

FOR SALE

**7,940 SF
Building
In the Heart
of Downtown**

**215 2nd Ave N
NASHVILLE, TN 37203**

STREAM®



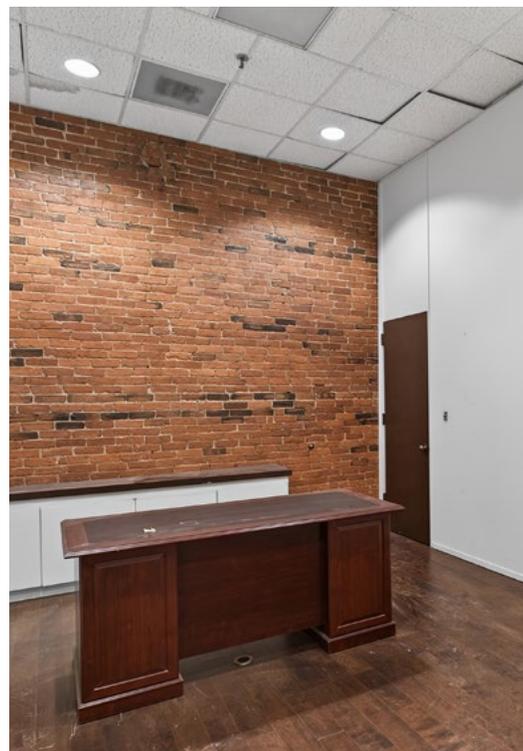


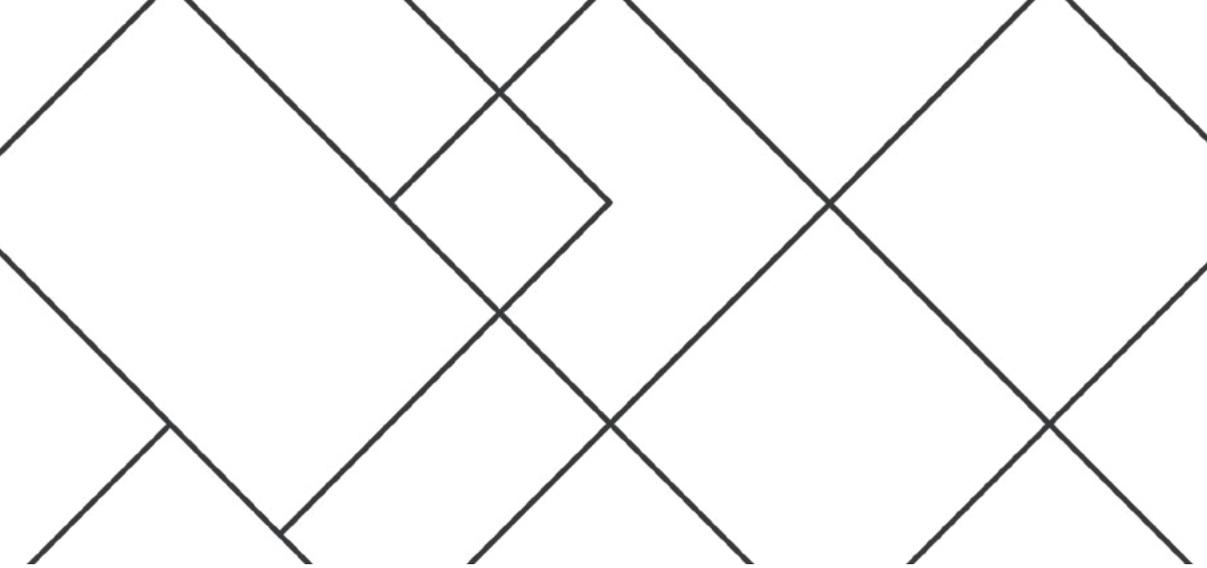
PROPERTY OVERVIEW

215 2nd Ave N

NASHVILLE, TN 37203

- 7,940 RSF Two Story Building
- Ideal for Office, Retail, STR, or Residential Use
- \$5,500,000 Asking Price
- On the National Register of Historic Places
- Located at the corner of 2nd Avenue and Bankers Alley, the site benefits from the recently completed revitalization efforts associated with the Second Avenue Rebuild
- Located in the Epicenter of Downtown Nashville
- Walkable to restaurants, retail and entertainment

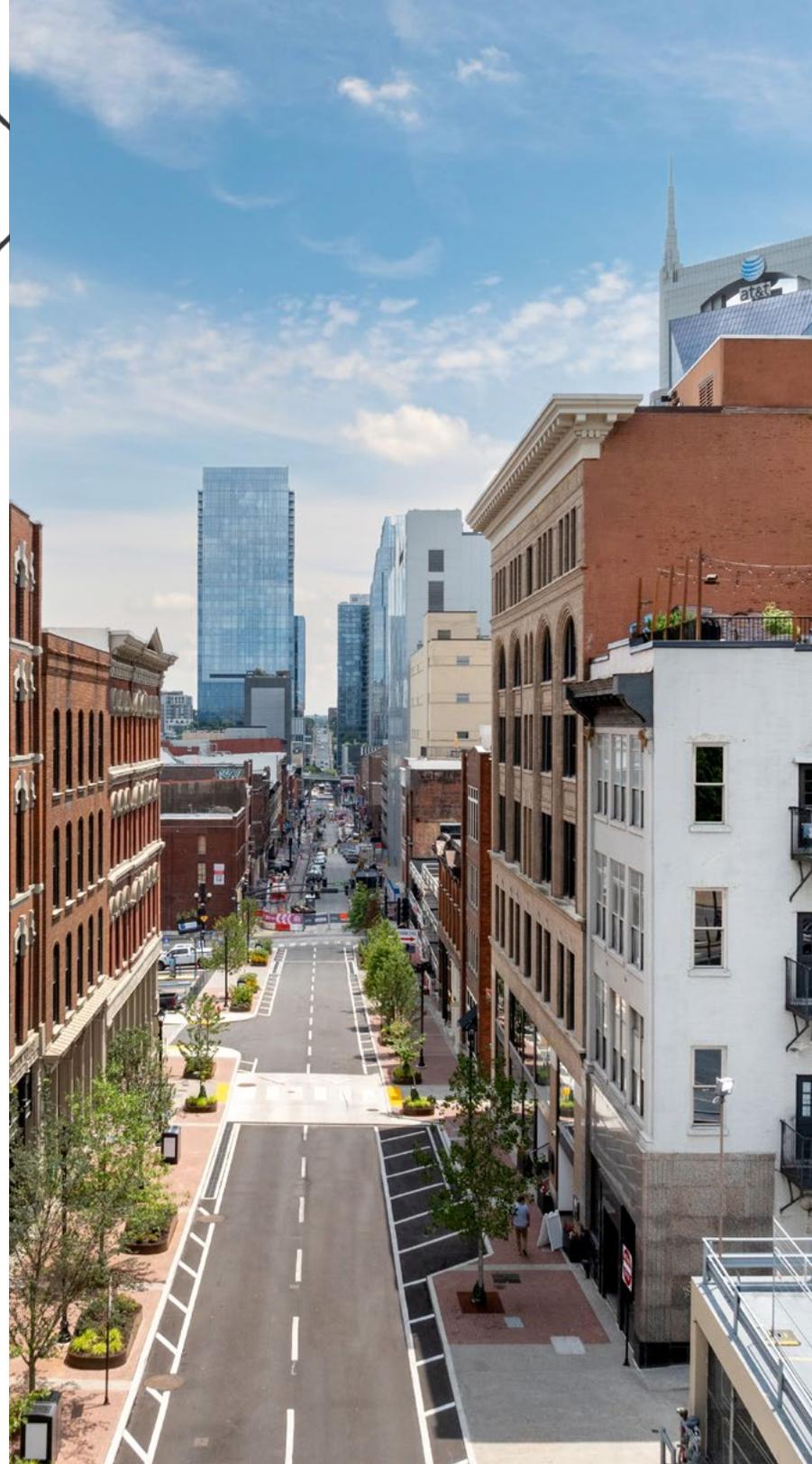




IDEAL LOCATION

CONNECTED TO THE CITY

- Walking distance to the Federal Courthouse & the Tennessee State Capitol Building, The Arcade, Bankers Alley, Printers Alley & 5th & Broadway
- 1 mile to I-24
- 2 miles to I-65
- 4 miles to I-40
- 0.5 mile to the East Bank & New Titans Stadium



NEARBY AMENITIES

RESTAURANTS

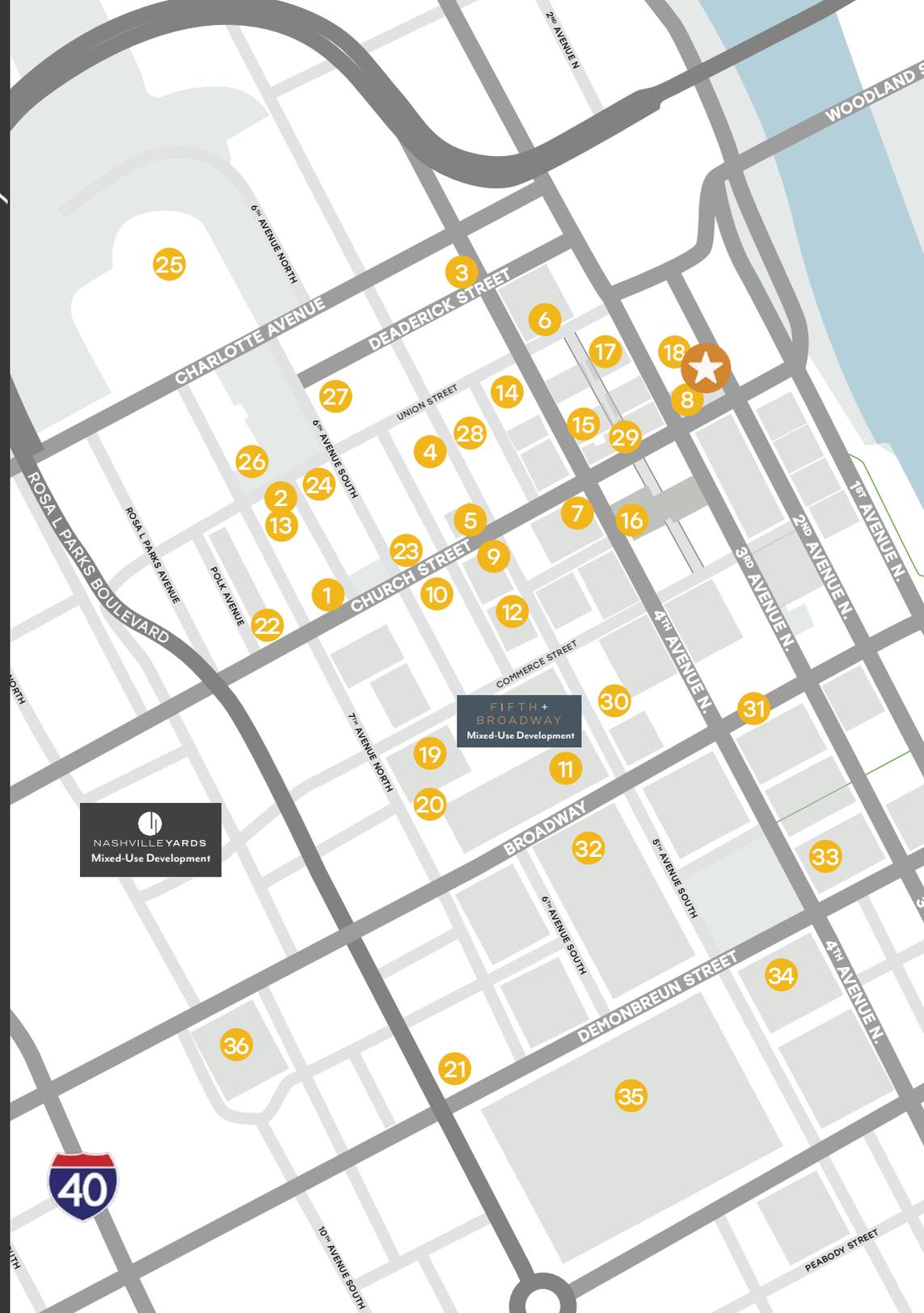
- 1 MORTON'S STEAKHOUSE
- 2 TILL FIVE PIZZA
- 3 STREET EATS DOWNTOWN
- 4 FROTHY MONKEY
- 5 PUCKETT'S GROCERY
- 6 JEFF RUBY'S
- 7 DEACON'S NEW SOUTH
- 8 GRAY AND DUDLEY
- 9 E + ROSE WELLNESS
- 10 D'ANDREWS BAKERY & CAFE
- 11 ASSEMBLY FOOD HALL
- 12 CORNER PUB

HOTELS

- 13 SHERATON GRAND
- 14 FAIRLANE HOTEL
- 15 THE BOBBY
- 16 DREAM NASHVILLE
- 17 HOTEL INDIGO
- 18 THE BANKERS ALLEY HOTEL
- 19 RENAISSANCE
- 20 HOLSTON HOUSE
- 21 1 HOTEL
- 22 HOMEWOOD SUITES
- 23 THE MADDOX HOTEL
- 24 THE HERMITAGE HOTEL

PLACES OF INTEREST

- 25 STATE CAPITOL
- 26 WAR MEMORIAL AUDITORIUM
- 27 TENNESSEE PERFORMING ARTS CENTER
- 28 THE ARCADE
- 29 PRINTERS ALLEY
- 30 RYMAN AUDITORIUM
- 31 LOWER BROADWAY
- 32 BRIDGESTONE ARENA
- 33 SCHERMERHORN SYMPHONY CENTER
- 34 COUNTRY MUSIC HALL OF FAME
- 35 MUSIC CITY CENTER
- 36 FRIST ART MUSEUM



#2

BEST CITY FOR
JOB OPPORTUNITIES
& EARNING POTENTIAL

CHECKR, 2025

#6

U.S. MARKET
TO WATCH

ULI, 2025



75%

U.S. MARKET WITHIN
A 2-HR FLIGHT

ULI, 2025

2M+

NASHVILLE MSA
POPULATION

NASHVILLE CHAMBER OF
COMMERCE, 2025

3.1%

UNEMPLOYMENT RATE
DEC. 2025

THE GROWTH OF NASHVILLE

Nashville, Tennessee has evolved from a regional music hub into a dynamic metropolitan city with a thriving commercial real estate market. Growth in healthcare, technology, and corporate headquarters has fueled demand for office, industrial, and mixed-use developments, while rapid population growth and downtown redevelopment have attracted national investors, positioning Nashville as one of the Southeast's most competitive markets.

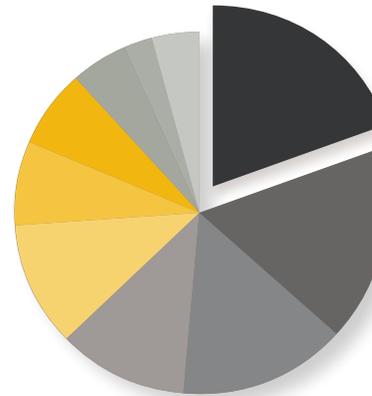
42.4%

GDP GROWTH
2012-2022

65%

OF COLLEGE GRADUATES
REMAIN IN THE REGION TO WORK

NASHVILLE'S HEALTHY & DIVERSE ECONOMY



- 21%** Trade, Transportation, and Utilities
- 18%** Professional and Business Services
- 16%** Education and Health Services
- 12%** Leisure and Hospitality
- 12%** Government
- 9%** Manufacturing
- 8%** Financial Activities
- 6%** Mining, Logging, & Construction Information
- 5%** Other Services

Nashville Chamber of Commerce, 2025



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