



1017 WOODLAND STREET
NASHVILLE, TN | FOR SALE

PROPERTY INFORMATION

1017 WOODLAND ST, NASHVILLE, TN



For the first time in nearly 25 years, one of East Nashville's most treasured culinary addresses is available. 1017 Woodland Street, the iconic home of Margot Café & Bar, offers an extraordinary opportunity to own a piece of Nashville's restaurant history. Known for its warm atmosphere, neighborhood charm, and destination-worthy dining, this property has long been a cornerstone of the Five Points community.

This highly visible and emotionally significant location continues to attract strong interest from restaurateurs, investors, and hospitality visionaries. Its established reputation, paired with the ongoing energy and growth of East Nashville, makes this a rare offering that combines legacy, character, and undeniable potential.

Set within the vibrant heart of Woodland Street, the building delivers an intimate, welcoming footprint that has proven its ability to thrive. Whether reimagined for a new concept or thoughtfully carried forward with its longstanding spirit, 1017 Woodland Street stands ready for its next chapter.

PARCEL SIZE

0.09 AC (3,920 SF)

ZONING

MUL-A (MIXED-USE LIMITED)
OV-NHC
OV-UZO

TYPE

SECOND-GENERATION RESTAURANT

PRICING

CALL FOR DETAILS

BUILDING SIZE

+/- 2,547 SF (2-STORY BUILDING)

Potential to expand / add patio where parking currently is

PARKING

4 ON-SITE PARKING SPACES

Street parking and surface lots in the immediate area

Operational business, do not disturb. For touring or other information, reach out to brokers

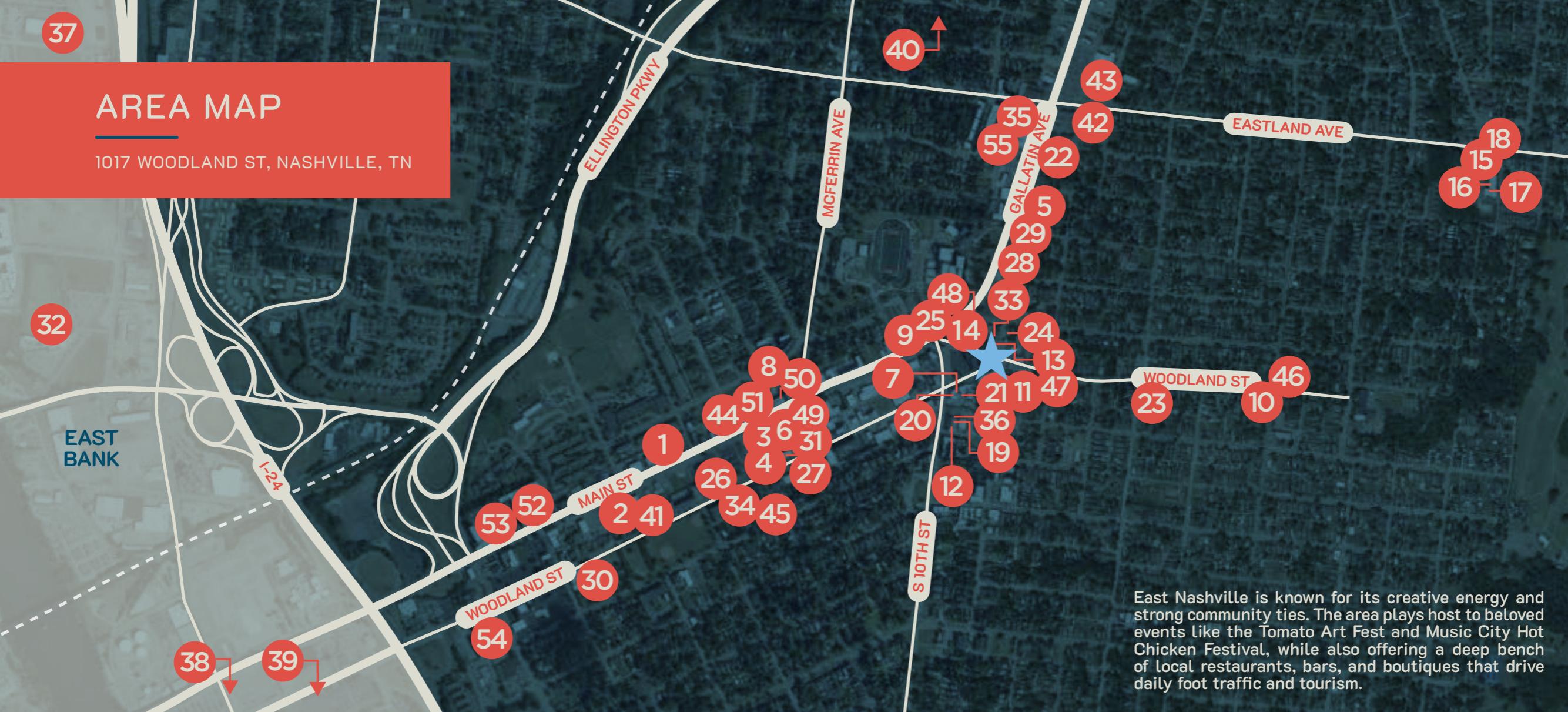
FIVE POINTS NEIGHBORHOOD

1017 WOODLAND ST, NASHVILLE, TN



AREA MAP

1017 WOODLAND ST, NASHVILLE, TN



East Nashville is known for its creative energy and strong community ties. The area plays host to beloved events like the Tomato Art Fest and Music City Hot Chicken Festival, while also offering a deep bench of local restaurants, bars, and boutiques that drive daily foot traffic and tourism.

FOOD & BEVERAGE:

- 1. Love and Exile Bar
- 2. Hawkers
- 3. Butcher & Bee
- 4. Joyland
- 5. Dino's Bar & Grill
- 6. Little Bites
- 7. Five Points Pizza
- 8. Smith & Lentz
- 9. Snooze AM Eatery
- 10. Lockeland Table
- 11. Pie Town Tacos East
- 12. BoomBozz
- 13. The Treehouse
- 14. Duke's Noko
- 15. Jeni's Ice Cream
- 16. Five Daughters
- 17. Two Ten Jack
- 18. Rose Pepper Cantina
- 19. Bad Idea
- 20. Edley's BBQ
- 21. Bar Taco
- 22. Chopper
- 23. The Lipstick Lounge
- 24. Rosemary Beauty Queen
- 25. Hunter's Station
- 26. Yeast Nashville
- 27. Haraz Coffee House
- 28. Velvet Taco
- 29. Donut Distillery

ENTERTAINMENT:

- 30. East Recreation Center
- 31. Basement East
- 32. Top Golf
- 33. The Five Spot
- 34. Estelle
- 35. 80/20 Social
- 36. YMCA

DEVELOPMENTS:

- 37. Oracle HQ Site
- 38. New Titans Stadium
- 39. PSC Metals Site
- 40. Southern Land Co. Site

GROCERY:

- 41. Turnip Truck
- 42. Aldi
- 43. Kroger

HOTELS/STR/MULTIFAMILY:

- 44. Waymore's Guest House
- 45. The Russell
- 46. Urban Cowboy
- 47. Reunion Hotel
- 48. The Outrider
- 49. The Eighteen
- 50. Amplify on Main
- 51. Jolene
- 52. Stacks on Main
- 53. 5th and Main
- 54. Eastside Heights
- 55. The Cleo



1017 WOODLAND ST

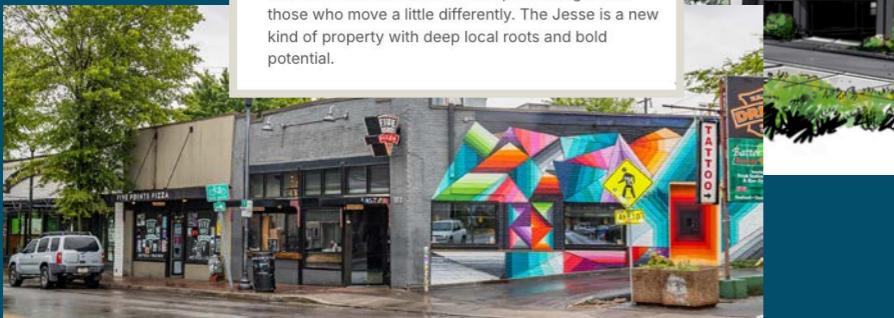
EAST NASHVILLE

1017 WOODLAND ST, NASHVILLE, TN

SHORT TERM RENTAL CONDOS | 730 MAIN ST.

A New Story Is Taking Shape on Main Street

58 STR-approved residences and over 5,600 square feet of street-level commercial space designed for those who move a little differently. The Jesse is a new kind of property with deep local roots and bold potential.



Food & Lifestyle
Skinny Dennis to bring live music, cold beer and James Beard-recognized eats to East Nashville



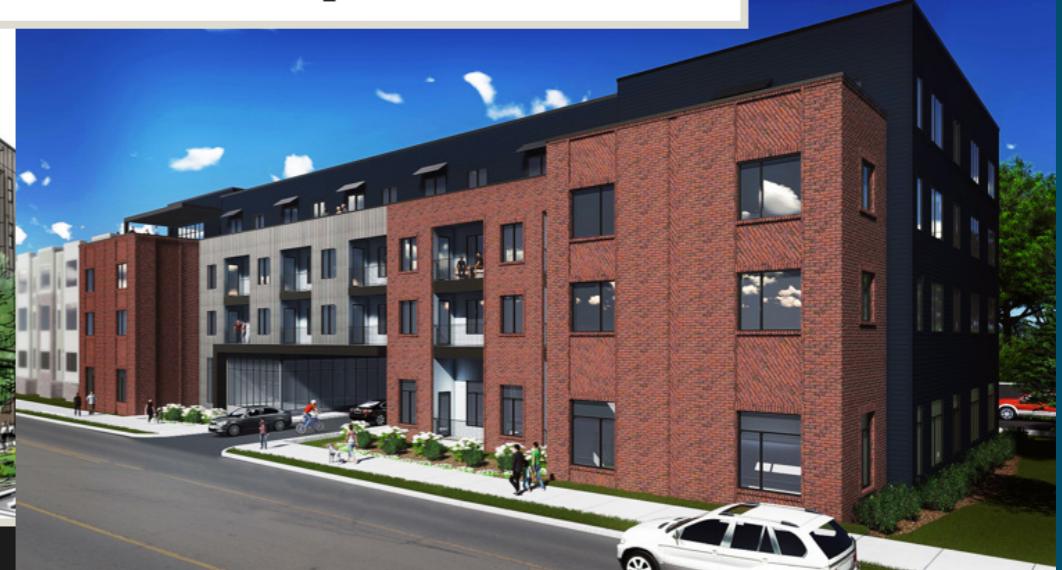
NASHVILLE TN
Dickerson Pike Mixed-Use Development Advances In East Nashville.

Robert Looper III — May 21, 2025 | 2 Mins Read



Commercial Real Estate

New details revealed for hotel tower near Oracle campus



NASHVILLE

Safety upgrades taking shape for Gallatin Pike, Main Street in East Nashville

by Sam Chimenti
Posted: Jun 12, 2024 / 05:05 PM CDT
Updated: Jun 12, 2024 / 05:07 PM CDT



DEVELOPMENT

Developer pays \$33.75M for east side educational campus

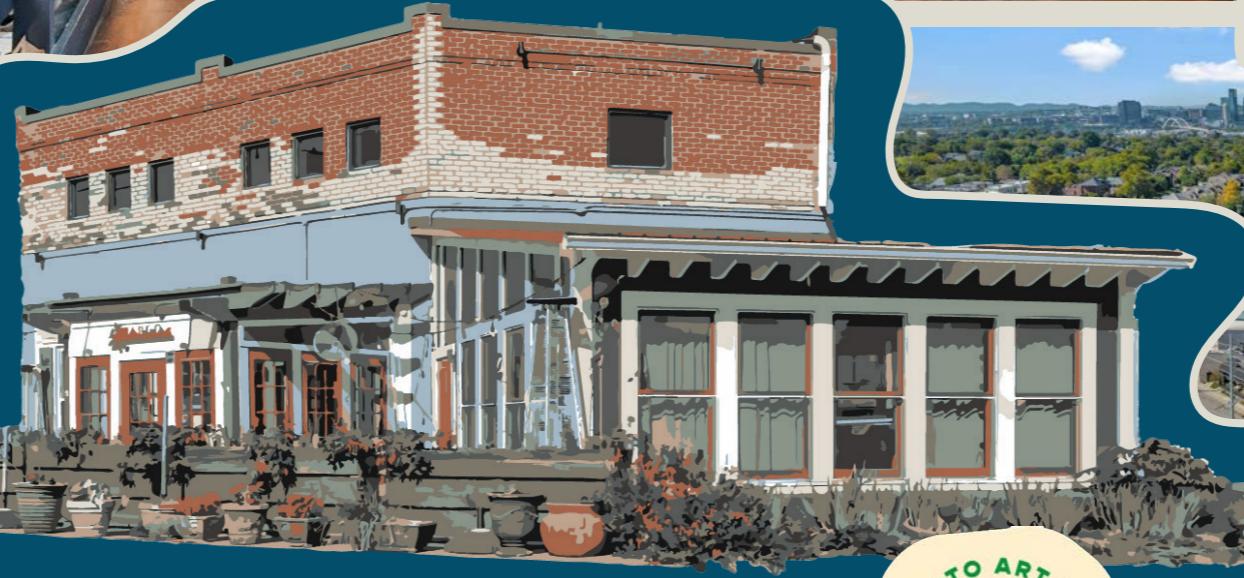
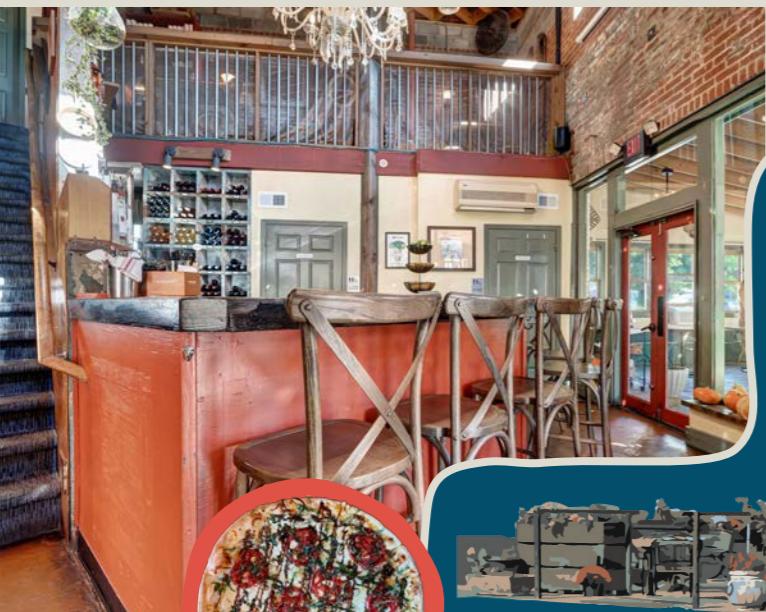
Southern Land plans 800 apartments, 150 homes, commercial space with major redevelopment

WILLIAM WILLIAMS JUN 12, 2023

TALK OF THE TOWN

Curry Boys BBQ Brings Thai and Texas Flavors Together in East Nashville





UP
DOWN



RADISH



SAGEMONT



Sagemont Real Estate LLC has been engaged as the exclusive broker for the disposition of 1017 Woodland Street. All inquiries, communications, and offers regarding this property should be directed solely to Sagemont Real Estate LLC. Prospective purchasers are advised that this Offering Memorandum is provided for informational purposes only and should not be construed as a solicitation or offer.

This Offering Memorandum has been prepared solely for informational purposes. The information contained herein has been obtained from sources believed to be reliable; however, no representations or warranties, express or implied, are made as to the accuracy or completeness of the information. Prospective purchasers are responsible for conducting their own independent investigation, analysis, and due diligence concerning the property, including, but not limited to, legal, financial, environmental, and physical aspects. The property is offered on an "as is, where is" basis, and the owner and broker disclaim any liability for statements, errors, or omissions.

For more information, please reach out to:

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