

For Sale

37,572 SF
OFFICE BUILDING
+0.85 ACRE
ADJACENT PARKING LOT

1001 Hawkins Street
NASHVILLE, TN

930 South Street
NASHVILLE, TN

*Unmatched
Opportunity
with Easy
Access to
Nashville's
Premier Areas*





Property For Sale

930 South Street NASHVILLE, TN
0.85 ACRES

1001 Hawkins Street NASHVILLE, TN
37,572 SF OFFICE BUILDING

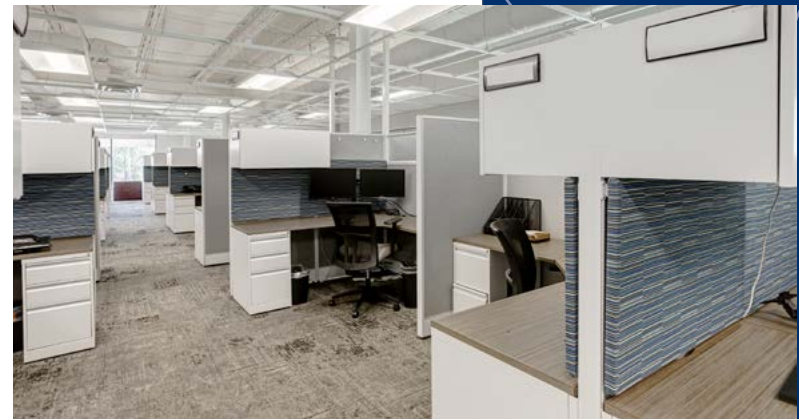
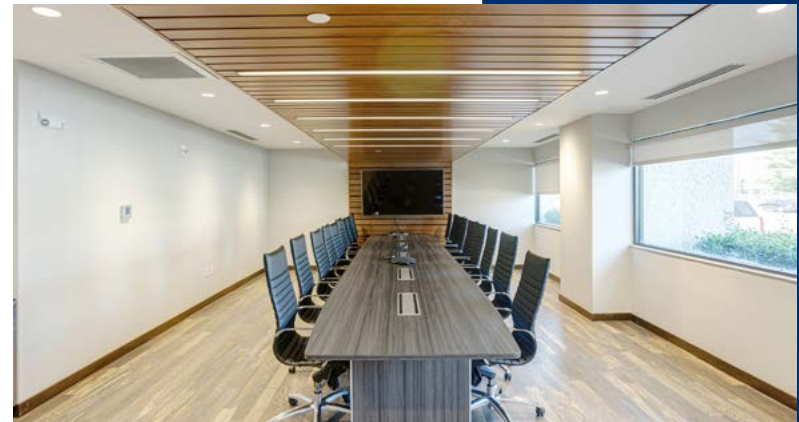




■ 1001 HAWKINS STREET: SNAPSHOT

Property Details

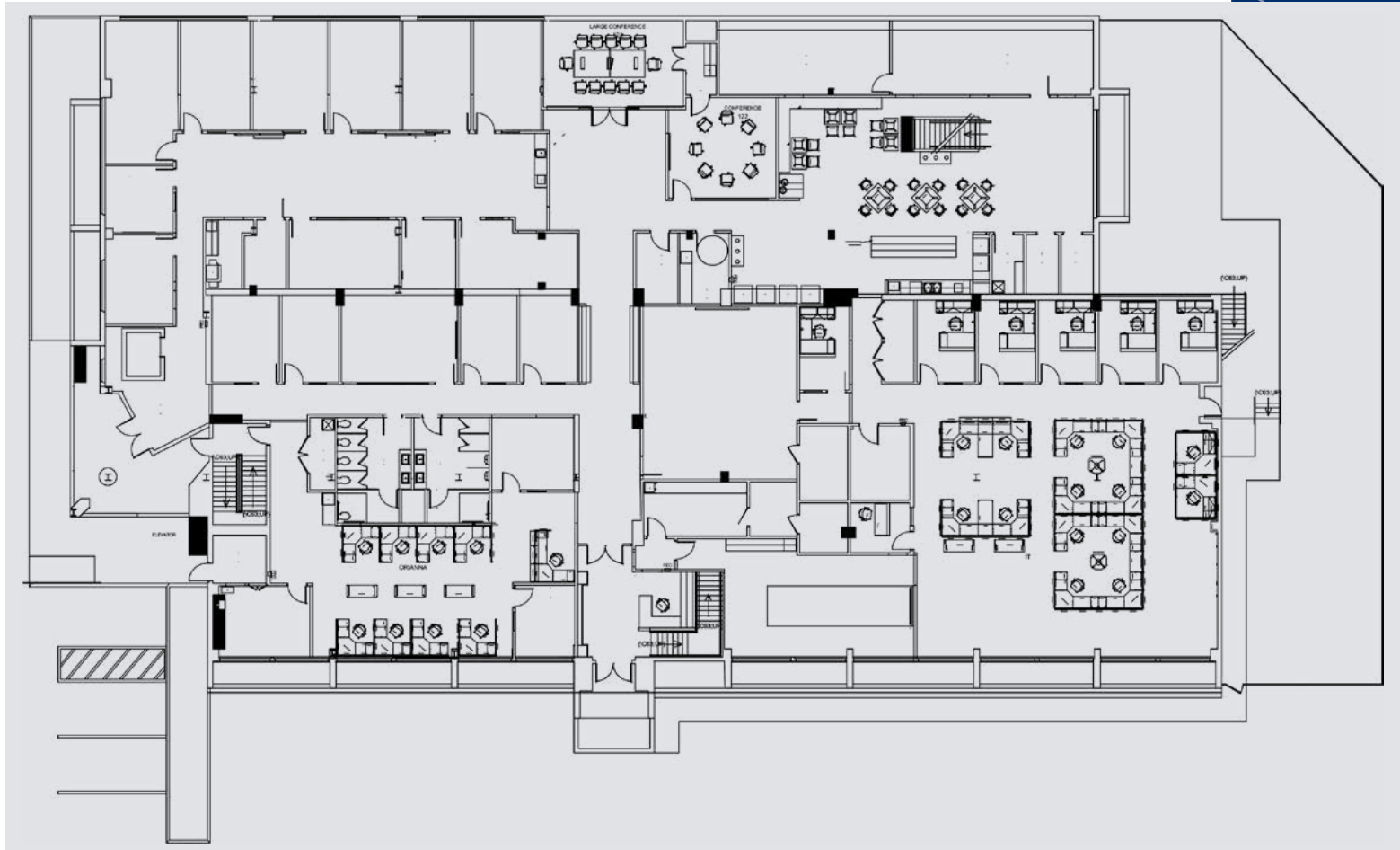
BUILDING SIZE (SF)	37,572 SF
STORIES	2
PARKING SPACES	34, plus free street parking
YEAR BUILT	1980 (Renovated in 2018)
ACREAGE	1.14 Acres
ZONING	IWD (Industrial Warehousing / Distribution), intended for a wide range of warehousing, wholesaling and bulk distribution uses OV-UZO (Urban zoning overlay)
STANDARD FLOOR PLATE	18,000 SF
ON-SITE AMENITIES	<ul style="list-style-type: none">• Building signage available• Workstations in place
LOCATION HIGHLIGHTS	<ul style="list-style-type: none">• Excellent location off 12th Avenue South• Accessible to The Gulch, I-65 and I-40• Highly walkable to The Gulch• Located in Opportunity Zone





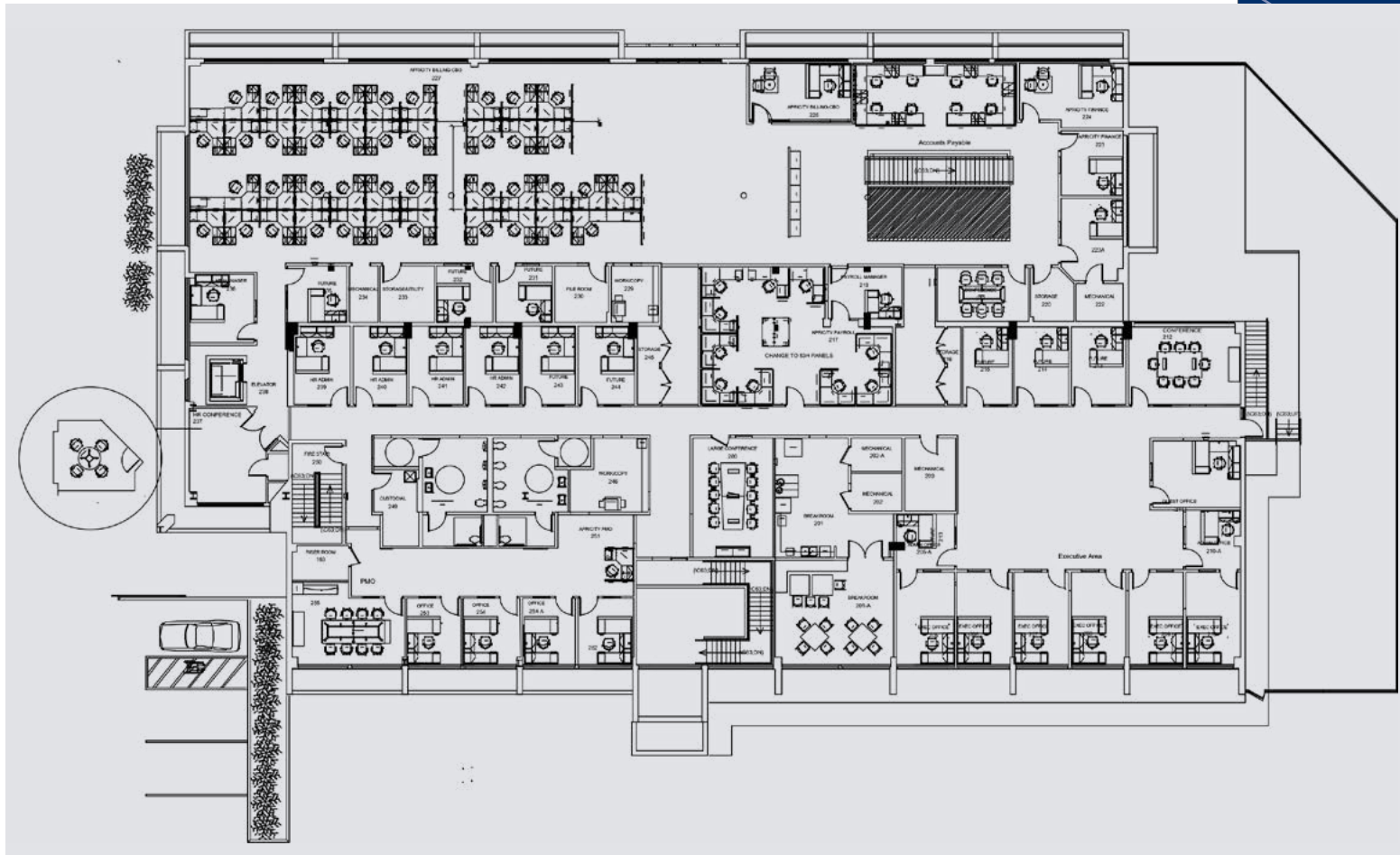
■ 1001 HAWKINS STREET: FLOOR PLANS

First Floor



**Floor plates may or may not be reflective of the actual floor plan, nor is the floor plate a representation of the attainable footprint should the property be torn down for future development.*

Second Floor



*Floor plates may or may not be reflective of the actual floor plan, nor is the floor plate a representation of the attainable footprint should the property be torn down for future development.

■ LOCATION: THE NEIGHBORHOOD



The Gulch

The Gulch is a dynamic mixed-use, LEED-certified community in the heart of Nashville. A once-abandoned industrial area, it underwent an urban revitalization program in past years, and soon became the first LEED ND neighborhood in the South with a prime focus on connectivity, walkability and public transportation. Conveniently located on the southwest border of Nashville's CBD just two blocks from Music City Center, the vibrant urban development and redevelopment is home to the best in urban living, office, retail, restaurant, entertainment venues and hospitality. The neighborhood features an eclectic mix of local retailers and restaurants that embody Nashville's unique culture, as well as well-known national retailers. The Gulch experience is further enhanced by artwork, events and inventive ways to activate public spaces and build community.

63.5%

MILLENNIALS

\$93,798

MEDIAN HOUSEHOLD
INCOME



Music Row

Developed in the 1950s, Nashville's historic Music Row district sits southwest of the Downtown area. Widely considered the heart of the city's music and entertainment industry, the tree-lined neighborhood includes segments of the north-south-oriented Sixteenth, Seventeenth, Eighteenth, and Nineteenth Avenues South, as well as Music Square West, Music Square East, Music Circle East, Music Circle South, Grand Avenue, Chet Atkins Place, and Roy Acuff Place. At the other end of Music Row, across Wedgewood Avenue, sits Belmont University campus, with Vanderbilt University also adjacent to the area. From beloved local dive bars with quirky character to Nashville artistic features, this neighborhood was rated one of "The Best Places to Live in the Nashville Area" in 2021.

57.8%

MILLENNIALS

\$70,072

MEDIAN HOUSEHOLD
INCOME



Area Amenities

Excellent Urban positioning
Near the Gulch and Music Row

Restaurants

1. McDougal's
2. King Siam Thai Cuisine
3. STK Steakhouse
4. Fat Kat Slims
5. Party Fowl
6. Arnold's Country Kitchen
7. Barista Parlor
8. Superica
9. Otaku Ramen
10. Five Daughters Bakery
11. The 404 Kitchen
12. Sambuca
13. L.A. Jackson
14. Burger Republic
15. Biscuit Love
16. Emmy Squared
17. Milk & Honey
18. Del Frisco's Grille
19. Kayne Prime
20. Saint Anejo
21. Moto
22. Virago
23. Adele's
24. Two Hands
25. Upbeet Health Food
26. Neighbors

Fitness

1. Klug Fitness
2. TRUMAV Fitness
3. Barre 3
4. Barry's Bootcamp
5. Pure Barre
6. Shed Group Fitness
7. [solidcore]
8. BODYROK Pilates

Retail

1. Music City Indian Motorcycle
2. Frugal McDoogal
3. Carter Vintage Guitars
4. King Baby Studio
5. Blush Boutique
6. Lucchese Bootmaker
7. Urban Outfitters
8. Kittenish
9. Lululemon

Multifamily

1. Illume Condos
2. Novel Edgehill
3. Crossroads at The Gulch
4. The James Apartments
5. Terrazzo
6. Albion in the Gulch
7. Infinity Lofts
8. Crescent Music Row
9. 1505 Apartments
10. Element Music Row
11. Twelve Twelve
12. Aspire Gulch
13. Haven at the Gulch
14. The Pullman-Gulch Union

Hotels

1. 12th & Archer by Stay Minty
2. Fairfield Inn & Suites
3. Thompson Nashville
4. Virgin Hotels
5. The Westin
6. JW Marriott
7. The W Hotel
8. Hyatt Caption

Location: The Neighborhood





NORTH EDGEHILL COMMONS

700

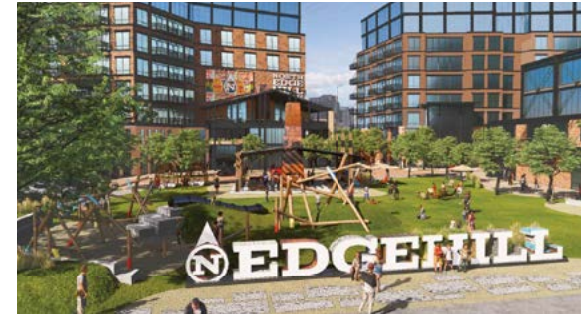
MULTI-FAMILY UNITS

35K SF

RETAIL

6.79

ACRES



North Edgehill Commons Development



Nashville Overview

Nashville is often recognized in the national press for recent major corporate relocations and expansions including Oracle, Amazon and AllianceBernstein. Today, just shy of 200 projects are currently under construction or in the pipeline.

Nashville is defined by a diverse economy, low costs of living and doing business, a creative culture, and a well-educated population. Cultural diversity, unique neighborhoods, a variety of industries and a thriving creative community make Middle Tennessee among the nation's best locations for relocating, expanding and startup companies.

The Nashville region is home to more than 2 million people and more than 53,000 businesses. In 2023 on average, 86 new people moved to Nashville a day.

Corporate Headquarters



SOURCES: NASHVILLE BUSINESS JOURNAL CRANE WATCH, NASHVILLE CHAMBER OF COMMERCE



Nashville Economic Strength

2.9%

NASHVILLE MSA
UNEMPLOYMENT RATE
NOVEMBER 2024

2.9%

DAVIDSON COUNTY
UNEMPLOYMENT RATE
NOVEMBER 2024

2,102,573

NASHVILLE MSA,
JULY 2024

712,334

DAVIDSON COUNTY MSA,
JULY 2023

#3

AMERICA'S TOP STATES FOR
BUSINESS, CNBC 2023

86

NEW PEOPLE PER DAY ON
AVERAGE IN 2023

SOURCES: TENNESSEE LABOR MARKET REPORT JULY 2024, U.S. CENSUS BUREAU



■ NASHVILLE OVERVIEW

Major Employers in Nashville

VANDERBILT UNIVERSITY
MEDICAL CENTER

32,081

HCA
Healthcare

27,694



11,000



9,104



8,400



7,090

ORACLE®

8,500 by 2031

Employment Pipeline

12

Accredited & Postgrad Institutions
Nashville Chamber of Commerce

250K

People in Nashville MSA have a
Graduate or Professional Degree
Nashville Chamber of Commerce

65%

of College Graduates Remain
to Work in Nashville MSA
Nashville Chamber of Commerce

5

2-Year Institutions & Tech Schools
Nashville Chamber of Commerce

#4

Best City in US for
College Students & Graduates
Forbes, 2024



Rob Lowe
EXECUTIVE MANAGING DIRECTOR
rob.lowe@streamrealty.com
T: 615.476.2910

Troynell Reese
ASSOCIATE
troynell.reese@streamrealty.com
T: 919.441.6531



501 Commerce Street
Suite 1120
Nashville, TN 37203
T: 615.795.0000