

FOR SALE

±32,575 Land Square Footage  
Highly Valuable Development Opportunity within  
Nashville's Downtown Urban Core

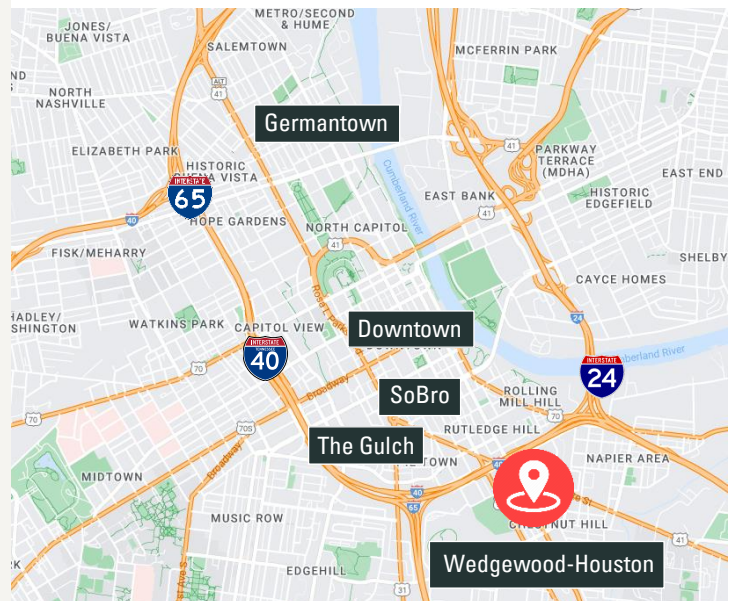
OPPORTUNITY ZONE

300 McCann Street, Nashville, TN 37210



## HIGHLIGHTS

- Prime Intown Development Site with Immediate Interstate Access
- Located in an Opportunity Zone
- ±293,250 Square feet of entitlement
- Land square footage: ±32,575 SF
- Sale Price: \$15,000,000
- Zoning: Cf: Commercial Core Frame
- Excellent location in Nashville's downtown urban core
- Site offers significant interstate visibility (130,586 AADT) and immediate access to I-40
- Property offers outstanding views of Downtown Nashville
- Centrally positioned near Downtown, SoBro, the Gulch, and Wedgewood-Houston
- Site is surrounded by numerous high-profile development projects
- This property is also close to major attractions such as the Music City Center, Bridgestone Arena, etc.
- High walkability score: 85



**J.P. Lowe, CCIM**  
First Vice President  
O: 615.345.7212  
Jplowe@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189

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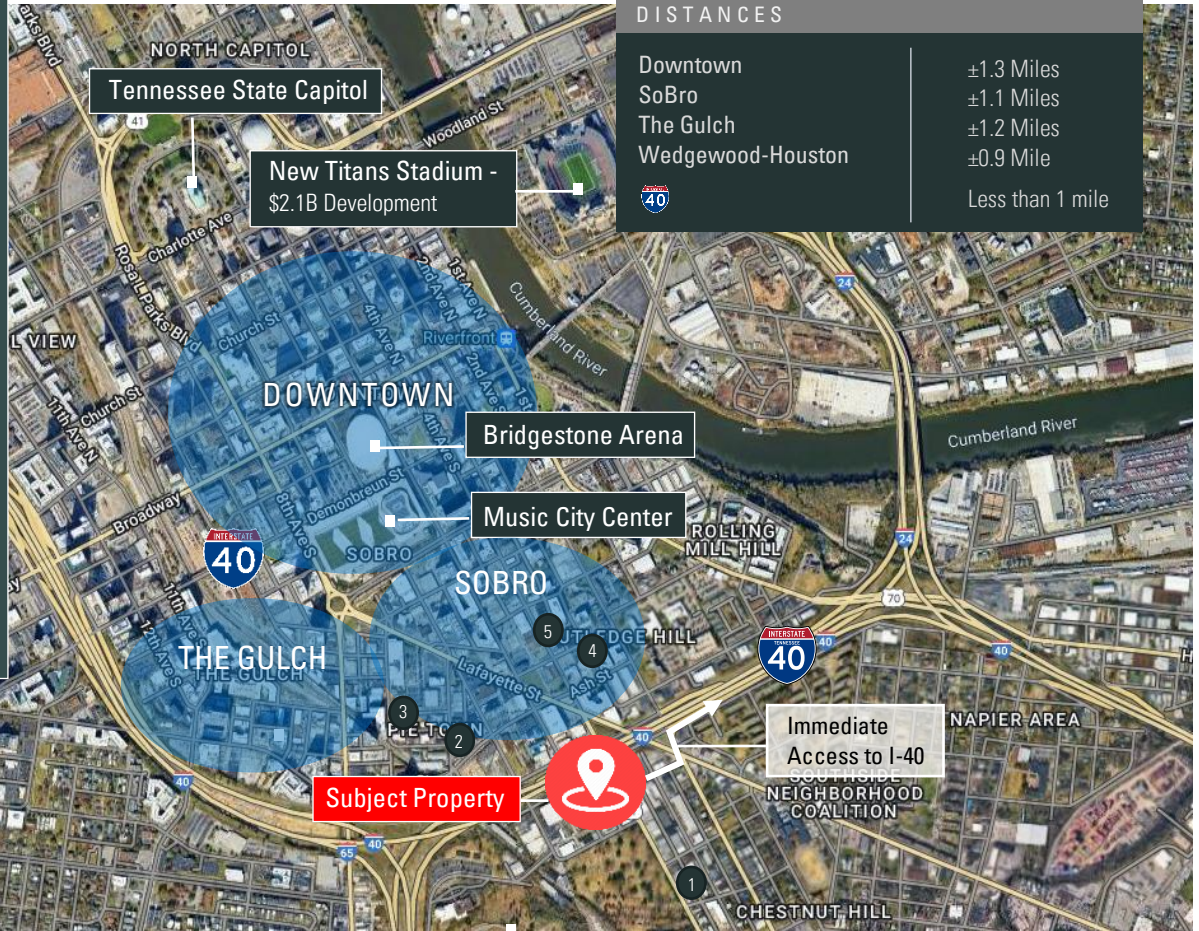
300 McCann Street  
Nashville, TN 37210  
Davidson County

CHARLES  
HAWKINS CO.

AERIAL

NOTABLE DEVELOPMENTS

- Office/Retail Development** –  
Redevelopment of a one-half acre site to hold office and retail space.
- Modera SoBro** –  
Two-phase apartment project on the former site of Nashville Brewing Co. that would hold more than 700 units when complete.
- T2 Capital Management apartment tower** –  
25-story, roughly 400-unit luxury apartment building with 10,000 square feet of ground-floor retail.
- 4th & Elm** –  
176 residential units, 11,844 square feet of retail and “live/work” units.
- Recess entertainment venue** –  
2,000-person live music, food and drink concept.



DEMOGRAPHIC INFORMATION

	2 MILES	5 MILES	10 MILES
Population 2023	72,254	274,628	598,828
Households 2023	35,034	119,798	251,919
Average Household Income	\$94,275	\$94,536	\$93,050
Davidson County Population 2023			742,644

NASHVILLE  
MARKET OVERVIEW

- #1 Overall Market to Watch 2022 & 2023 (ULI PwC)
- #1 Hottest Job Market in the Country (Wall Street Journal, 2023)
- #4 Metro for Economic Strength 2022 (Policom)
- #4 Hot Spot for Corporate HQ Relocation (DeWittmove.com, 2021)

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