

CHARLES  
HAWKINS CO.

FRIDRICH  
& CLARK  
REALTY, LLC

# FOR SALE

## ±3,752 SF Available

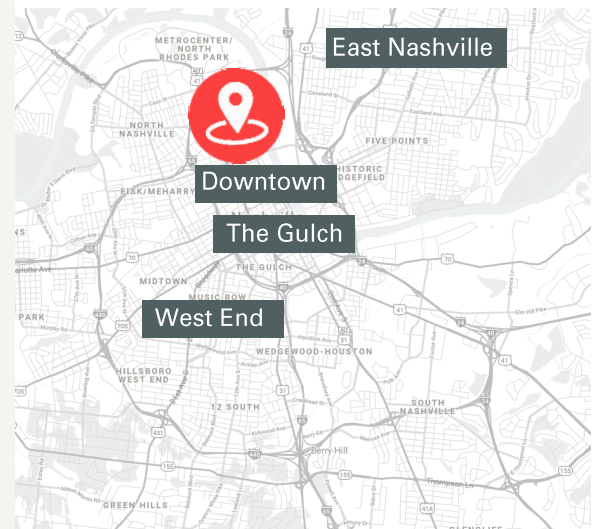
Opportunity to Own a Fully Restored Commercial Building in the Heart of the Historic Germantown Neighborhood

1406 5th Ave N., Nashville, TN 37208



## HIGHLIGHTS

- Opportunity to own a commercial building in one of the most walkable communities in Nashville
- Germantown is one of Nashville's oldest and most unique neighborhoods known for its historical architecture
- ±3,752 SF Stand-alone commercial building
- Sale Price: \$2,790,000
- Fully restored historic home blends the charm of its pre-1860 origins with modern comforts
- Many of the original features such as the brick, beams, floors, and windows have been meticulously preserved
- Detached accessory dwelling unit (DADU) with a two-car garage provides both parking and an excellent income opportunity
- New deck was recently added
- MUN zoning with a Historic Preservation Overlay ([Link to Zoning Table](#))
- Located across from the renowned 5<sup>th</sup> & Taylor restaurant
- Site is within walking distance of several highly touted restaurants, eclectic retail boutiques, and First Horizon Park
- Surrounded by numerous high profile developments
- Nestled minutes from downtown Nashville



Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37211  
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Fridrich & Clark Realty, LLC  
3825 Bedford Avenue, Suite 102  
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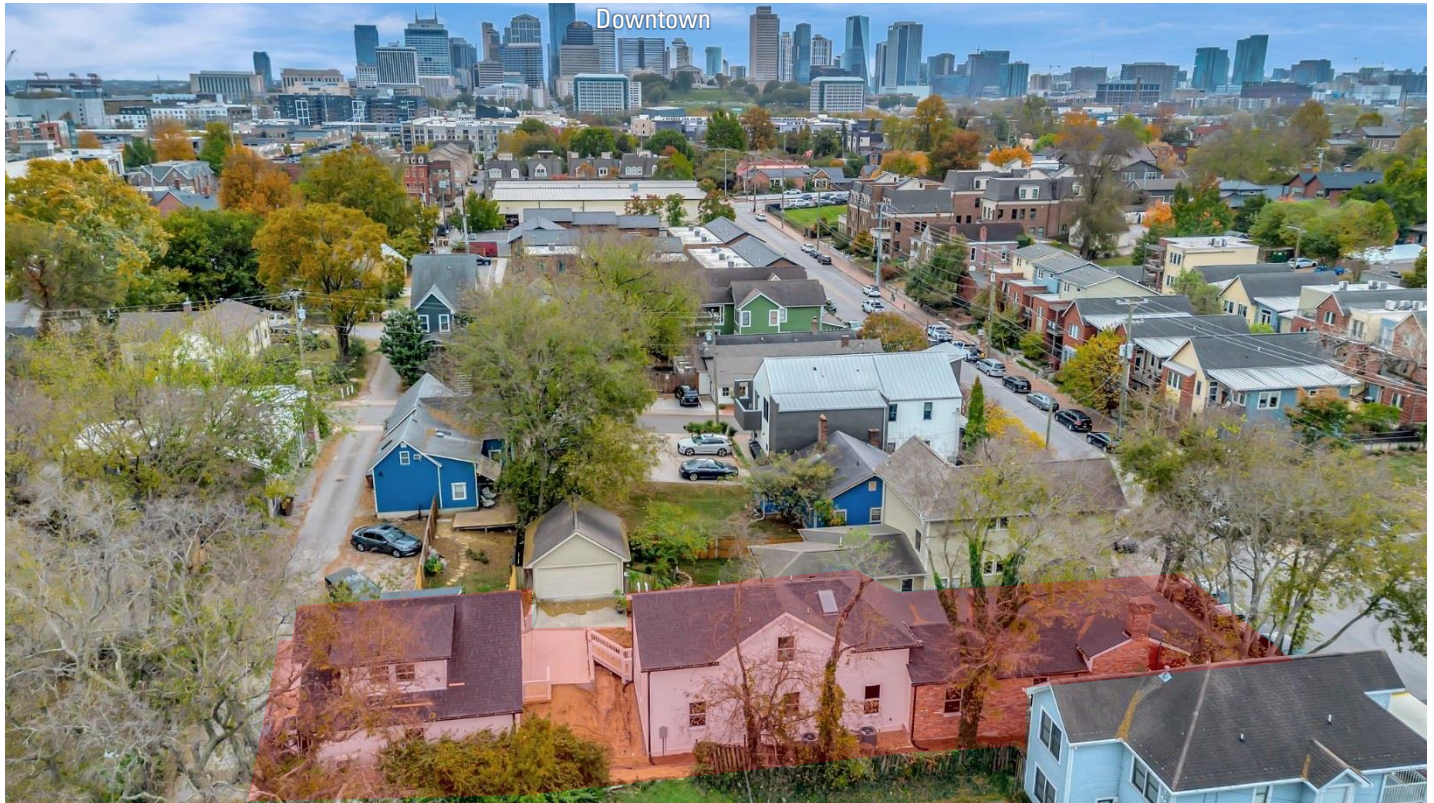
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.



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Davidson County

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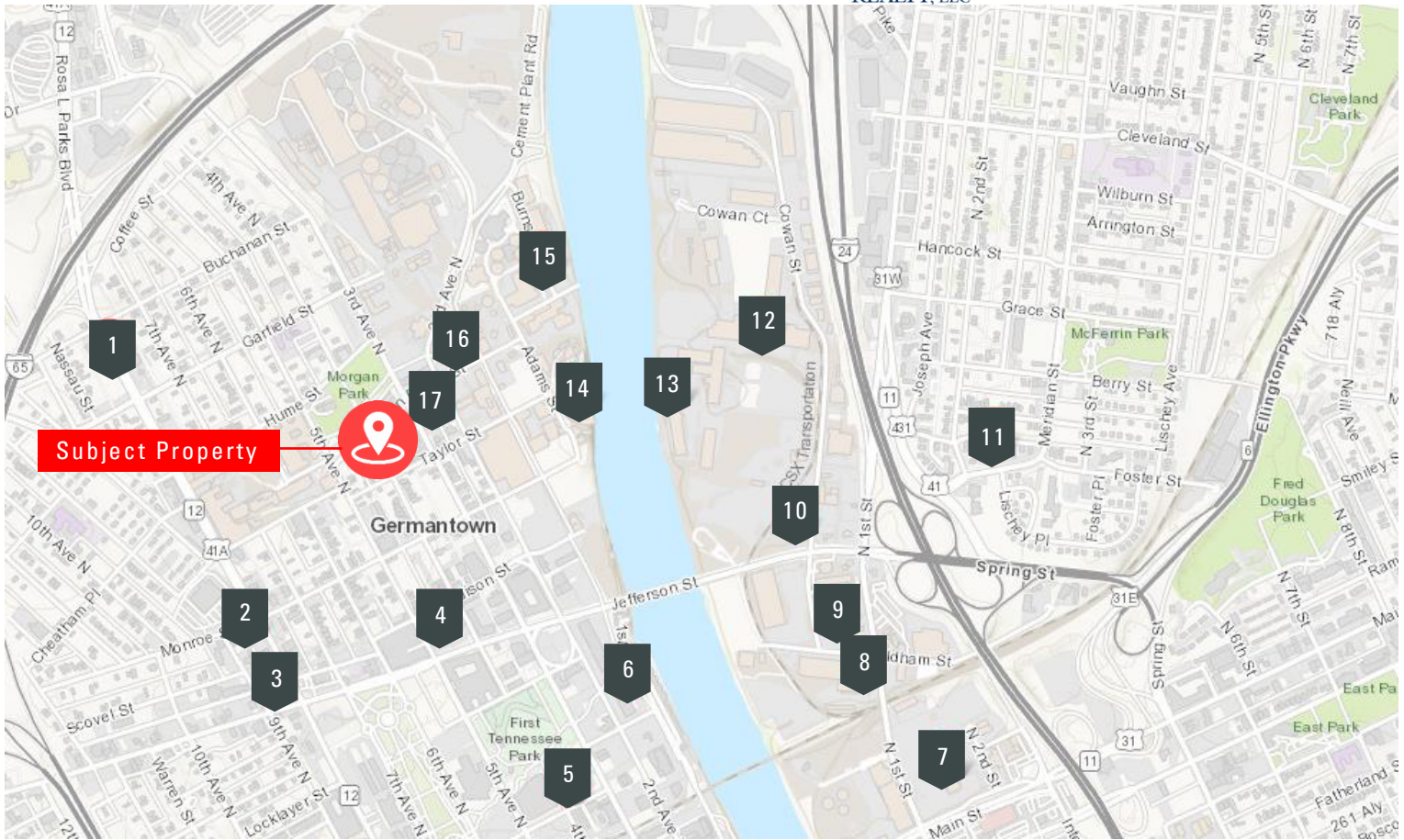
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## NOTABLE AREA DEVELOPMENTS

*NBJ Crane Watch*

- 1. Towne Nashville Apartments**  
329-unit apartment complex.
- 2. 801 Monroe**  
Apartment units and retail space spanning a 10-story building facing Rosa L. Parks Boulevard, a five-story building facing Monroe Street and a four-story building facing Ninth Avenue North.
- 3. The Verse Rentals**  
Furnished apartment rentals.
- 4. Hill Center Germantown**  
110,000 square feet of office space, 42,000 square feet of retail, 20,000 square feet of residential, nine townhomes and parking.
- 5. Ballpark Village**  
Apartment units and 17,000 square feet of retail and restaurant space around First Horizon Park.
- 6. Proffitt Dixon Germantown apartments**  
Phase one: six-story building housing 339 apartment units. Phase two: another building with office, retail and more apartments.
- 7. Station East**  
18-acre project with 1,400 residential units, 1.2 million square feet of office, at least 225,000 square feet of retail and more than 600 hotel rooms.
- 8. Stillwater Capital East Bank apartments**  
Five-story, 370-unit apartment building with pool deck, sky lounge and indoor and outdoor fitness areas.
- 9. Range Water apartments**  
350 apartment units on 3.6 acres.
- 10. East Bank hotel and mixed-use**  
Two-building project with hotels and mixed-use tower.
- 11. Riverchase redevelopment**  
1,150 residential units.
- 12. River North**  
Redevelopment of 105 acres on Cumberland River's East Bank. Includes apartments, office (including an Oracle Corp. tech hub), retail and more by multiple private developers.
- 13. The Landings at River North**  
Mixed-use development including 1,100 residential units, at least 158,000 square feet of office and retail.
- 14. Neuhoft**  
Revitalization of former slaughterhouse into mixed-use development with office, apartments and retail.
- 15. Modera Germantown**  
800-unit apartment complex.
- 16. 2nd & Van Buren**  
303 units across two seven-story buildings near the Cumberland and Magdeburg greenways in east Germantown.
- 17. Germantown condos**  
Seven-story building with roughly 100 condos.

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## KEY LOCATIONS

1. **Sounds Stadium**
2. **State Capitol**
3. **Nissan Stadium**

## AREA AMENITIES

5TH & TAYLOR  
american restaurant

SAINT STEPHEN

The OPTIMIST  
NASHVILLE

BUTCHERTOWN HALL

Henrietta Red

PELAIO



## AREA DEVELOPMENTS

1. **River North**  
Redevelopment of 105 acres to 1.3 million square foot mixed-use project (several phases)
2. **Modera Germantown**  
800-unit apartment complex
3. **Neuhoff**  
Revitalization of former slaughterhouse into mixed-use development
4. **Germantown condos**  
Seven-story building with roughly 100 condos
5. **2nd & Monroe**  
Proposed 217 apartments
6. **Taylor Place**  
330 apartments; 83,000 square feet of office/retail space

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