

CHARLES
HAWKINS CO.

PREMIER REDEVELOPMENT OPPORTUNITY

MUSIC ROW

1800 & 1802 Grand Avenue

Nashville, TN

Show Up. Care. Deliver.

FOR SALE

1800-1802 Grand Ave, Nashville, TN

CHARLES
HAWKINS CO.

MUSIC ROW: *Nashville's Iconic Neighborhood*

Charles Hawkins Co. is excited to introduce a two-parcel assemblage available for sale at 1800-1802 Grand Ave, Nashville, TN.

This property encompasses two land parcels amounting to 0.51 acres, which include two commercial buildings with a combined area of 12,044 square feet. Situated in the heart of Music Row, considered the heart of Nashville's entertainment industry, the property provides a unique blend of history, visibility, and accessibility.

With its prime location near downtown Nashville and proximity to two prestigious universities, the possibilities for property transformation are numerous and varied.



Size:

1800 Grand: ±2,306 SF
1802 Grand: ±9,738 SF



Acreage:

1800 Grand: ±0.17 Acre
1802 Grand: ±0.34 Acre



Zoning:

Ori: Office/Residential
Intensive/Ov-Udo: Urban
Design Overlay



Sale Price: Contact Brokers

Premier Location in Music Row Core: 1800/1802 Grand Ave is 1.5 miles from downtown Nashville, 0.8 miles from The Gulch, and 1 mile from Vanderbilt University, positioning it amid this concentrated wave of multifamily growth.

Proximity to Employment Drivers: Within 2 miles of HCA Healthcare HQ (1.8 miles), Music Row studios (0.5 miles), and BMI (1.2 miles), drawing high-income professionals to support premium density.

Walkable to Emerging Hotspots: 5-minute walk to Edgehill Village's dining/retail and 10-minute walk to The Gulch's trendy spots, enhancing appeal for amenity-focused renters in a hyper-dense submarket.

Thriving Multifamily Market: 3 miles from Albion Music Row (458 units under construction) and 1 mile from Society Nashville (502 units), signaling strong developer interest.

Robust Rental Demand: Nashville's multifamily market absorbed 11,805 units in Q1 2025, with 10.7% vacancy and \$1,607 average rent, driven by high demand.

Population Growth: Metro Nashville's population is projected to reach 1.42M by 2030 with 1.37% annual growth, fueling demand for multifamily.

Dense Multifamily Boom in Immediate Vicinity: Within 0.3 miles of 1800/1802 Grand Ave, Albion Music Row's 29-story tower (458 units, vertical construction underway, delivery late 2026) anchors a two-phase project totaling 800+ units, transforming the former Beaman site into a high-rise residential hub.

High-Rise Residential Surge Nearby: Just 0.5 miles away, Marq Music Row delivers 300+ luxury units in a sleek tower with studios to penthouses, already leasing and exemplifying the area's shift to upscale, dense urban living.

Mixed-Use Density at Walking Distance: 0.4 miles to the east, Society Nashville's 502-unit development at 915 Division St. integrates residential, retail, and amenities, completed and occupied, boosting neighborhood vibrancy and rental absorption.

Strong Demographics Fueling Demand: ZIP 37212's 20,000+ residents boast a \$86,461 median income and ~34 median age, ideal for multifamily targeting young, affluent urbanites.

Market Momentum: Nashville multifamily absorbed 11,805 units in Q1 2025 at 10.7% vacancy and \$1,607 avg. rent, with Music Row's density signaling prime investment upside.

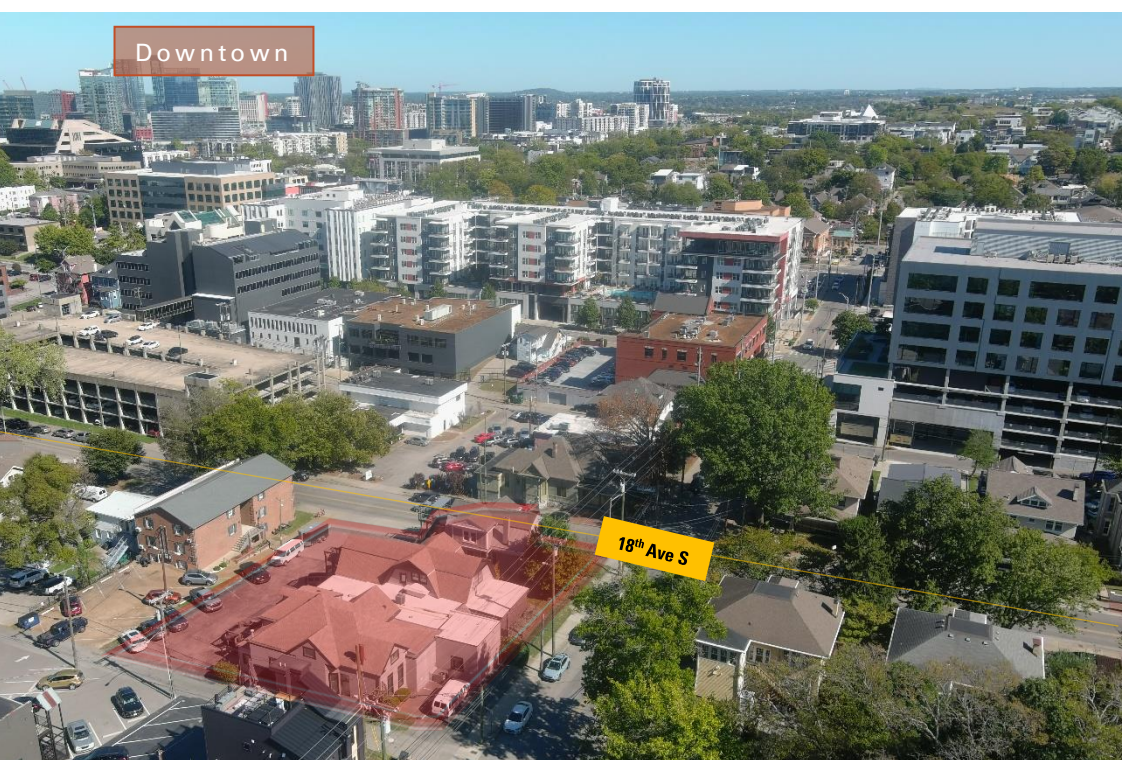
Sustained Growth Trajectory: Metro population to reach 1.42M by 2030 (1.37% annual growth), amplifying demand for central, high-density housing like this site.

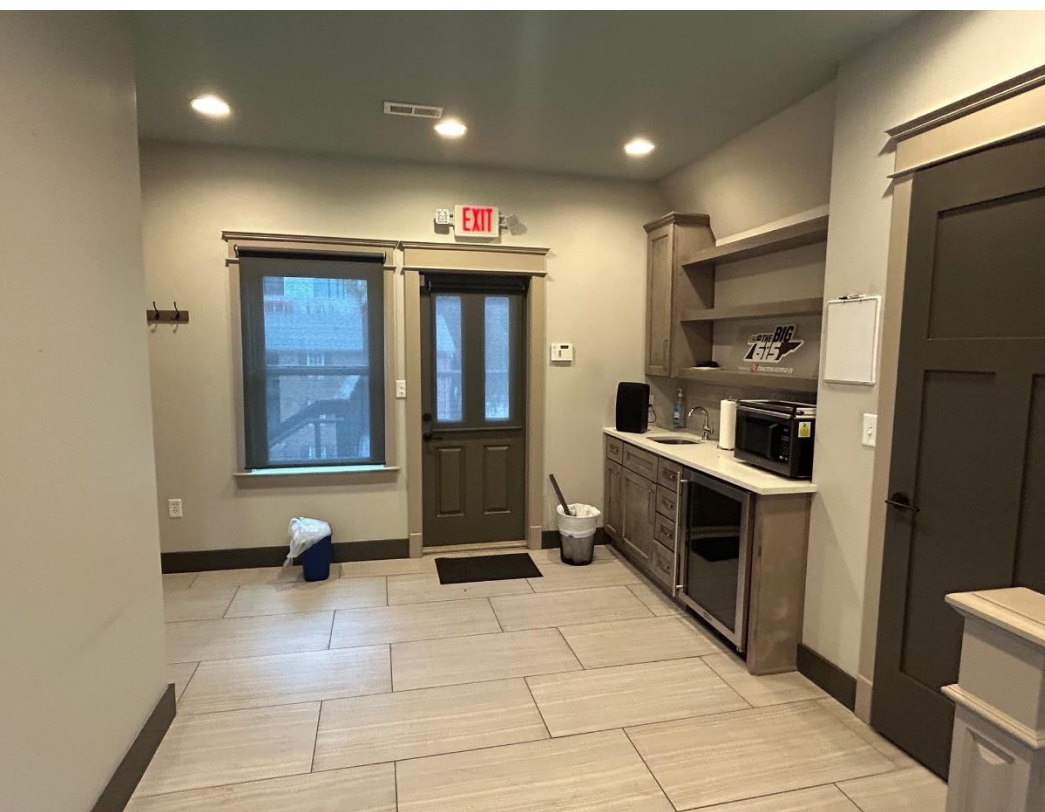


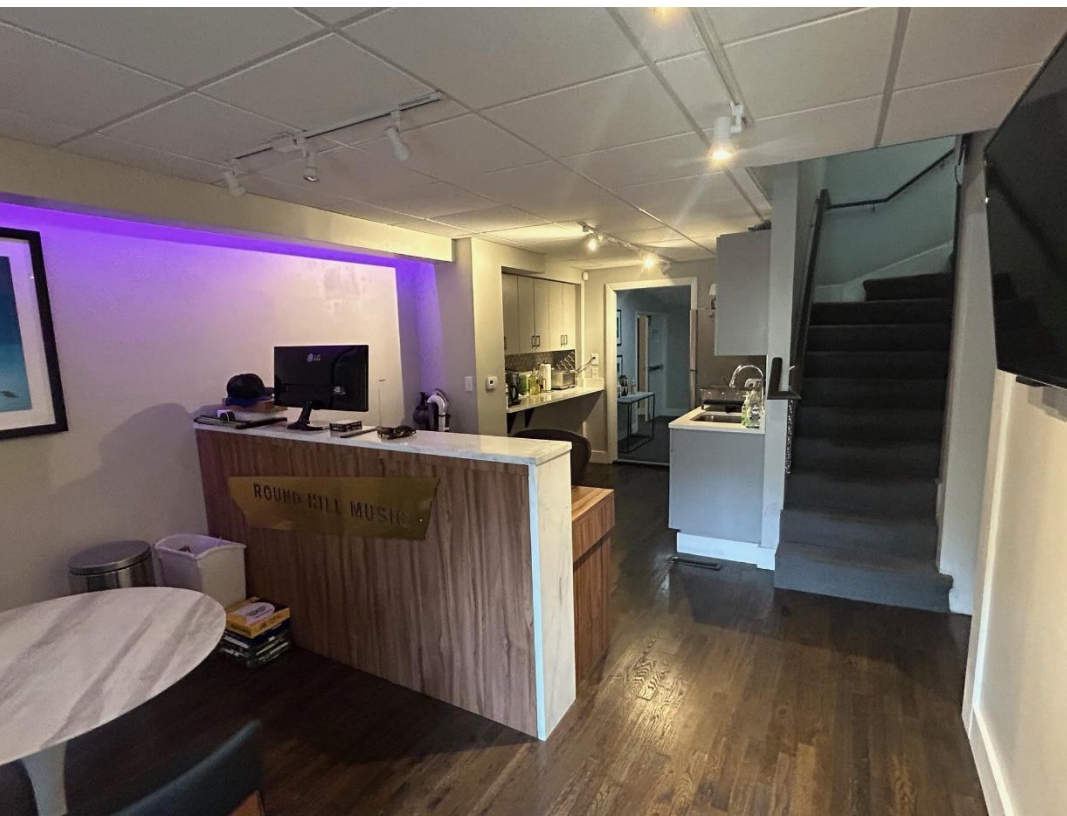
Vanderbilt University

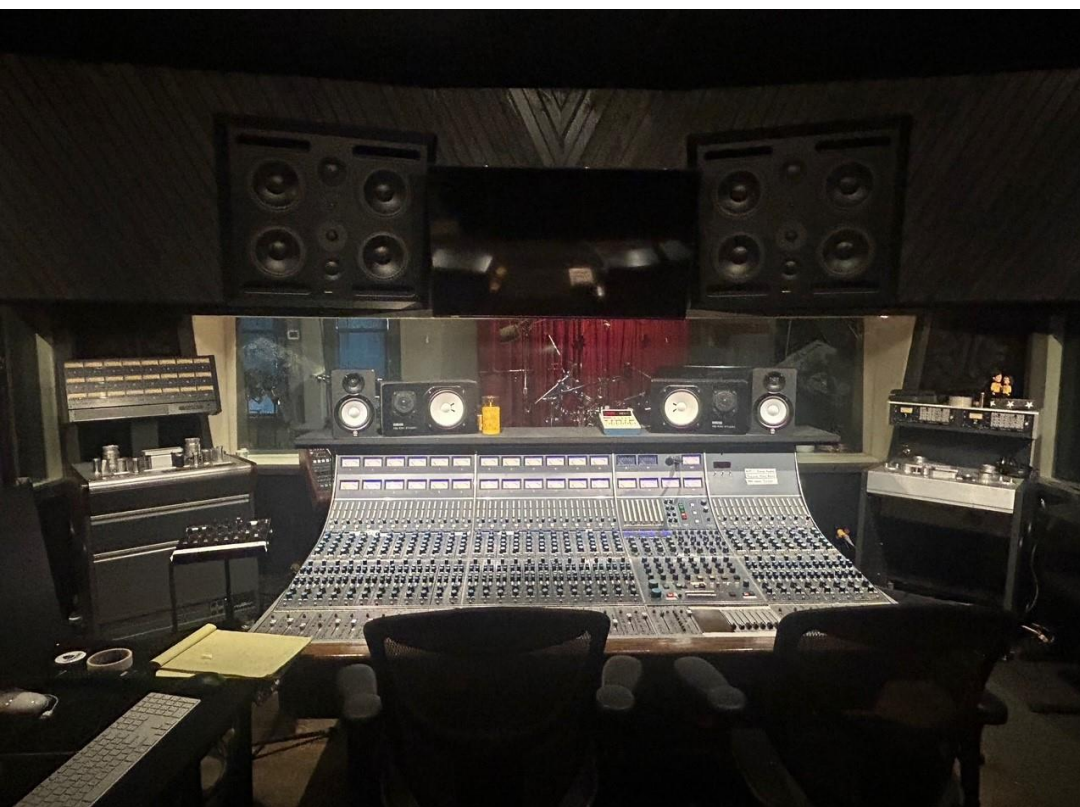


Downtown





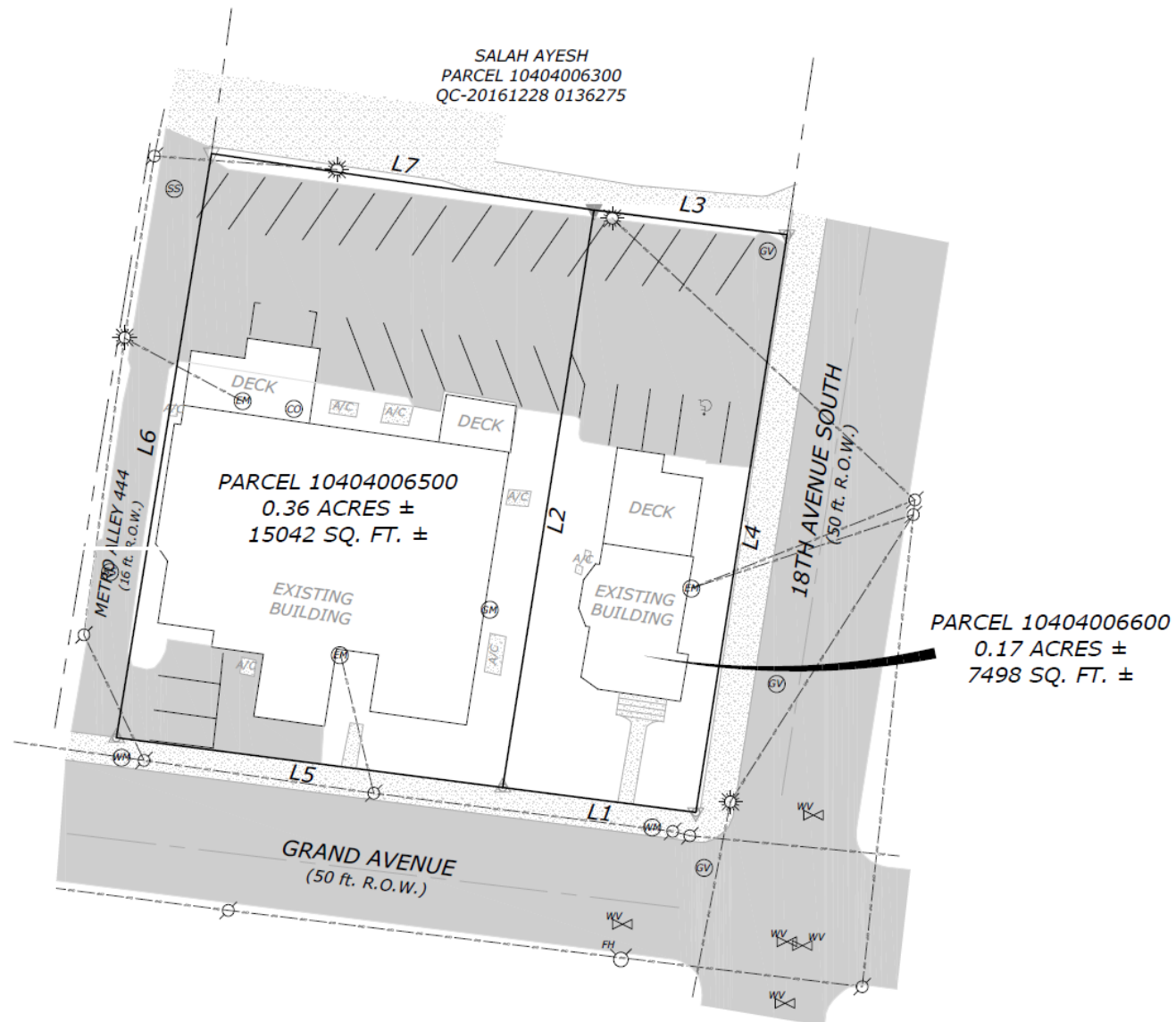




SITE PLAN

1800 – 1802 Grand Ave

CHARLES
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Famous Artists & Legendary Recordings



This place birthed multi-platinum smashes

Early Quadrafonc Era (1970s – Pure Gold):

- **Neil Young:** Entire *Harvest* album (1972), including #1 hit “Heart of Gold” – one of the best-selling albums *ever*.
- **Jimmy Buffett:** “Margaritaville” (1977) from *Changes in Latitudes* – spawned Margaritaville empire!
- **Dobie Gray:** “Drift Away” (1973) – timeless soul-rock anthem.
- **Joan Baez:** *Blessed Are...* (1971), feat. “The Night They Drove Old Dixie Down”.
- **Dan Fogelberg:** Debut *Home Free* (1972).
- **The Jackson 5, Grand Funk Railroad, Pointer Sisters, Joe Walsh & The James Gang.**

Quad Studios Era (1980s–2010s – Country Crossover Kings):

- **Taylor Swift, Keith Urban, Lady A, George Strait, Toby Keith.**
- **Jewel, The Fray, Phil Vassar, Old Crow Medicine Show, T-Bone Burnett.**

Modern Sienna Era (2014–Today):

- **Buckcherry:** Full album *Roar Like Thunder* (2025).
- **Kittie, Blues Traveler** – keeping the rock alive.





The Moore Building

The Morris Apartments

The Gulch

18th & Chet Office Building

Artisan on 18th Apartments

Downtown

Millennium Music Row apartments

18th Ave S

STRATEGIC LOCATION

Easy access to major transportation routes, retail, dining, and cultural attractions



Distances



5-Minute Walk

Downtown Nashville ±1.5 Miles

SoBro ±1.6 Miles

The Gulch ±0.8 Miles

Midtown ±1.1 Miles

Wedgewood-Houston ±1.9 Miles

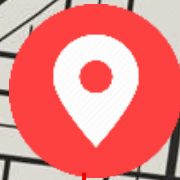
West End ±2.1 Miles

Edgehill Village

Belmont University

Vanderbilt University

PROXIMITY TO SOUGHT-AFTER AMENITIES



1800 & 1802
Grand Ave



Reservoir

NEW

SURROUNDING DEVELOPMENTS

1. Braxton Music City:

A 236-unit apartment building built in 2022 with 1- and 2-bedroom units and amenities like a resort-style pool, fitness center, and recording studio.

2. Element Music Row:

A luxury high-rise offering studios, one-, two-, and three-bedroom apartments with features like floor-to-ceiling windows.

3. Millennium Music Row:

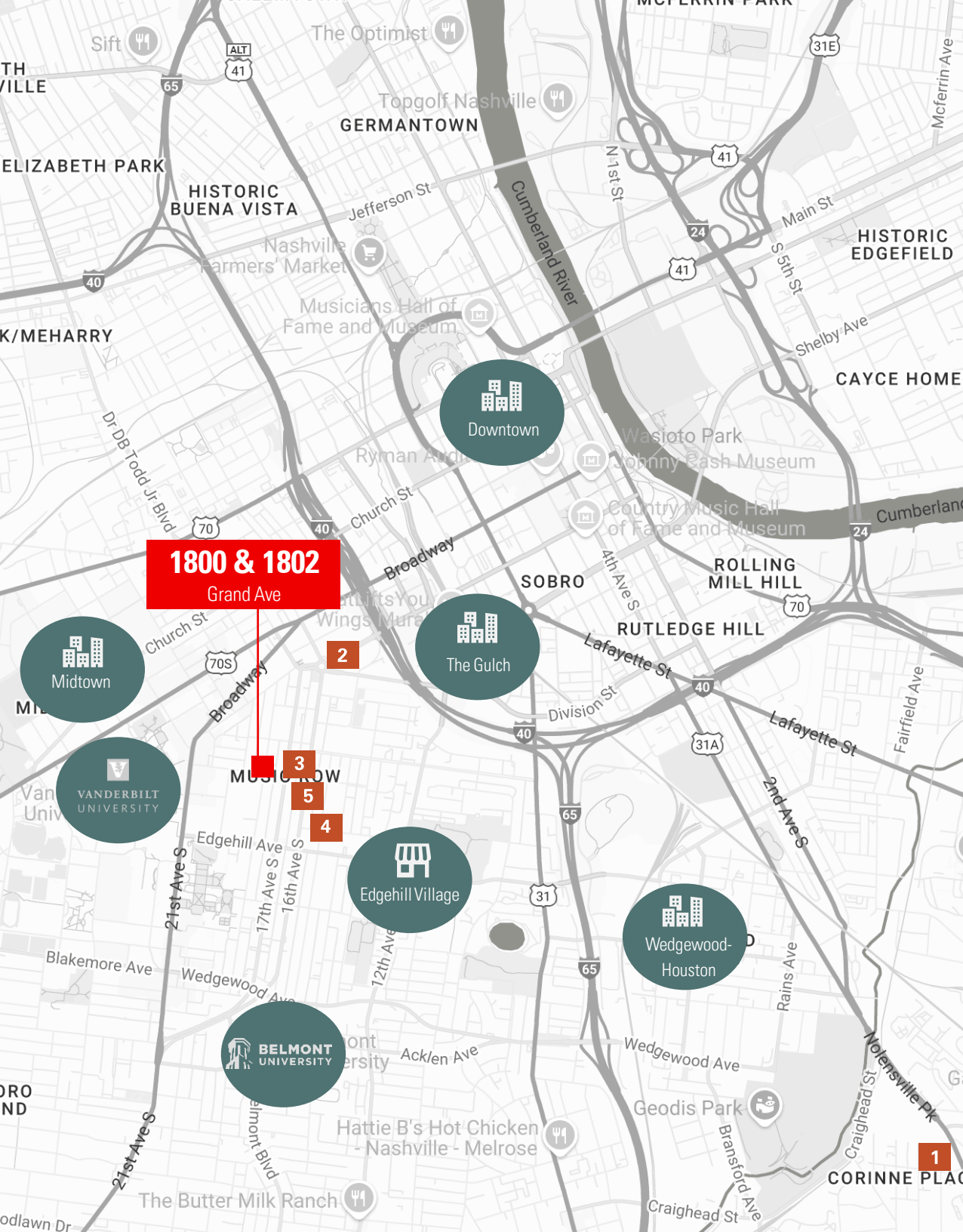
A development with 230 units, including studio, one-, and two-bedroom apartments. Amenities include a rooftop lounge, fitness center, and a resort-style pool.

4. Note 16:

A modern apartment community with studio, one-, and two-bedroom units and amenities that include smart home features, stainless steel appliances, and USB outlets.

5. Signature Music Row:

A recently completed development with 1- and 2-bedroom units, offering residents access to nearby neighborhoods like Midtown and The Gulch.



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Nashville, TN

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