

For Sale

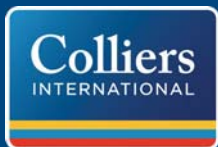
IN THE HEART OF THE **ENTERTAINMENT DISTRICT**

131 2nd Avenue N
Nashville, TN 37201

DAVID ATCHISON

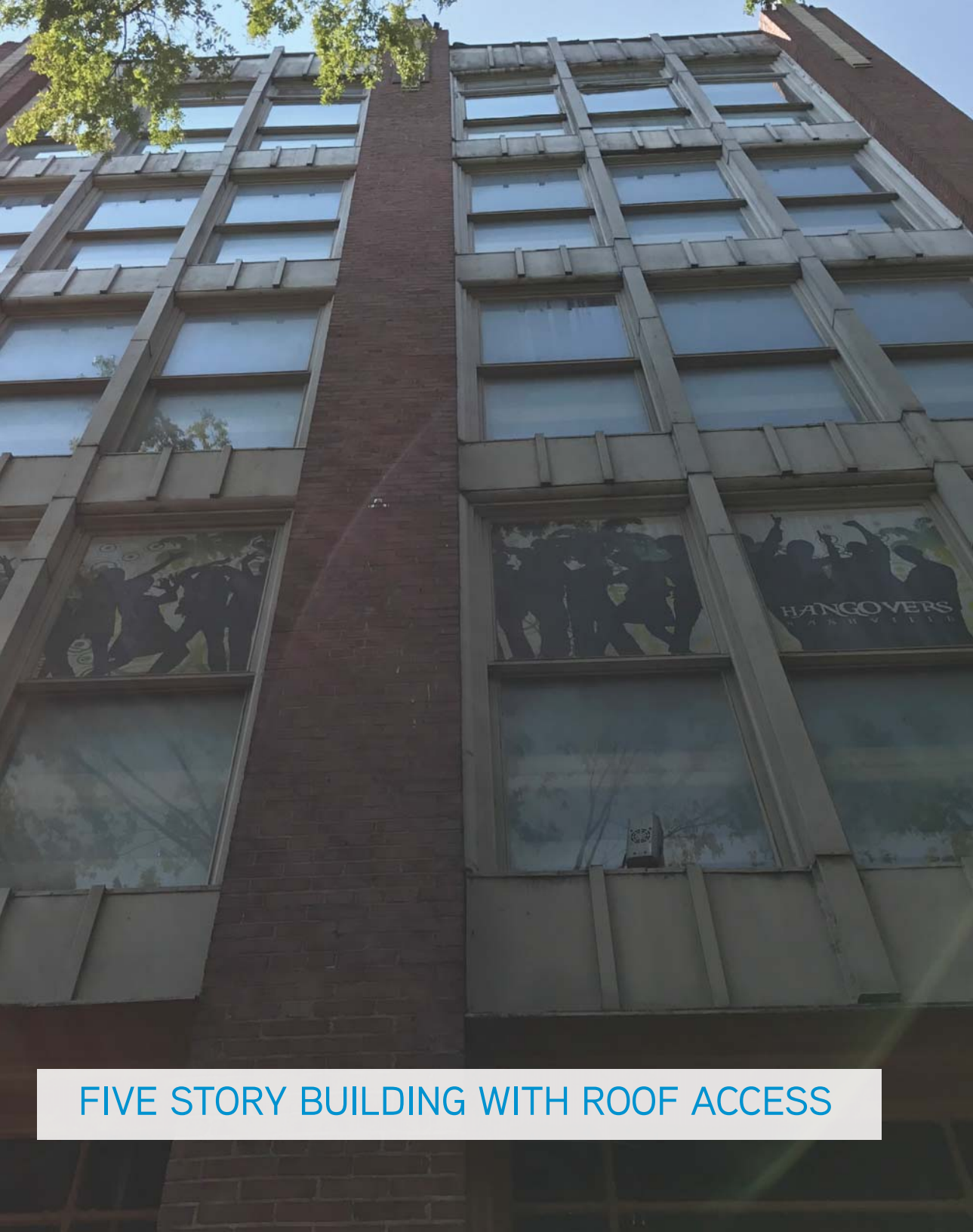
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FIVE STORY BUILDING WITH ROOF ACCESS

KEY FEATURES

- › Located on 2nd Avenue - less than a block off of Broadway.
- › 14,350 SF mixed use retail/commercial building
- › Built in 1900 with some renovations in 2017

BUILDING FEATURES

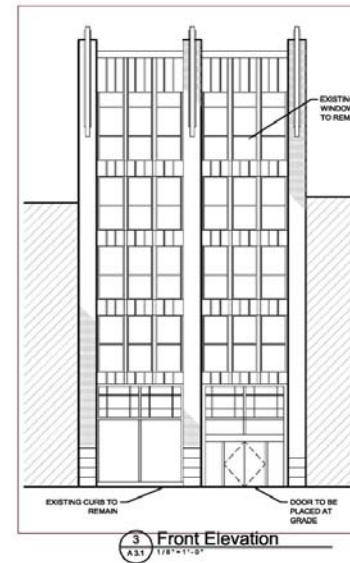
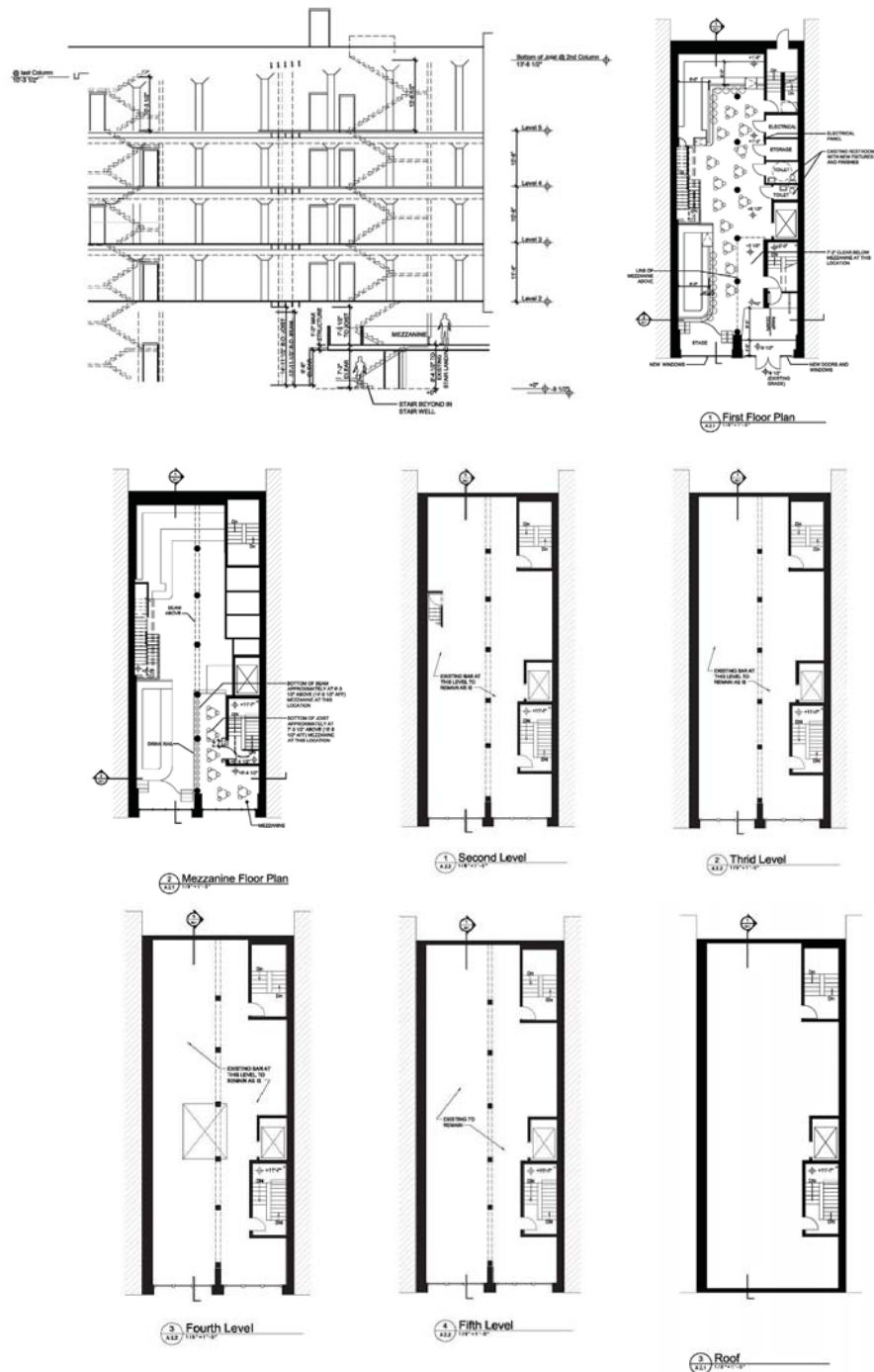
- › Approximately 35' of frontage along 2nd Avenue N
- › Undergoing renovation/retrofit for use as a retail entertainment venue/bar
- › Features roof access and preliminary plans have been approved to construct a roof-top porch (not part of the current renovation).
- › 4th and 5th floor feature unobstructed views to the south
- › Wired for security cameras throughout
- › Fire sprinkler in place
- › Elevators are being upgraded as part of the renovation
- › Only 5 story building on west side of block

ZONING

- › Downtown Code (DTC)

Contact Agent for pricing

FLOOR PLAN



ECONOMIC DRIVERS

MUSIC & ENTERTAINMENT

- > 60,000 jobs
- > \$10 billion annual economic impact

TOURISM & HOSPITALITY

- > 87,500 jobs
- > \$5.7 billion annual economic impact

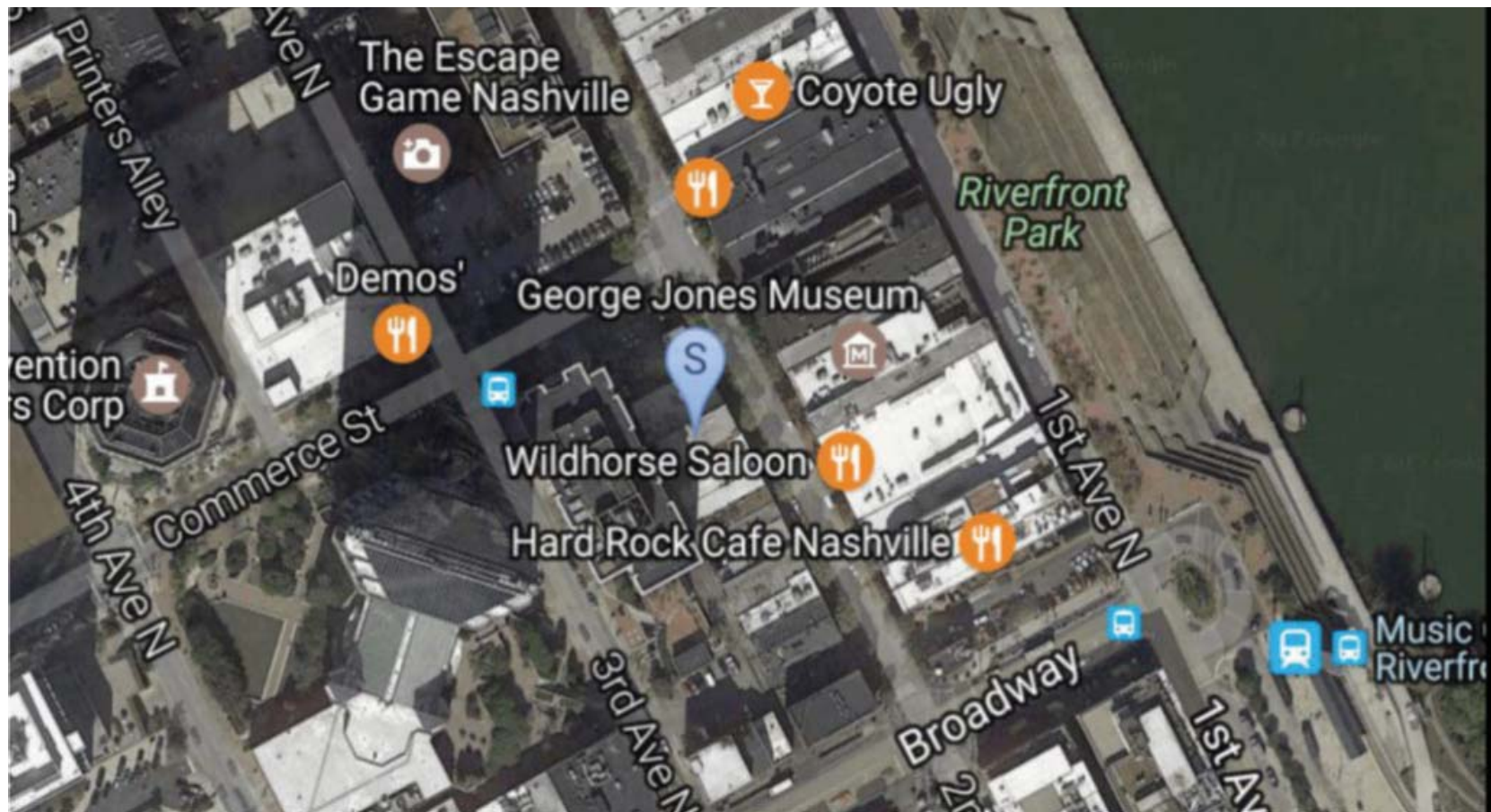




ENTERTAINMENT DISTRICT

Property is located in the Nashville CBD within the subdistrict known as “2nd and Broadway”. This area is often described as the “Heart of Downtown” and loosely defined as the areas along 2nd Avenue, south of Union Street, north of Symphony Place and along Broadway between 1st and 5th Avenue. It features heavy pedestrian traffic and a large tourist presence.

- » Property is within 0.3 miles of the Music City Center, a 1.2 million square foot convention center.
- » Nashville hosted over 13.9 million visitors in 2016, an increase over the previous record of 13.5 million in 2015.
- » Music City Center currently has 291 events scheduled through 2026 with expected 1,806,060 attendees and 2.2 million hotel rooms. The projected economic impact during this time frame is \$1.6 billion.

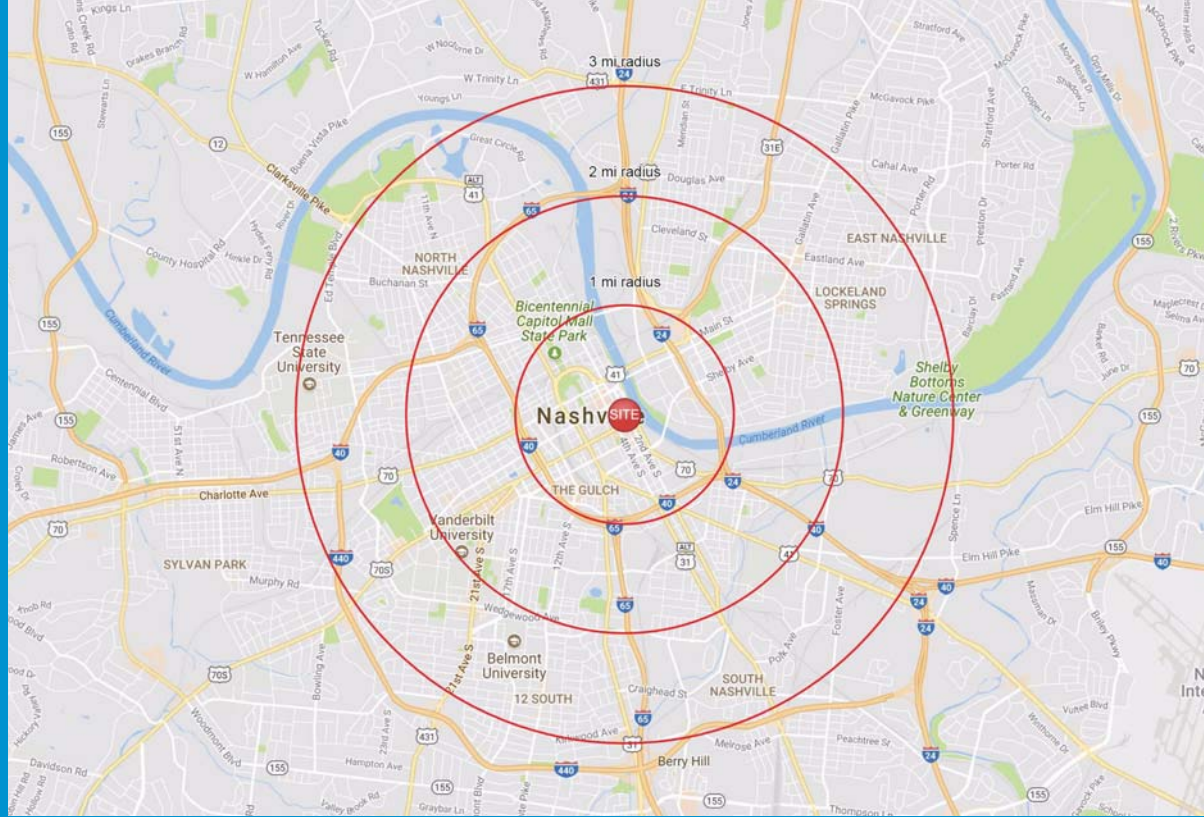




Ice Cream & Coffee Bar

DE 4





Total Population 2017	10,853	54,375	115,548
Projected Population 2022	11,662	58,761	124,785
Average Household Income 2017	\$64,439	\$53,090	\$60,187
Median Household Income 2017	\$48,367	\$39,820	\$46,521
Total Households 2017	5,452	23,646	48,650
Total Projected Households 2022	6,029	26,096	53,570

NASHVILLE MARKET

With live music of every genre being performed any night of the week, more than 180 recording studios and some 5,000 working musicians, Nashville is known world wide as Music City. Music put Nashville on the map, but it is not the city's only claim to fame. From two major-league sports teams, to an extensive park system, to world-renowned attractions such as the Parthenon and the Ryman auditorium, the Nashville region has something to keep everyone entertained.

ZIMMERMAN BUILDING

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