

SALE OR LEASE

±3,000 SF Available

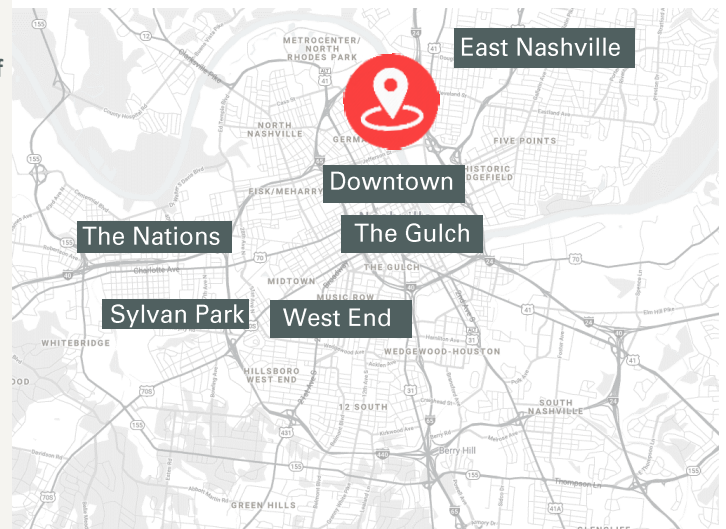
Stand-Alone Commercial Building at the Corner of
4th and Taylor in the Heart of the Historic
Germantown Neighborhood

1326 4th Ave N., Nashville, TN 37208



HIGHLIGHTS

- ±3,000 SF Stand-alone commercial building at the corner of 4th and Taylor in the heart of Germantown
- **Opportunity to lease or own a commercial building in one of the most walkable communities in Nashville**
- MUN zoning with a Historic Preservation Overlay
- Sale Price: \$2,395,000
 - Neighboring properties recently sold for \$855/SF \$1,282/SF and a 0.16-acre land site sold for \$2,300,000
- Lease Rate: \$32/SF NNN
- Site is surrounded by numerous highly touted restaurants and eclectic retail boutiques
- High walkability score
- Surrounded by numerous high profile developments
- Nestled minutes from downtown Nashville
- Germantown is one of Nashville's oldest and most unique neighborhoods known for its historical architecture



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Davidson County

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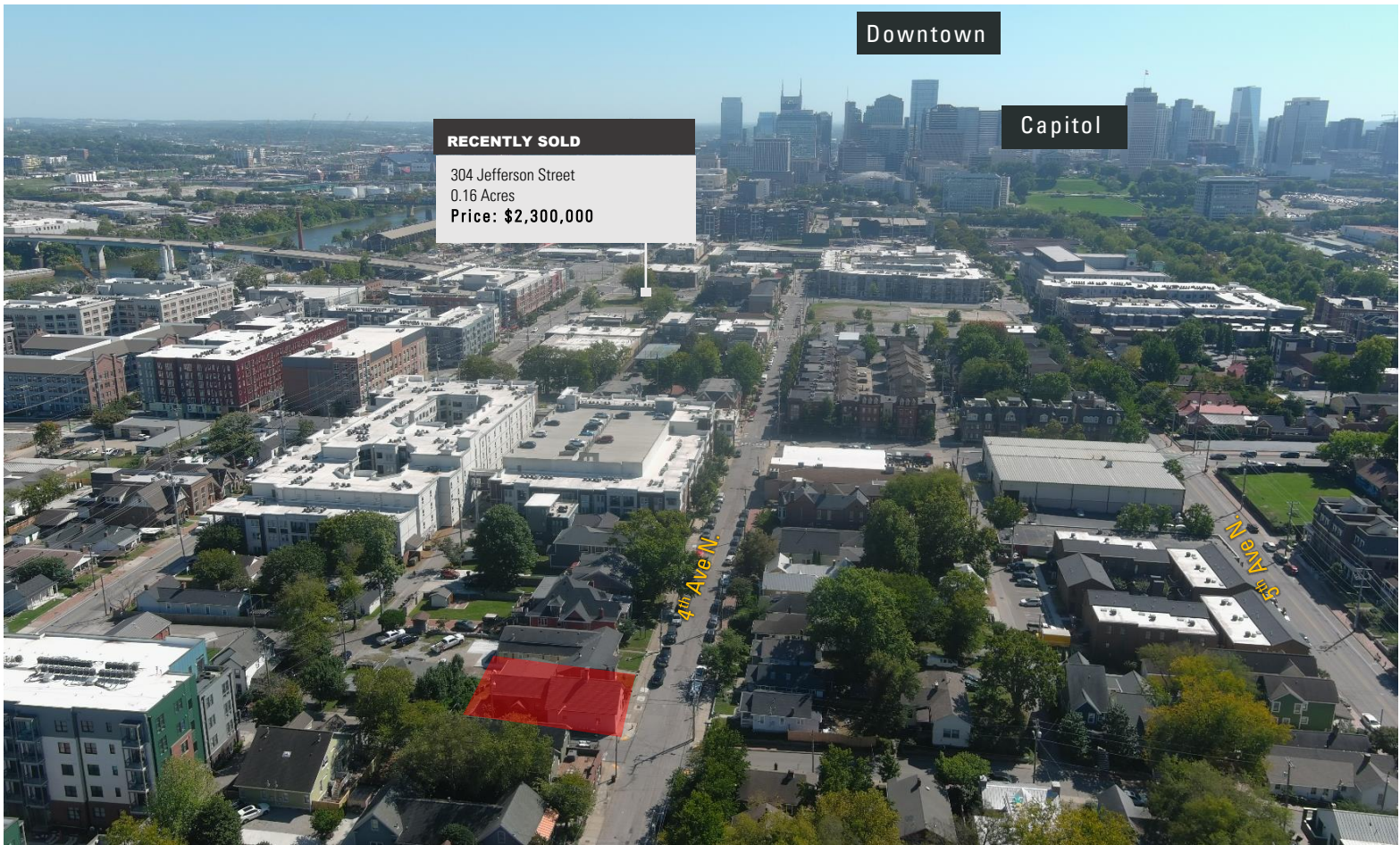
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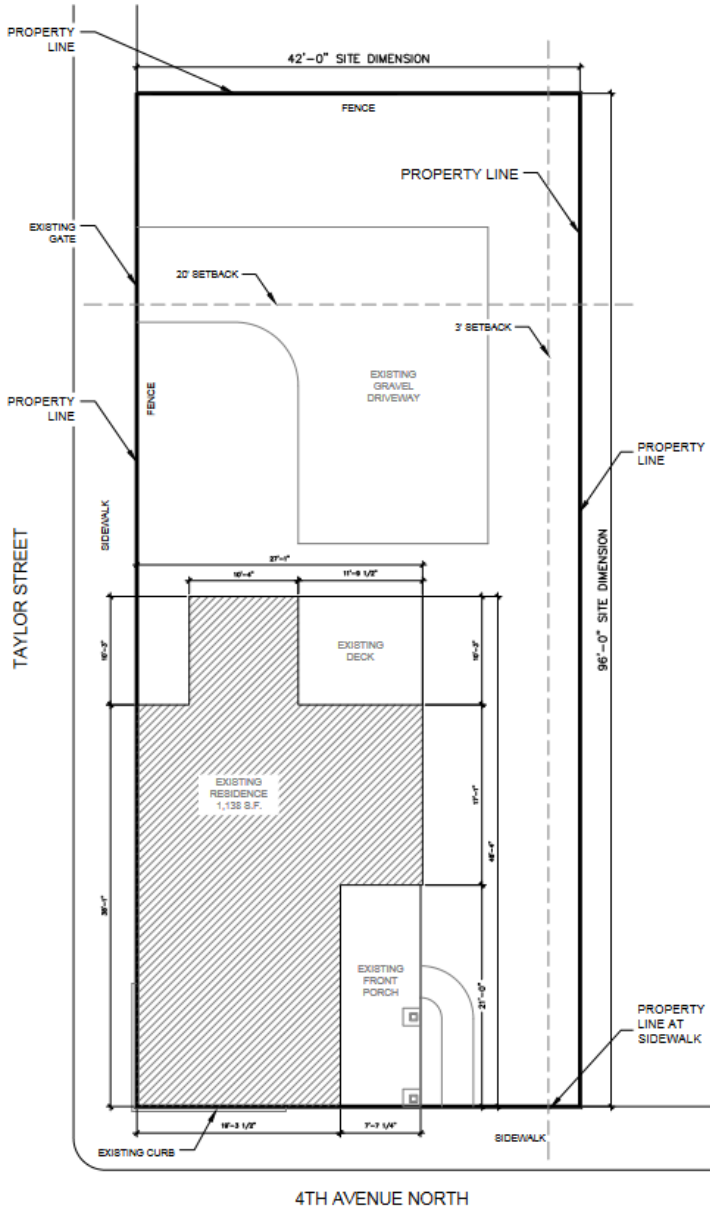
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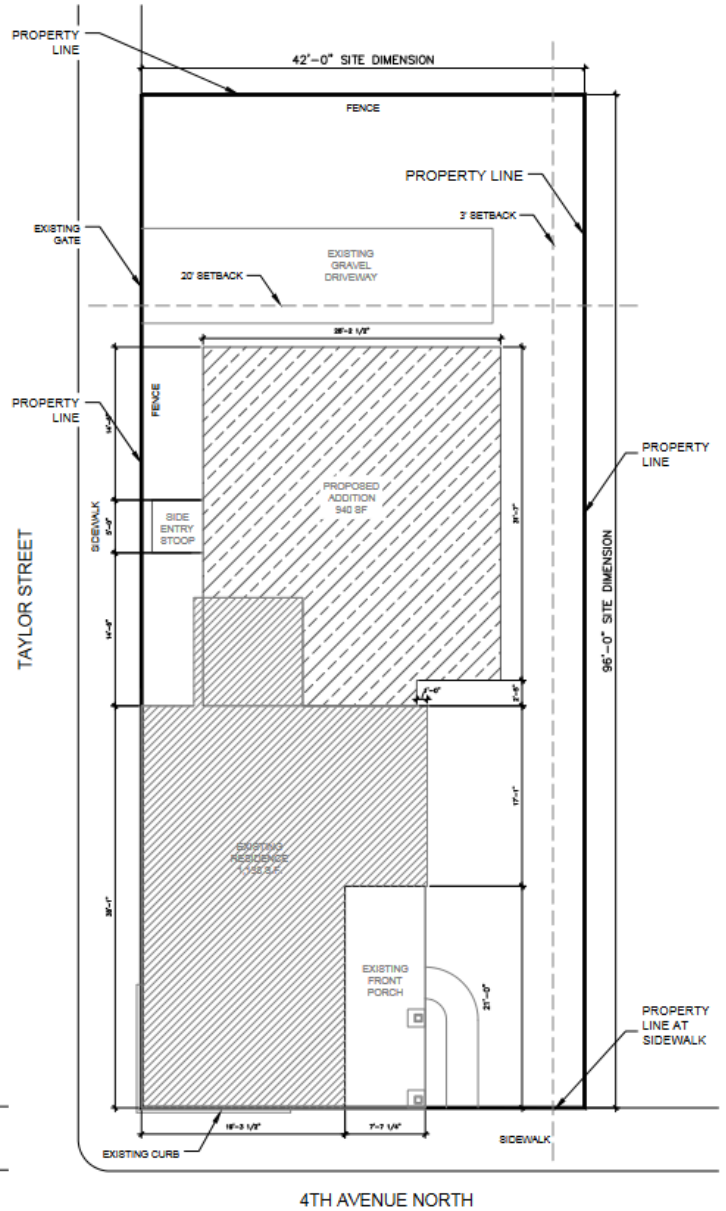
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SITE PLANS



1
 A-0
 EXISTING SITE PLAN
 SCALE 3/16" = 1'-0"



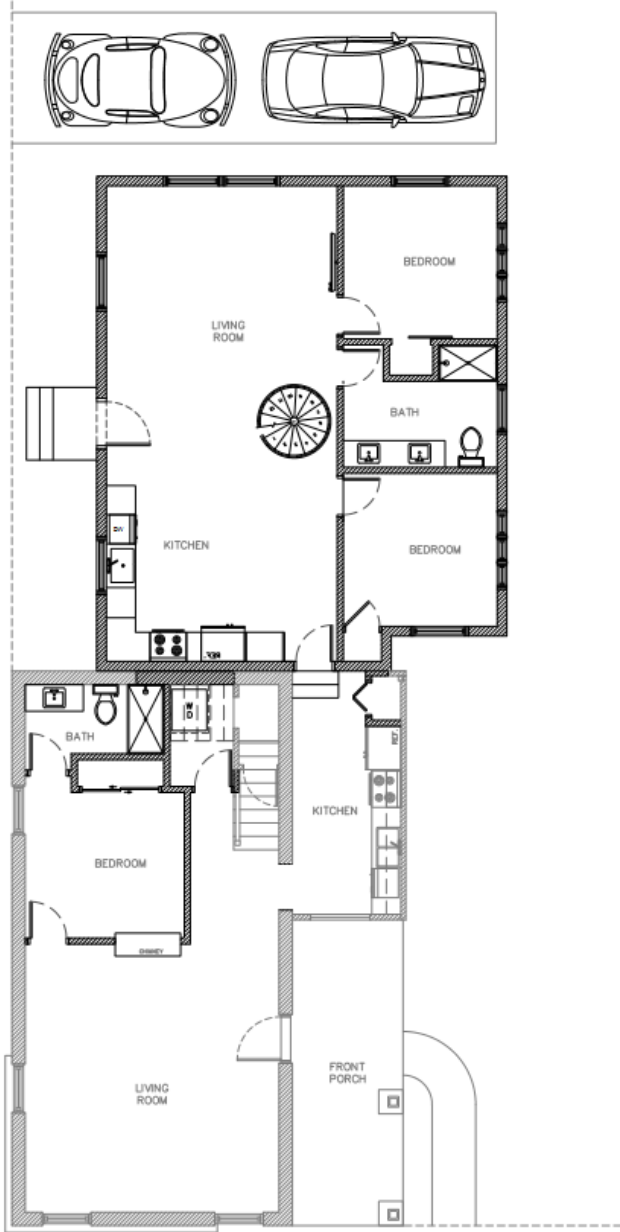
2
 A-0
 PROPOSED SITE PLAN
 SCALE 3/16" = 1'-0"

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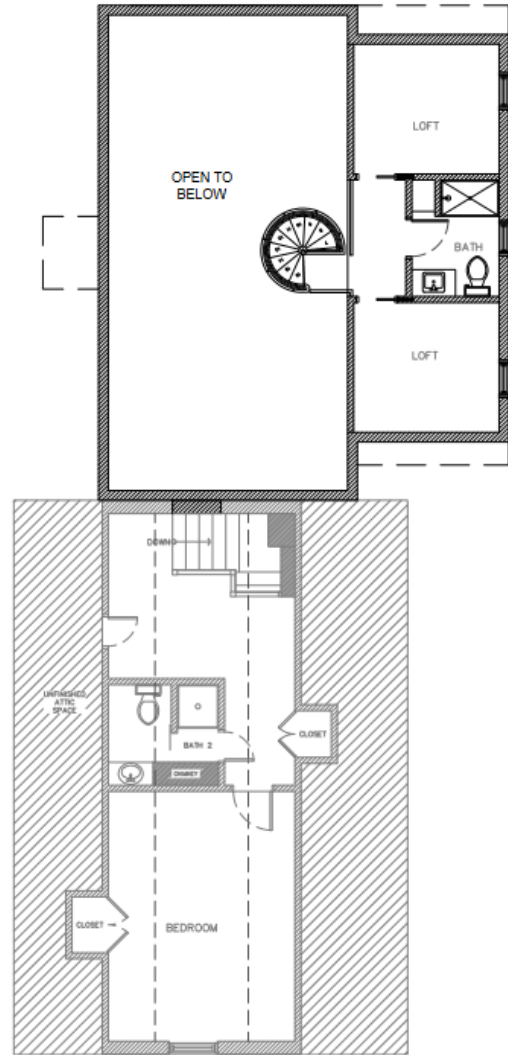
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FLOOR PLANS



1
A-1 DEPICTIVE 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"



2
A-1 DEPICTIVE 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

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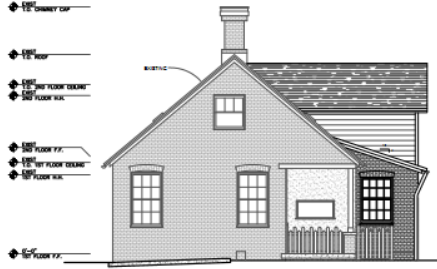
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ELEVATIONS



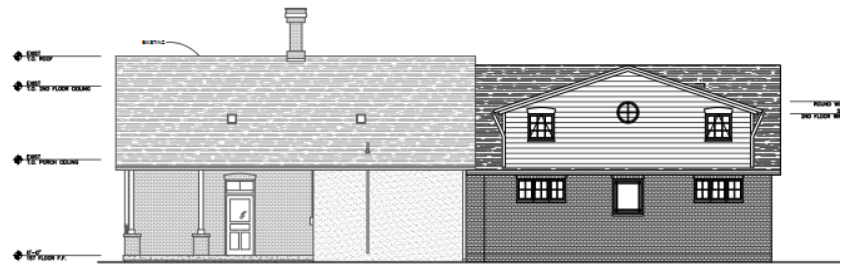
1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"



4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

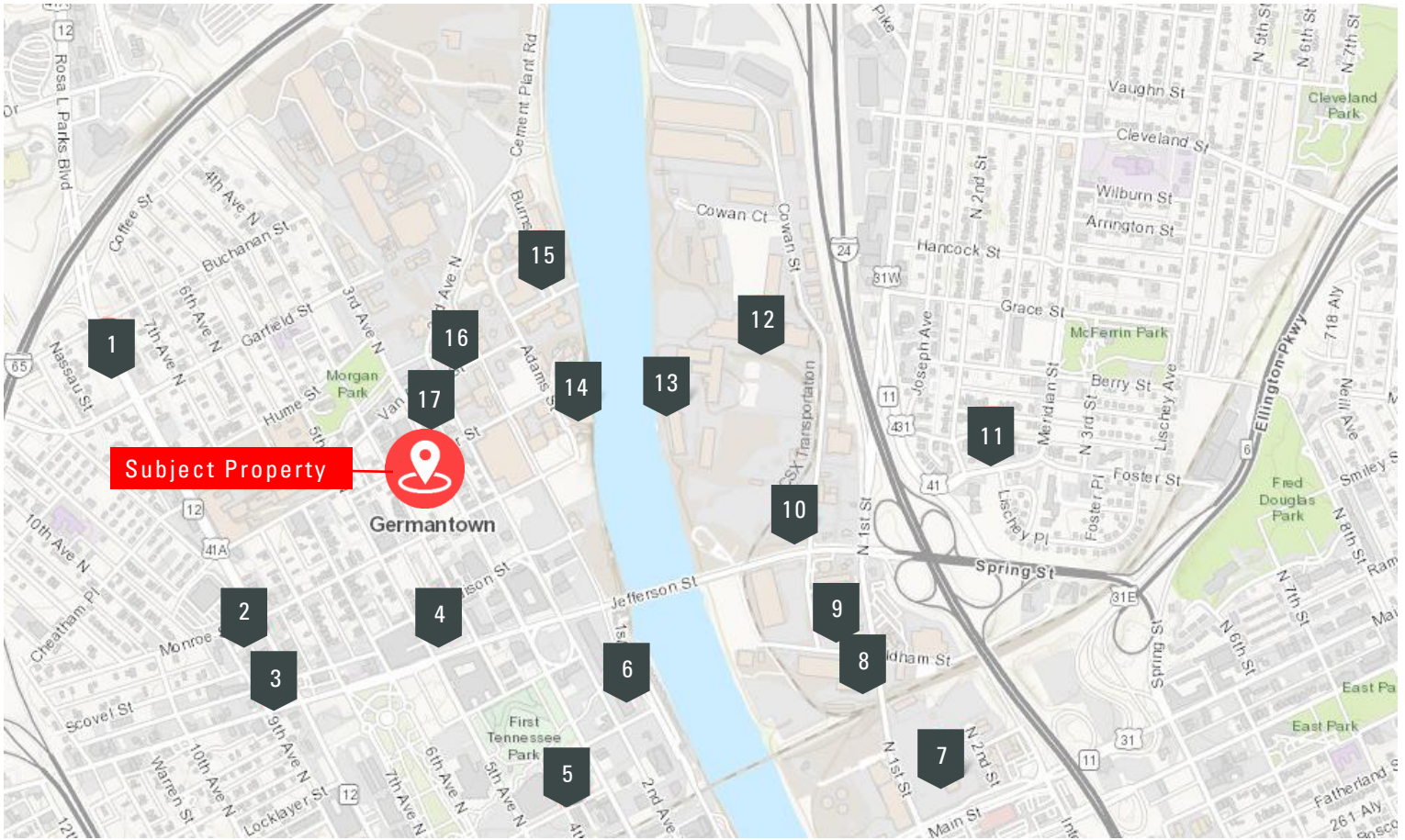
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NOTABLE AREA DEVELOPMENTS

NBJ Crane Watch

- 1. Towne Nashville Apartments**
329-unit apartment complex.
- 2. 801 Monroe**
Apartment units and retail space spanning a 10-story building facing Rosa L. Parks Boulevard, a five-story building facing Monroe Street and a four-story building facing Ninth Avenue North.
- 3. The Verse Rentals**
Furnished apartment rentals.
- 4. Hill Center Germantown**
110,000 square feet of office space, 42,000 square feet of retail, 20,000 square feet of residential, nine townhomes and parking.
- 5. Ballpark Village**
Apartment units and 17,000 square feet of retail and restaurant space around First Horizon Park.
- 6. Proffitt Dixon Germantown apartments**
Phase one: six-story building housing 339 apartment units. Phase two: another building with office, retail and more apartments.
- 7. Station East**
18-acre project with 1,400 residential units, 1.2 million square feet of office, at least 225,000 square feet of retail and more than 600 hotel rooms.
- 8. Stillwater Capital East Bank apartments**
Five-story, 370-unit apartment building with pool deck, sky lounge and indoor and outdoor fitness areas.
- 9. Range Water apartments**
350 apartment units on 3.6 acres.
- 10. East Bank hotel and mixed-use**
Two-building project with hotels and mixed-use tower.
- 11. Riverchase redevelopment**
1,150 residential units.
- 12. River North**
Redevelopment of 105 acres on Cumberland River's East Bank. Includes apartments, office (including an Oracle Corp. tech hub), retail and more by multiple private developers.
- 13. The Landings at River North**
Mixed-use development including 1,100 residential units, at least 158,000 square feet of office and retail.
- 14. Neuhoff**
Revitalization of former slaughterhouse into mixed-use development with office, apartments and retail.
- 15. Modera Germantown**
800-unit apartment complex.
- 16. 2nd & Van Buren**
303 units across two seven-story buildings near the Cumberland and Magdeburg greenways in east Germantown.
- 17. Germantown condos**
Seven-story building with roughly 100 condos.

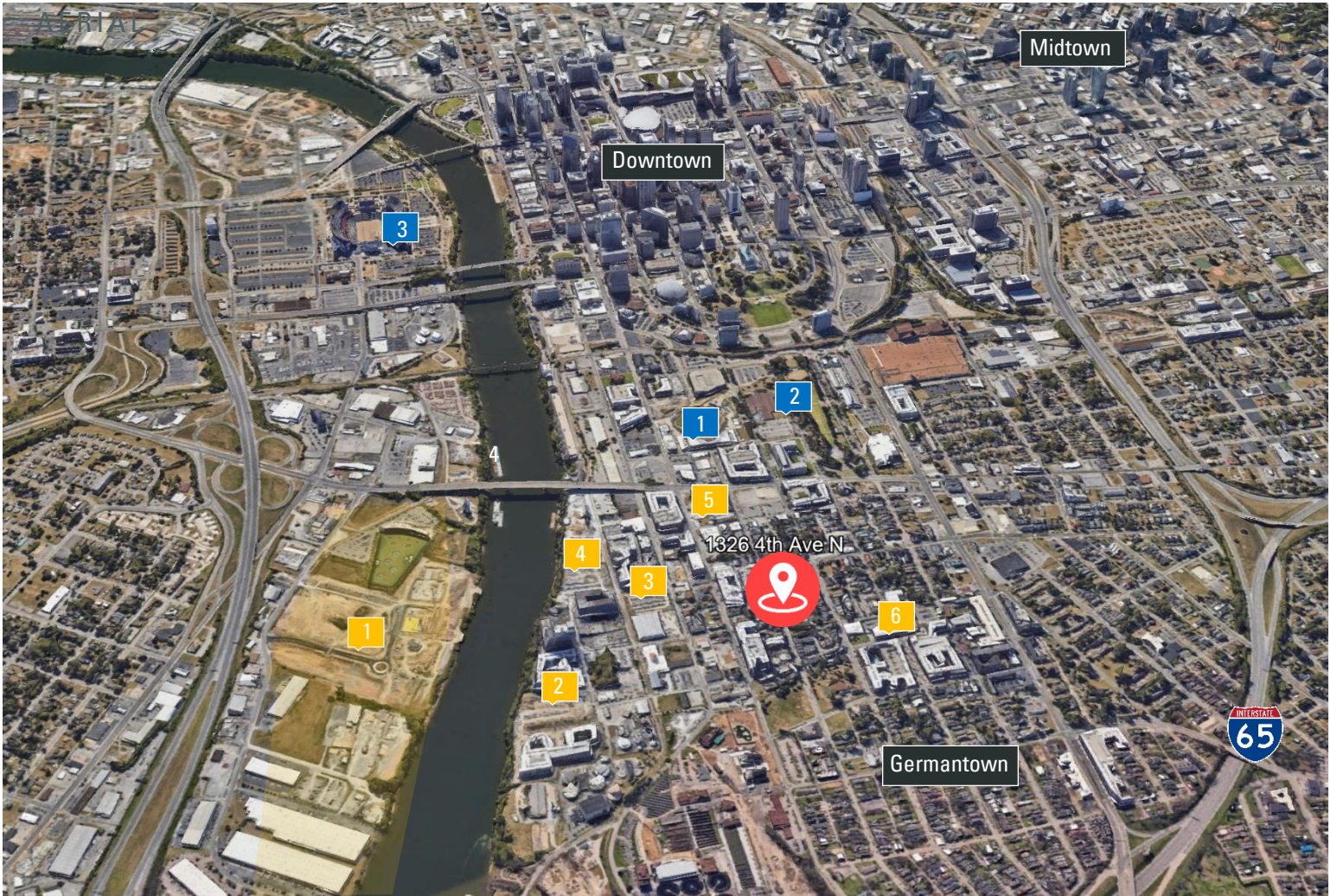
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KEY LOCATIONS

- 1. Sounds Stadium
- 2. State Capitol
- 3. Nissan Stadium

AREA AMENITIES



AREA DEVELOPMENTS

- 1. **River North**
 Redevelopment of 105 acres to 1.3 million square foot mixed-use project (several phases)
- 2. **Modera Germantown**
 800-unit apartment complex
- 3. **Neuhoff**
 Revitalization of former slaughterhouse into mixed-use development
- 4. **Germantown condos**
 Seven-story building with roughly 100 condos
- 5. **2nd & Monroe**
 Proposed 217 apartments
- 6. **Taylor Place**
 330 apartments; 83,000 square feet of office/retail space

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