

# FOR LEASE

Ground Lease or Potential Build-to-Suit Opportunity

Rare Lease Opportunity in Sylvan Park

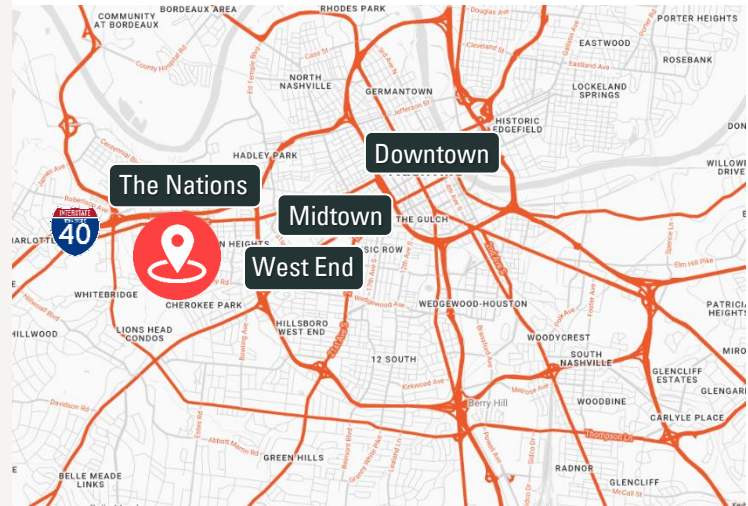
107 45th Avenue N., Nashville, TN 37209



\*Rendering used for potential BTS ideas only.  
This is not an accurate depiction of the facility.

## HIGHLIGHTS

- Ground Lease or Potential Build-to-Suit Opportunity
- Ideal location for a medical office usage
- ±0.21-Acre site
- Please call for pricing
- Zoned: Or20: Office/Residential (20 Units An Acre) / Ov-Uzo: Urban Zoning Overlay
- 20,157 Households are within a 2-mile radius of the property
- 7,441 AADT at the intersection of Charlotte Ave and 46th Ave
- 10,295 AADT at the intersection of Murphy Rd and West End
- Strategically positioned in Sylvan Park, nestled between the Nations and West End
- Surrounded by numerous highly touted amenities
- Less than 2 miles to I-40 on/off ramp
- ±5.8 Miles to downtown Nashville



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Exclusively listed by:  
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Davidson County

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**LOCATION OVERVIEW**



- L & L MARKET**
- Culture + Co.
  - Honest Coffee
  - Bold Patriot Brewing
  - PennePazze
  - Vinnie Louise
  - Five Daughters Bakery
  - Judith Bright
  - Taco Chela
  - Thai Ni Yom
  - Gracie's Milkshake Bar
  - Nash TN
  - Cycle Bar
  - Etc.

- SYLVAN SUPPLY**
- Red Perch
  - Another Broken
  - Egg
  - Barista Parlor
  - Black Dynasty
  - Double Dogs
  - Greys Fine
  - Cheese
  - ElaMar
  - Radish Kitchen
  - Etc.

## SYLVAN PARK

A TRUE FRONT-YARD NEIGHBORHOOD

Situated southwest of downtown Nashville, Sylvan Park is one of Nashville's most unique neighborhoods, home to numerous locally owned & critically acclaimed restaurants, bars and shops. The Nations and West End neighborhoods flank either side of Sylvan Park, making it a desirable area to live, work, play.

**LIVE — WORK — PLAY**



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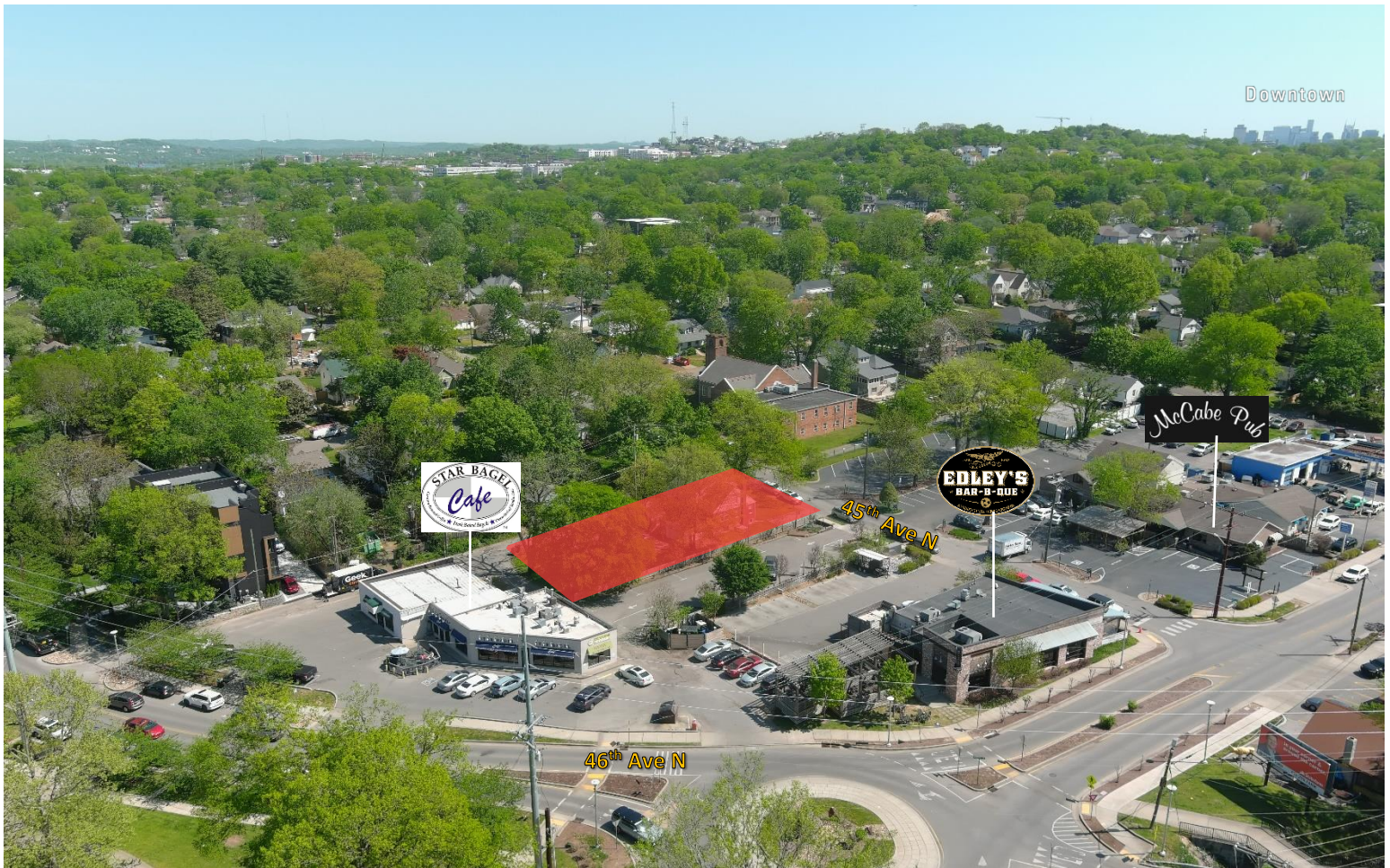
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DRONE PHOTOS



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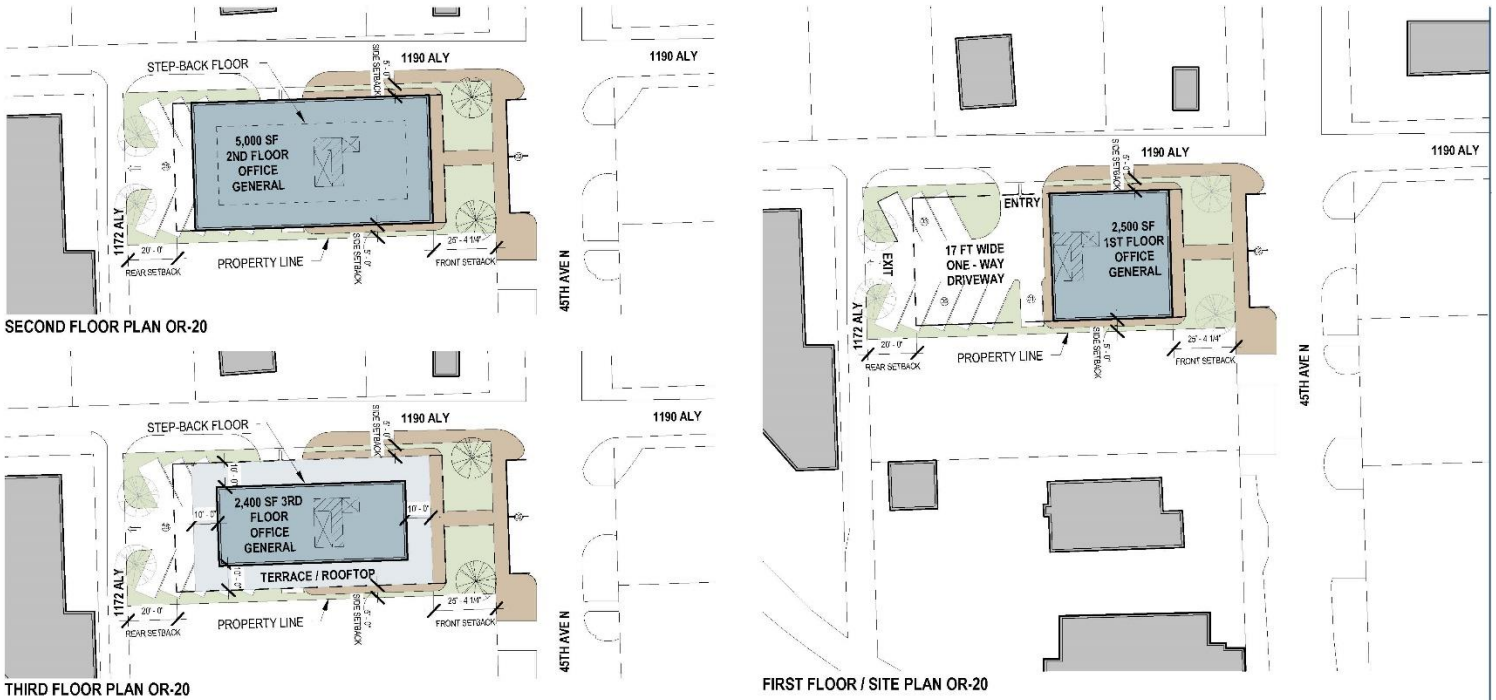
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POTENTIAL SITE PLAN



MASSING KEY

- NEW BUILDING
- EXISTING BUILDING

SITE DATA

CURRENT ZONING: OR20, OV - UZO  
NEW ZONING: OR20 (UNCHANGED)  
MIN. / MAX. AREA FOR NEW ZONE DISTRICT: NA  
MIN. LOT AREA: N/A  
MIN. LOT WIDTH: N/A  
MIN. FRONTAGE REQUIREMENT: 00 FT  
MAX LOT COVERAGE: N/A  
MAX DENSITY: N/A  
MAX FAR: 1.50  
MAX ISR: 0.80  
MIN. FRONT SETBACK: 00 FT  
MIN. REAR SETBACK: 20 FT  
MIN SIDE SETBACK: 5 FT  
MAX HEIGHT : 30 FT  
SLOPE OF HEIGHT CONTROL (V TO H): 1.5 TO 1

NOTE: ANY ROW DEDICATIONS WILL NEED TO BE COORD. W/ CITY AND MAY AFFECT MASSING.

BUILDING AREA BREAKDOWN

APPROX. SITE AREA: 0.213 AC / 9,295 SF\*  
9,295 x 1.5 = 13,942.50 SF

1ST FLOOR 2,500 SF OF OFFICE GENERAL  
2ND FLOOR 5,000 SF OF OFFICE GENERAL  
3RD FLOOR 2,400 SF OF OFFICE GENERAL  
TOTAL 9,900 SF

**OFFICE GENERAL : 9,900 SF APPROX.**

\*SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING

PARKING ESTIMATES

OFFICE GENERAL: UZO DISTRICT: FIRST 2000 SF : EXEMPT,  
1 SPACE PER 500 SF FOR FLOORSPACE IN EXCESS  
OF 2000 SF. (MAX)\*\*

2000 SF = 0 SPACES  
7,900 SF/500 SF = 15.8 SPACES  
TOTAL = 16

REDUCTION = 10% (PEDESTRIAN ACCESS) + 1 SPOT (ON STREET PARKING ACCESS)  
= 16 - (1.6 + 1) = 13.4 SPOTS

14 PARKING SPACES REQUIRED  
**09 ON - SITE + 02 OFF - SITE PARKING SPACES PROVIDED\*\***

\*PARKING REQUIREMENTS MUST BE FINALIZED ONCE BUILDING FOOTPRINT HAS BEEN DETERMINED  
\*\*CIVIL SITE PLAN MUST BE APPROVED BY CITY/ZONING, FINAL SQUARE FOOTAGE APPROVED THROUGH CITY PROCESS.  
\*\*\*CIVIL TO CONFIRM NEW UZO REGULATIONS; CALCULATION DETERMINE MAX PARKING AND ALLOWABLE PARKING REDUCTIONS.

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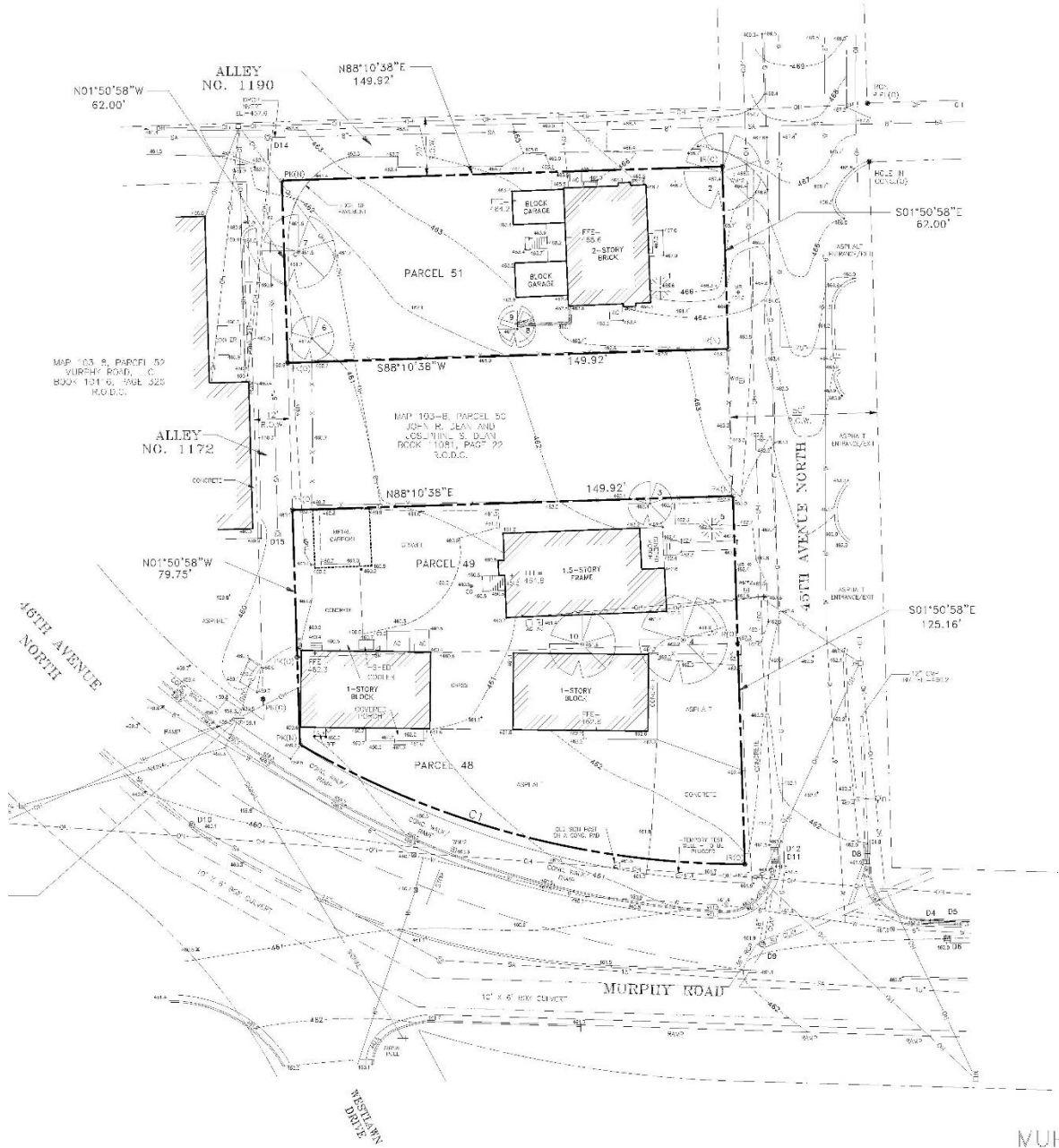
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SURVEY

TOTAL AREA

PARCELS 48 & 49 16,451 Sq. Ft. (0.378 ACRES ±)  
PARCEL 51 9,295 Sq. Ft. (0.213 ACRES ±)



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