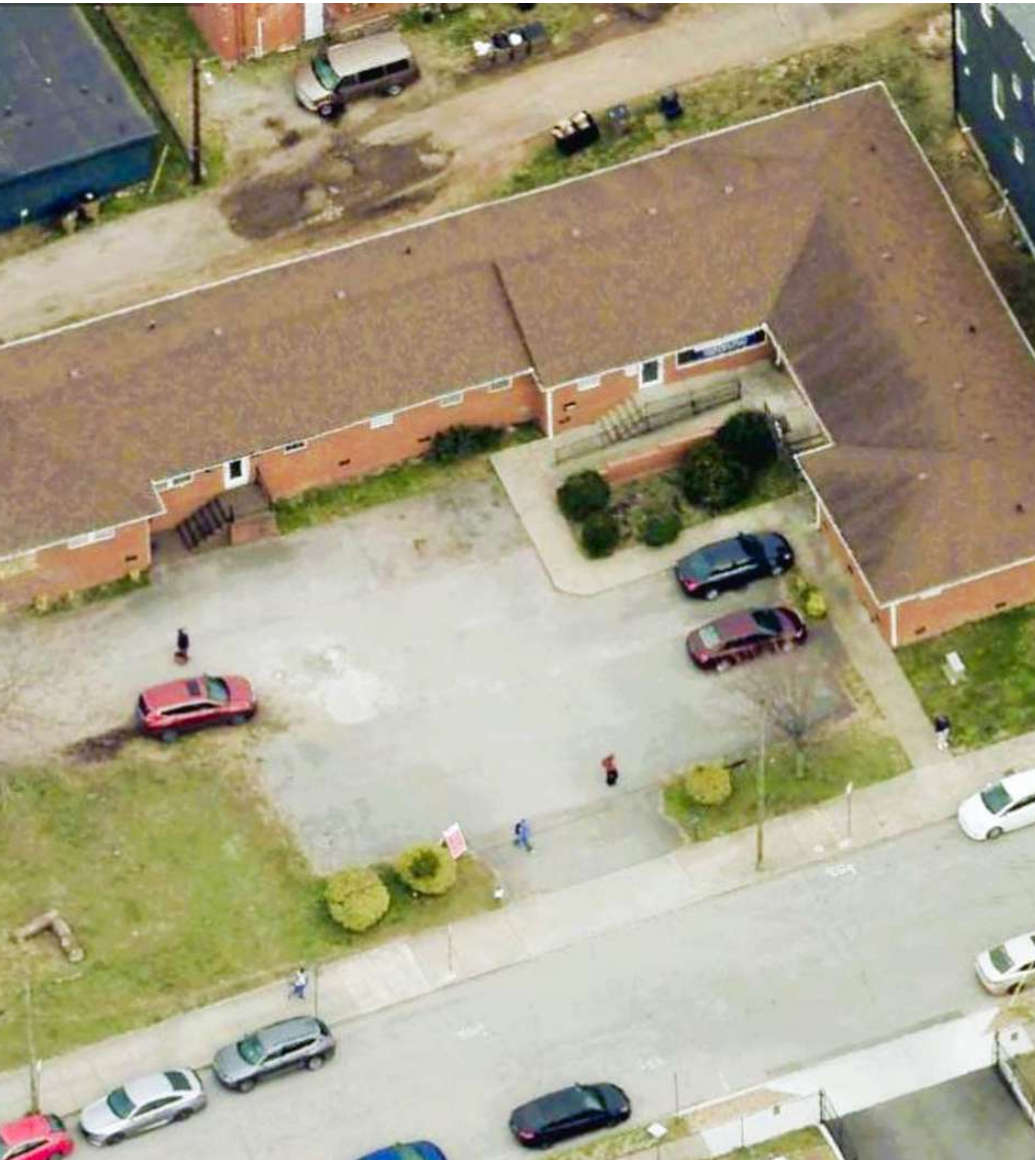
Sands Investment Group is pleased to exclusively offer for lease the 4,931 SF Fisk/Meharry Professional Offices located at 514 Fisk Street in Nashville, TN. This offering features flexible suite configurations designed to accommodate a wide range of tenants, including office, medical, nonprofit, counseling, educational, and creative users. The property's versatile layout enhances leasing potential, supports diverse occupancy options, and positions the asset for long-term stability, making it an attractive investment opportunity in one of Nashville's growing commercial corridors.

Lease Rate	\$28 SF/YR
------------	------------

BUILDING INFORMATION	
Street Address:	514 Fisk St
City, State, Zip:	Nashville, TN 37203
County:	Davidson
Building Size:	4,931 SF
Lot Size:	0.44 Acres
Year Built:	1960



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

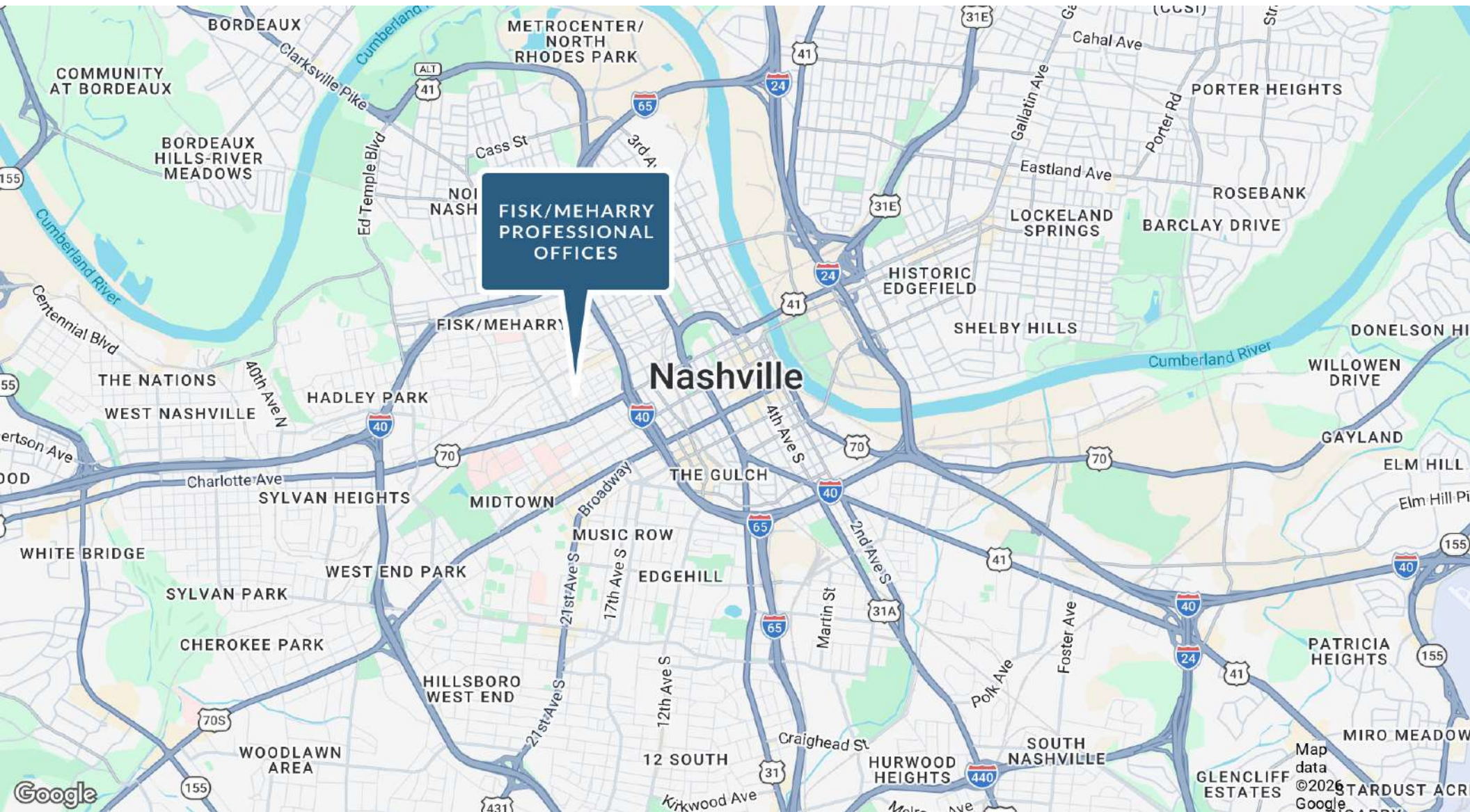
- Existing office buildout includes multiple private offices, restroom facilities, and move-in ready professional space.
- Flexible suite configurations available to accommodate a variety of office, medical, nonprofit, counseling, educational, or creative users.
- Located near several major educational and medical institutions including Martin Luther King Jr. Magnet High School, Fisk University, Meharry Medical College, Vanderbilt University Medical Center, Ascension Saint Thomas Hospital Midtown, TriStar Centennial Medical Center, and Nashville General Hospital.
- Convenient interstate connectivity with quick access to I-40, I-65, and I-24, allowing efficient travel throughout the Nashville MSA.



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



RETAILER MAP

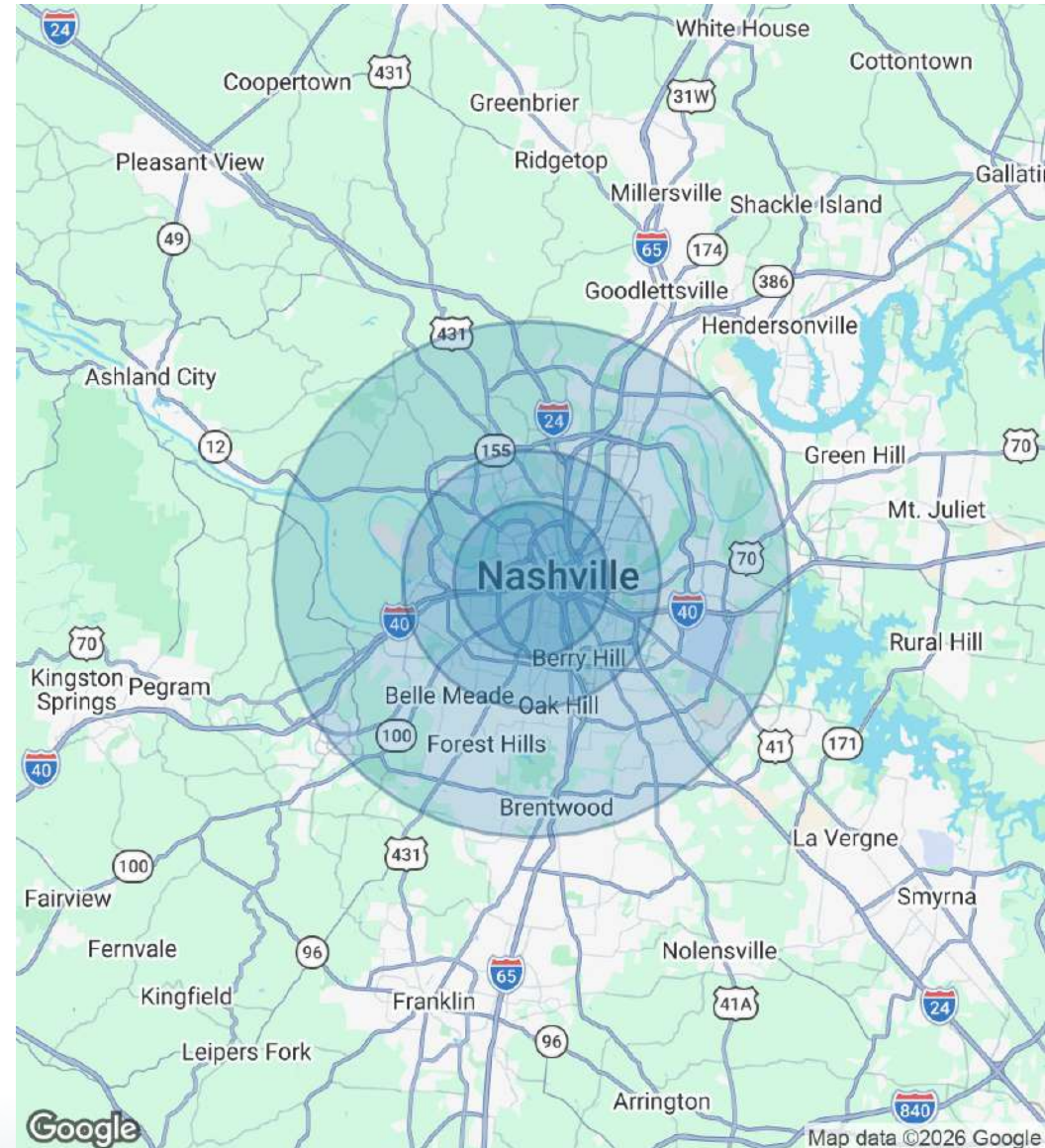


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	117,056	226,162	509,556
Average Age	31.9	34.3	35.9
Average Age (Male)	32.7	34.8	35.6
Average Age (Female)	32.3	34.8	36.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	57,761	107,463	228,866
# of Persons per HH	2	2.1	2.2
Average HH Income	\$118,648	\$123,783	\$116,231
Average House Value	\$636,486	\$640,478	\$564,226

TRAFFIC COUNTS			
Charlotte Ave			40,575 VPD
I-40			140,162 VPD
Dr DB Todd Jr Blvd			14,802 VPD
Broadway			46,777 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Nashville, TN



Saint Thomas Health

NASHVILLE, TN

Nashville is the capital city of the U.S. state of Tennessee and the seat of Davidson County. It is also the county seat of Davidson County. Located on the Cumberland River, the city is the center of the Nashville metropolitan area, which is one of the fastest-growing in the nation. Nashville lies on the Cumberland River in the northwestern portion of the Nashville Basin. Nashville has had a consolidated city-county government, which includes six smaller municipalities in a two-tier system. According to the United States Census Bureau, the city has a total area of 527.9 square miles. Nashville is a city located in Davidson County, Tennessee. Nashville has a 2026 population of 704,963.

Strategically located in the heart of the Tennessee Valley, the City of Nashville and Davidson County is where individuals, families, communities, and businesses thrive. The Nashville economic market encompasses a population of more than seven hundred thousand. The local economy is a well-balanced blend of financial, wholesale, retail, manufacturing, and service industries. Computer technology, automotive, healthcare, private prison management, insurance, banking, publishing, telecommunications, and entertainment companies, and private educational institutions all find a home in Nashville. The local mix of these industries roughly reflects the national economy, with no single industry being predominant in the region. Nashville is one of the country's most attractive growth centers. Many corporate headquarters call Nashville home, including Nissan North America, HCA Healthcare, Bridgestone Americas, Amazon, Asurion, Community Health Systems, Saint Thomas Health, AllianceBernstein, ICEE, and iHeartMedia. With a rich economic, social, and cultural environment, the city consistently scores high in national rankings of preferred business locations, best places to live, and favorable environments for the creation and development of businesses. Principal employers include Vanderbilt University, the State of Tennessee, Metro Nashville-Davidson Co. Government, public schools, U.S. Government, Nissan North America, and Saint Thomas Health.

Nashville hosts a multitude of leading festivals, public events, and museums. Music City, USA, is home to the stage of the Grand Ole Opry, which operates the longest-running live radio show in the world, as well as the one-of-a-kind Country Music Hall of Fame and Museum. It is also the site of the Tennessee State Fair, an annual 9-day celebration that features rodeos, tractor pulls, and a variety of local musicians, craft brewers, and restaurateurs. Nashville is home to the melodious attractions like the Musicians Hall of Fame and Museum and the Parthenon, which is a replica of the famous Greek structure that represents Nashville's role as the Athens of the South. It is home to the Nashville Symphony, Tennessee Repertory Theatre, Nashville Opera Association, Nashville Ballet, and Circle Players. The Nashville Superspeedway offers over 150 events annually.

GET FINANCING

Reliable Capital. Closed Deals.

YEARS OF EXPERIENCE

10+

CLIENTS ADVISED

1,500+

CAPITAL PARTNERS

3,000+

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Scan QR Code
to Learn More

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



FISK/MEHARRY PROFESSIONAL OFFICES

514 Fisk St - Nashville, TN 37203

Exclusively Marketed by:

Kaileigh Dunn // TN #332359

615.348.9293 // kdunn@SandsIG.com

Tom Gorman // TN #370394

610.550.8884 // tom@SandsIG.com