

# 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

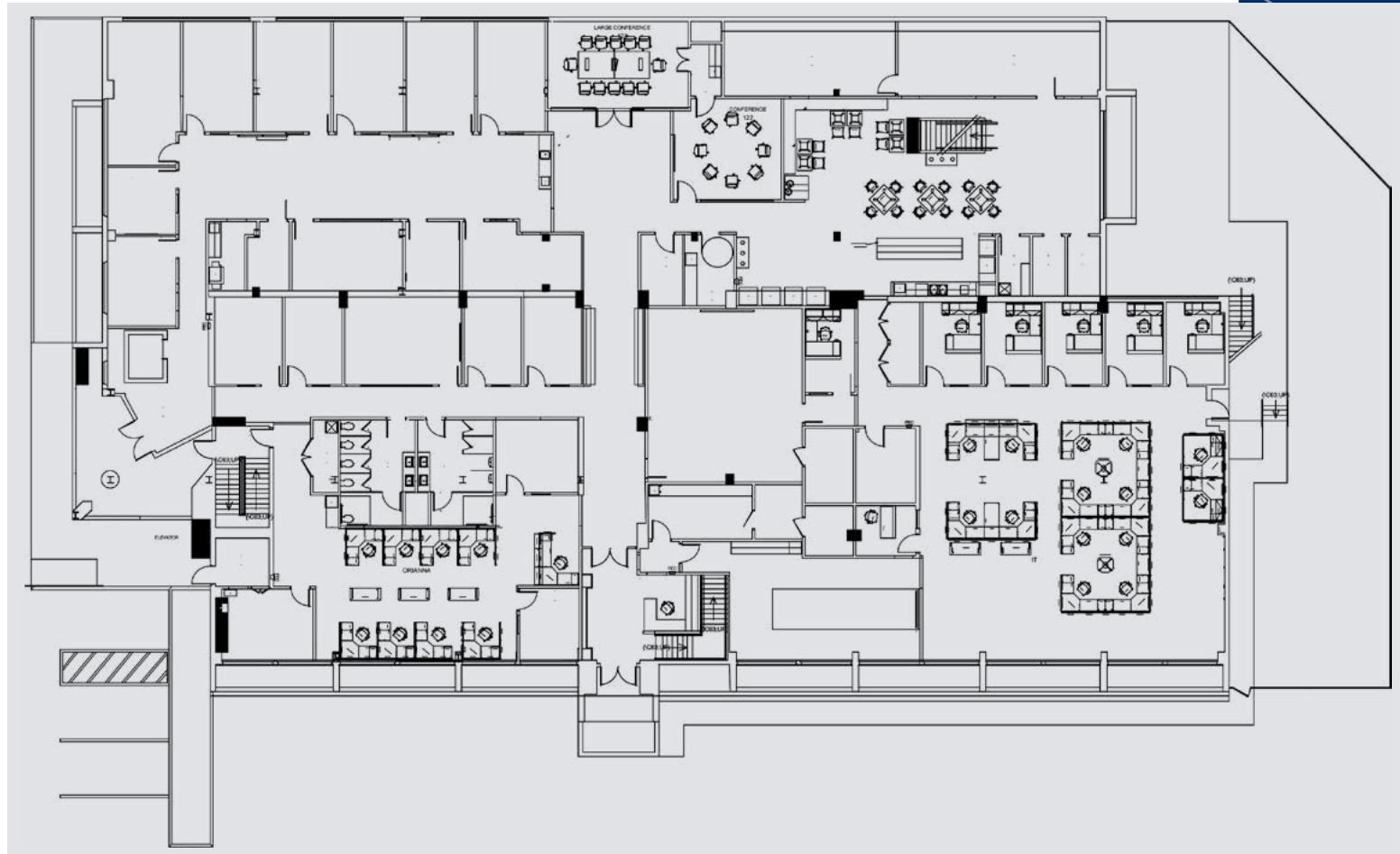
BUILDING SIZE (SF)	37,572 SF
STORIES	2
PARKING SPACES	34, plus free street parking
YEAR BUILT	1980 (Renovated in 2018)
ACREAGE	1.14 Acres
ZONING	IWD (Industrial Warehousing / Distribution), intended for a wide range of warehousing, wholesaling and bulk distribution uses  OV-UZO (Urban zoning overlay)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





■ 1001 HAWKINS STREET: FLOOR PLANS

## First Floor

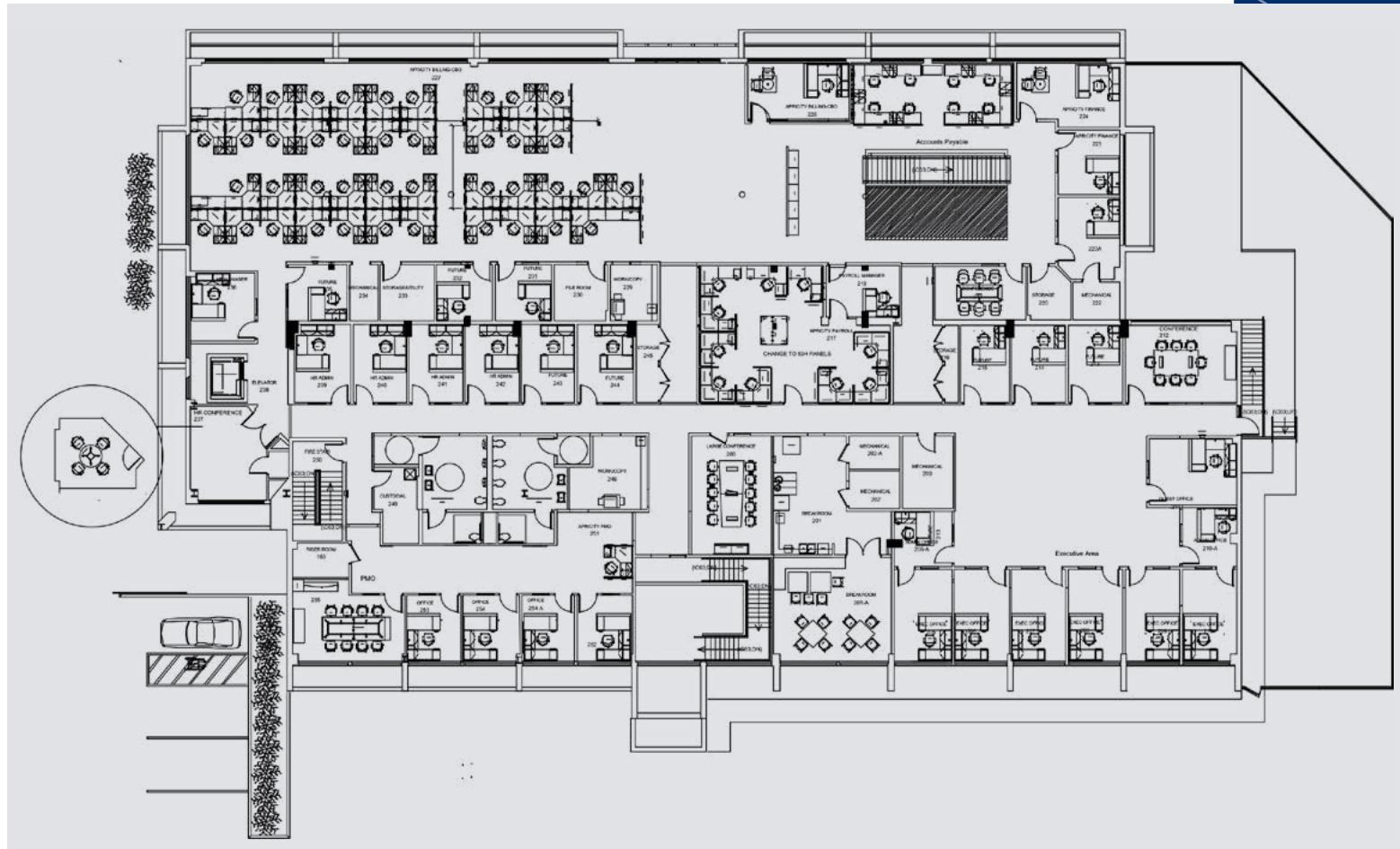


\*Floor plates may or may not be reflective of the actual floor plan, nor is the floor plate a representation of the attainable footprint should the property be torn down for future development.



■ 1001 HAWKINS STREET: FLOOR PLANS

## 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

# Location: The Neighborhood



## 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 Captain

# Surrounding Projects



# North Edgehill Commons Development

## NORTH EDGEHILL COMMONS

700

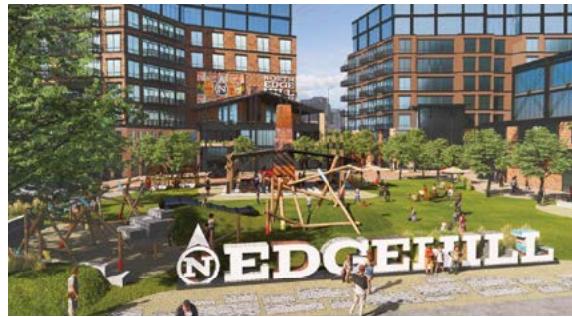
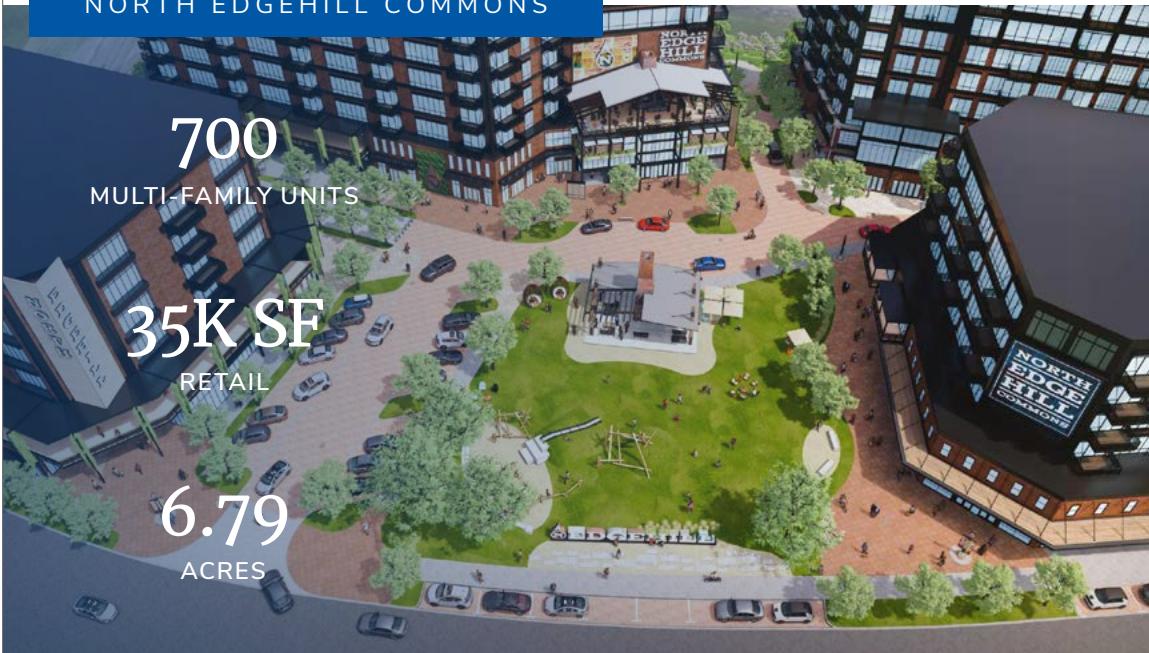
MULTI-FAMILY UNITS

35K SF

RETAIL

6.79

ACRES



# Location: Connectivity



# 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

**DOLLAR GENERAL**

**BRIDGESTONE**



**HCA**  
Healthcare

**asurion**

**iHeartMEDIA**  
INC

**amazon**

**TRACTOR  
SUPPLY CO**

**[A]  
B**  
ALLIANCEBERNSTEIN

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



32,081



27,694



11,000



9,104



8,400



7,090



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](mailto:rob.lowe@streamrealty.com)  
T: 615.476.2910

**Troynell Reese**  
ASSOCIATE  
[troynell.reese@streamrealty.com](mailto:troynell.reese@streamrealty.com)  
T: 919.441.6531



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