

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 reimaged 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



1017 WOODLAND ST

WOODLAND ST

CLEARVIEW AVE

S 11TH ST

N 11TH ST

WOODLAND ST

**HUNTERS**  
EVERBOWL  
HARAZ COFFEE HOUSE  
HUGH-BABY'S  
JOYLAND  
MUSIC CITY GYROS  
RADISH  
THE PICNIC TAP  
TURMERIC & CO.  
VUI'S KITCHEN

**NOBLE'S**  
EAST NASHVILLE

**Snooze**  
PASTA HOUSE

**Duke's**

**Emmysquared**  
PIZZA

**CHOP SHOP**

**TREEHOUSE**

**THE 5 SPOT**

**THE OUTRIDER**  
BY AVANTSTAY

**ROSEMARY &  
BEAUTY QUEEN**

**PIE TOWN  
TACOS**

**FIVE POINTS  
ALLEY SHOPS**  
est. 1985

**BONGO**  
JAVA • NASHVILLE

**REUNION HOTEL**

**FANNY'S HOUSE  
OF MUSIC**

**BAD IDEA**

**BEYOND  
THE EDGE**

**DRIFTERS**

**BOSTON  
COMMONS**

**FIVE  
POINTS  
PIZZA**

**EDLEY'S**  
BAR-B-QUE

**bartaco**

**THAI ESANE**  
NORTH NASHVILLE  
RESTAURANT

**BOOMBOZZ**  
PIZZA • WATCH BAR

**ERNIE'S  
BOONDOCK**

**VALUE VET**

**GYM 5**

**ups**

**Brave  
Fidiot**

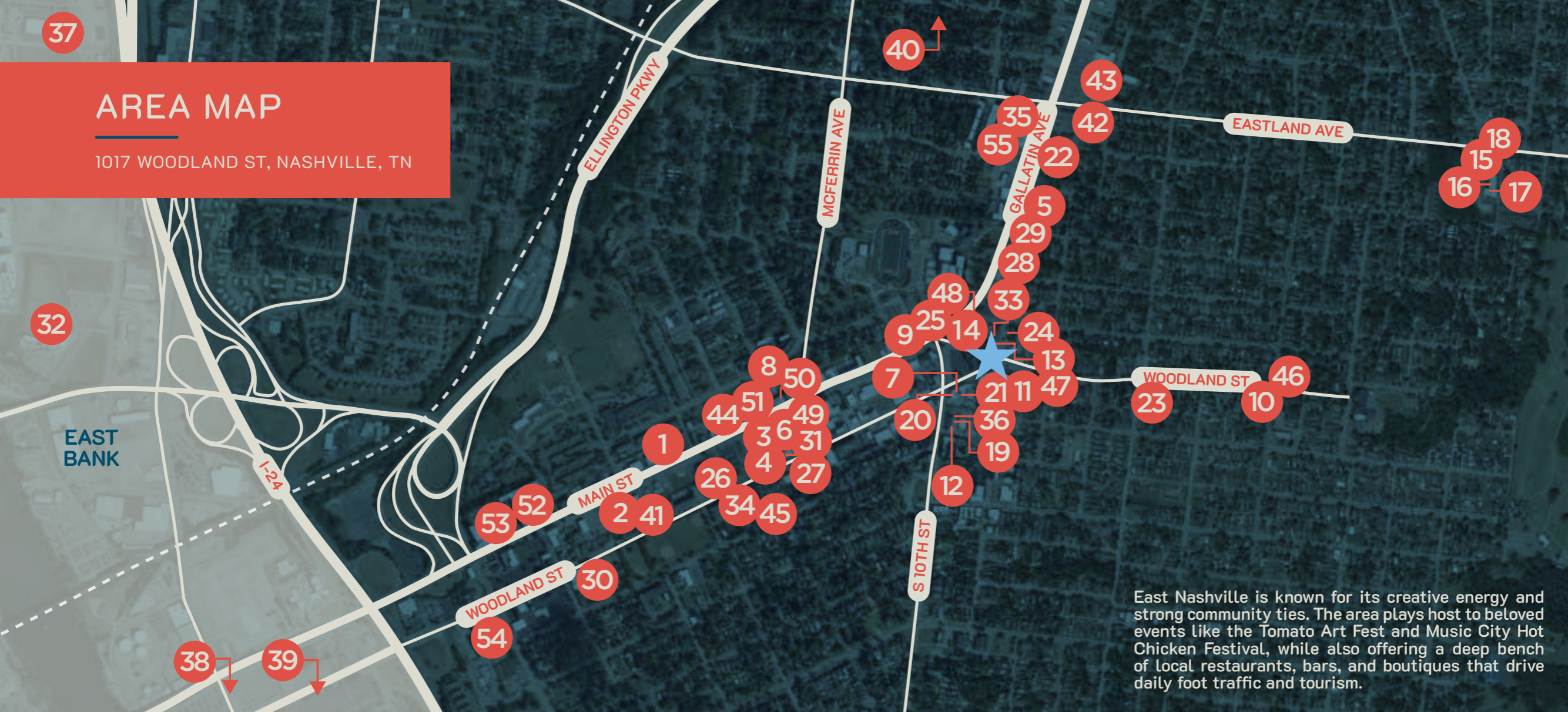
**UP  
DOWN**

**SAGEMONT**

37

# 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 | 11. Pie Town Tacos East |
| 2. Hawkers            | 12. BoomBozz            |
| 3. Butcher & Bee      | 13. The Treehouse       |
| 4. Joyland            | 14. Duke's Noko         |
| 5. Dino's Bar & Grill | 15. Jeni's Ice Cream    |
| 6. Little Bites       | 16. Five Daughters      |
| 7. Five Points Pizza  | 17. Two Ten Jack        |
| 8. Smith & Lentz      | 18. Rose Pepper Cantina |
| 9. Snooze AM Eatery   | 19. Bad Idea            |
| 10. Lockeland Table   | 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 | 50. Amplify on Main  |
| 45. The Russell           | 51. Jolene           |
| 46. Urban Cowboy          | 52. Stacks on Main   |
| 47. Reunion Hotel         | 53. 5th and Main     |
| 48. The Outrider          | 54. Eastside Heights |
| 49. The Eighteen          | 55. The Cleo         |



1017 WOODLAND ST

# EAST NASHVILLE

1017 WOODLAND ST, NASHVILLE, TN

SHORT TERM RENTAL CONDOS | 730 MAIN ST.

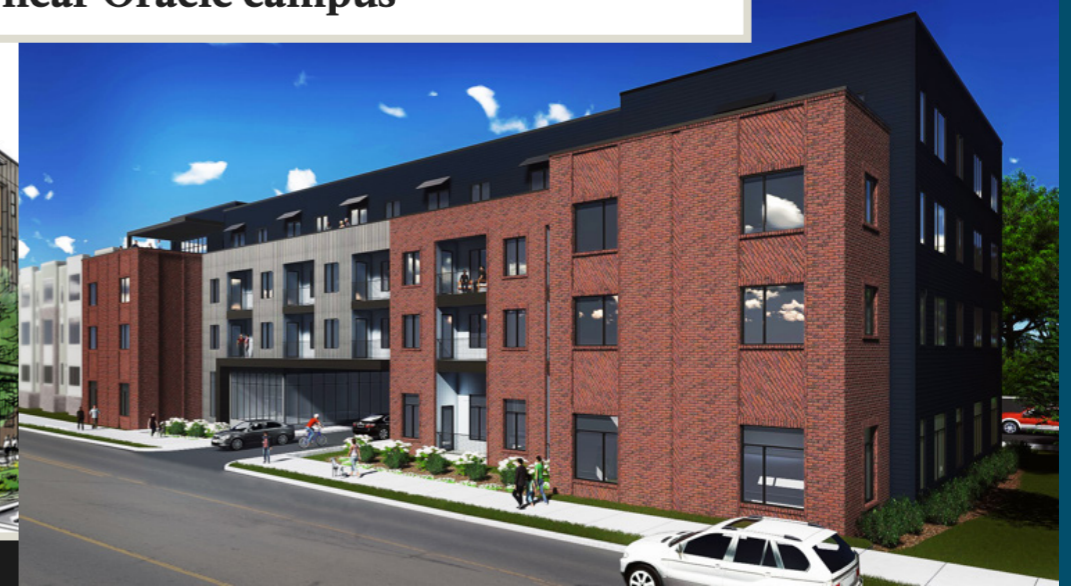
## A New Story Is Taking Shape on Main Street

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.



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

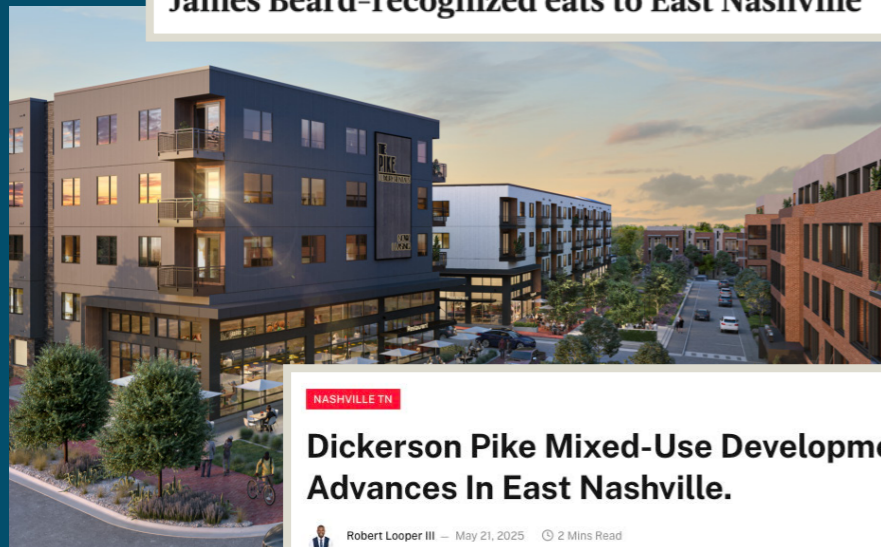
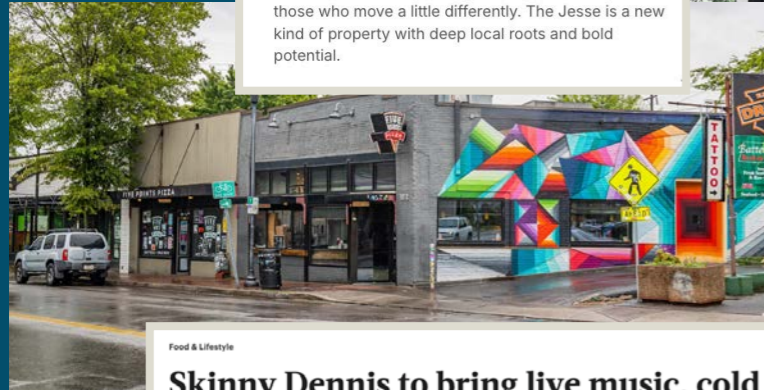
Updated: Jun 12, 2024 / 05:07 PM CDT

TALK OF THE TOWN

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

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



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







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.

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