

1300 4TH AVENUE S
NASHVILLE, TN

For Lease | Retail / F&B | 5,697 SF

Retail Parking available | Patio opportunities available

DELUX
WEHO

OJAS



ABOUT THE PROPERTY

Located in the heart of Wedgewood-Houston, **DELUX WEHO** offers 5,697 SF of divisible retail space designed for standout restaurant and retail concepts. Set among creative studios, galleries, and some of the city’s top food and beverage destinations, this project places your brand in the center of Nashville’s most culturally dynamic neighborhood.

With large windows and doors, modern architecture, and a walkable streetscape, **DELUX WEHO** is ideal for chef-driven restaurants, cafés, boutique fitness, or experiential retail looking to connect with an urban, design-savvy audience.

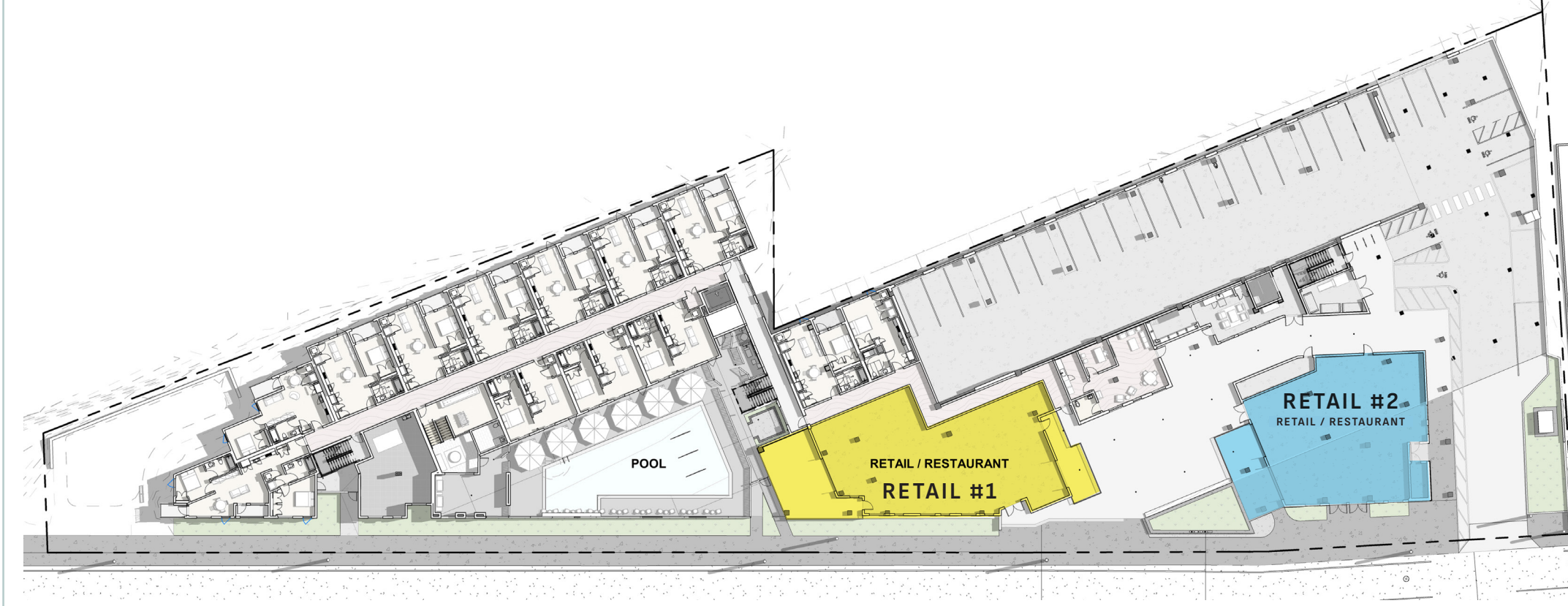
PROPERTY SPECIFICATIONS

Space Available	5,697 SF
Delivery Date	2026
Condition	Cold Dark Shell

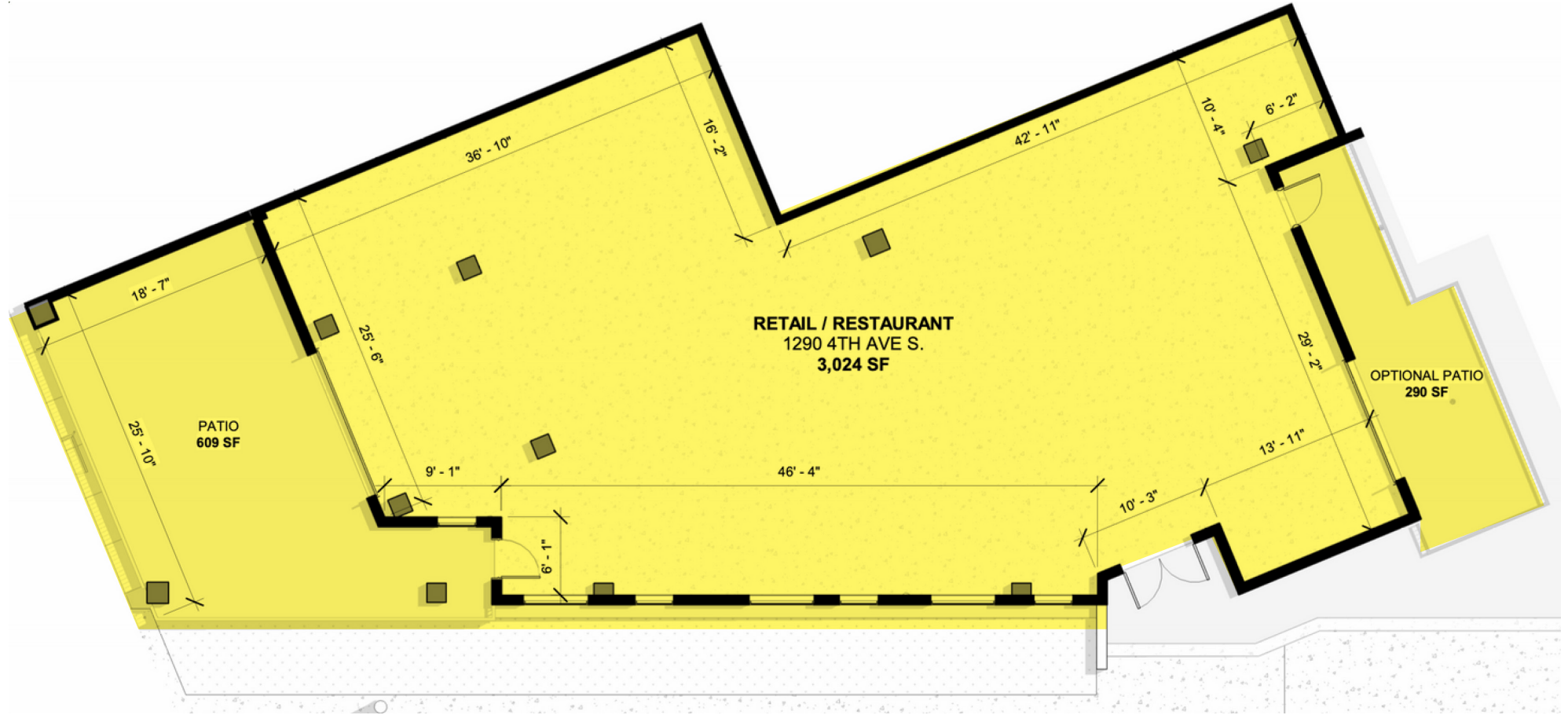
PROPERTY FEATURES

- Ideal for restaurant, café, boutique fitness, or specialty retail
- Street-level visibility with modern storefront design
- Operable garage doors for indoor/outdoor activation
- Built-in patio opportunities
- Walkable, design-forward neighborhood with strong residential and daytime traffic

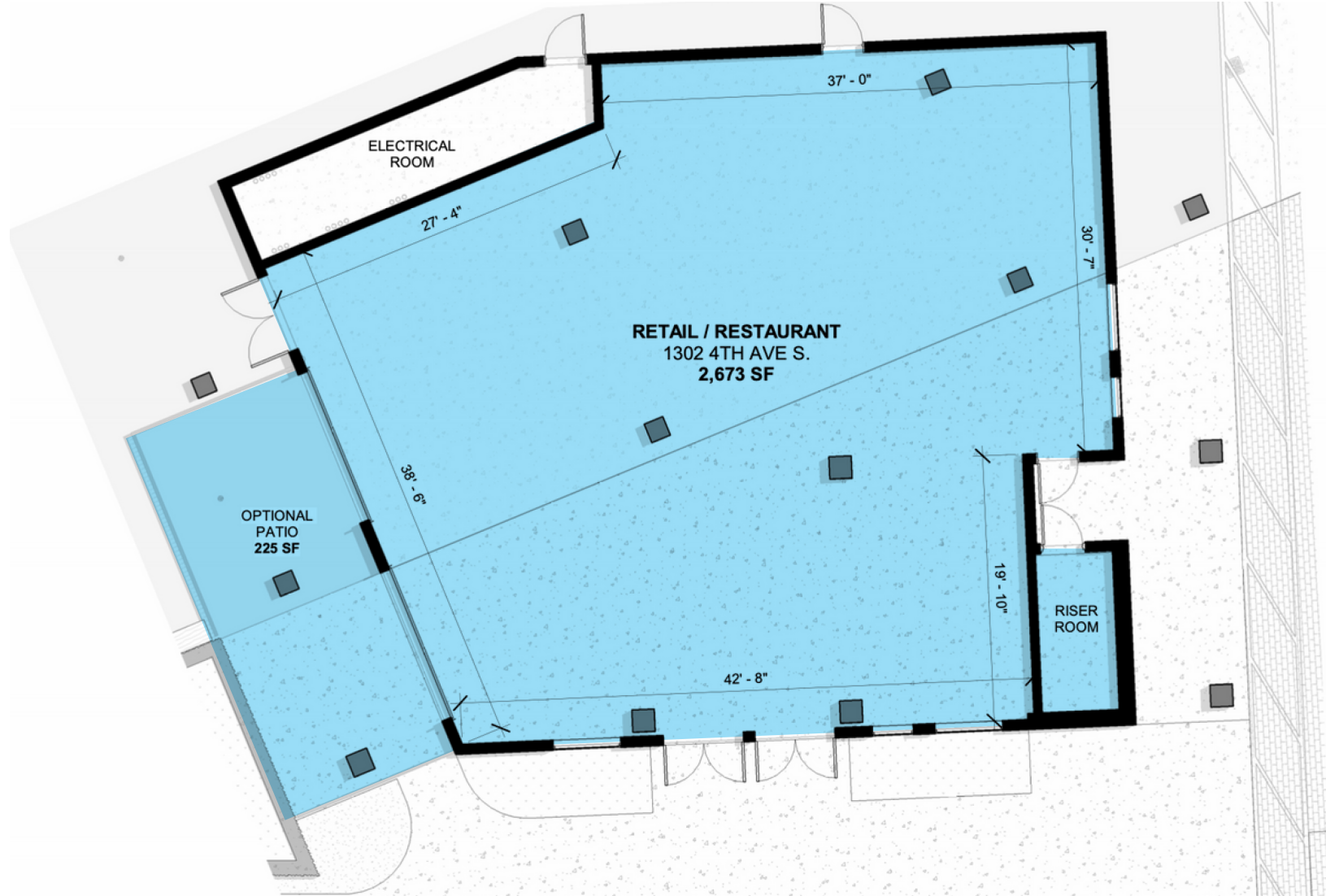


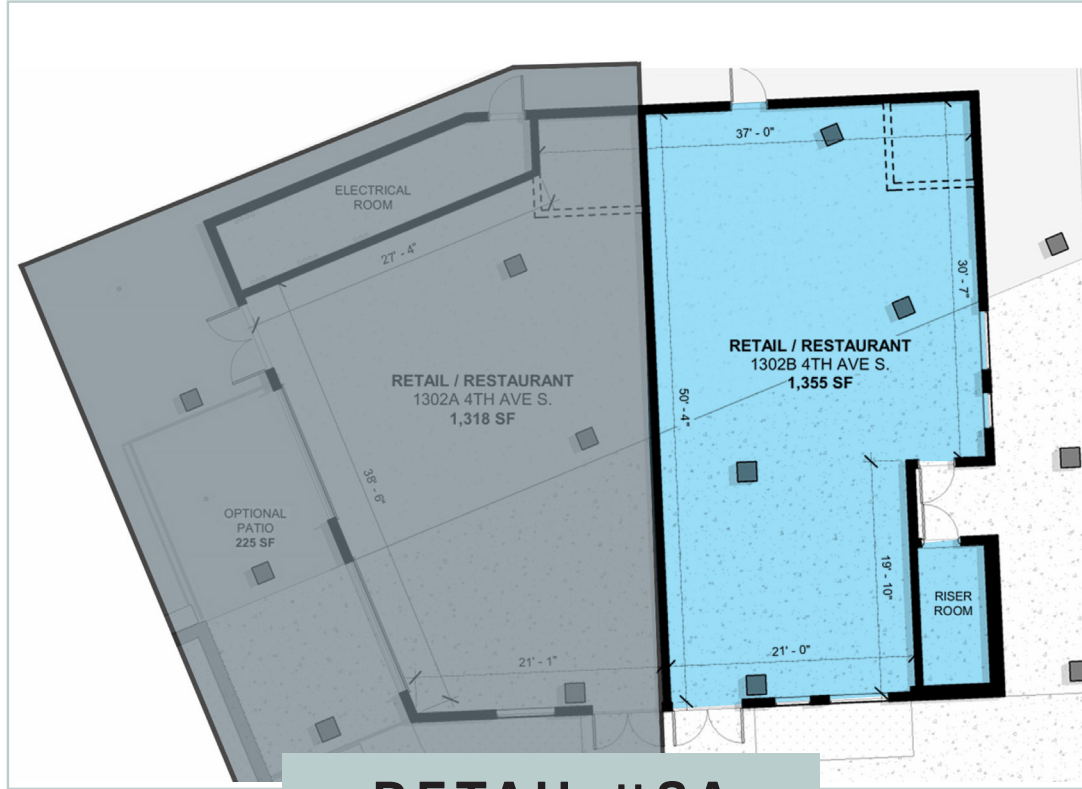


RETAIL #1

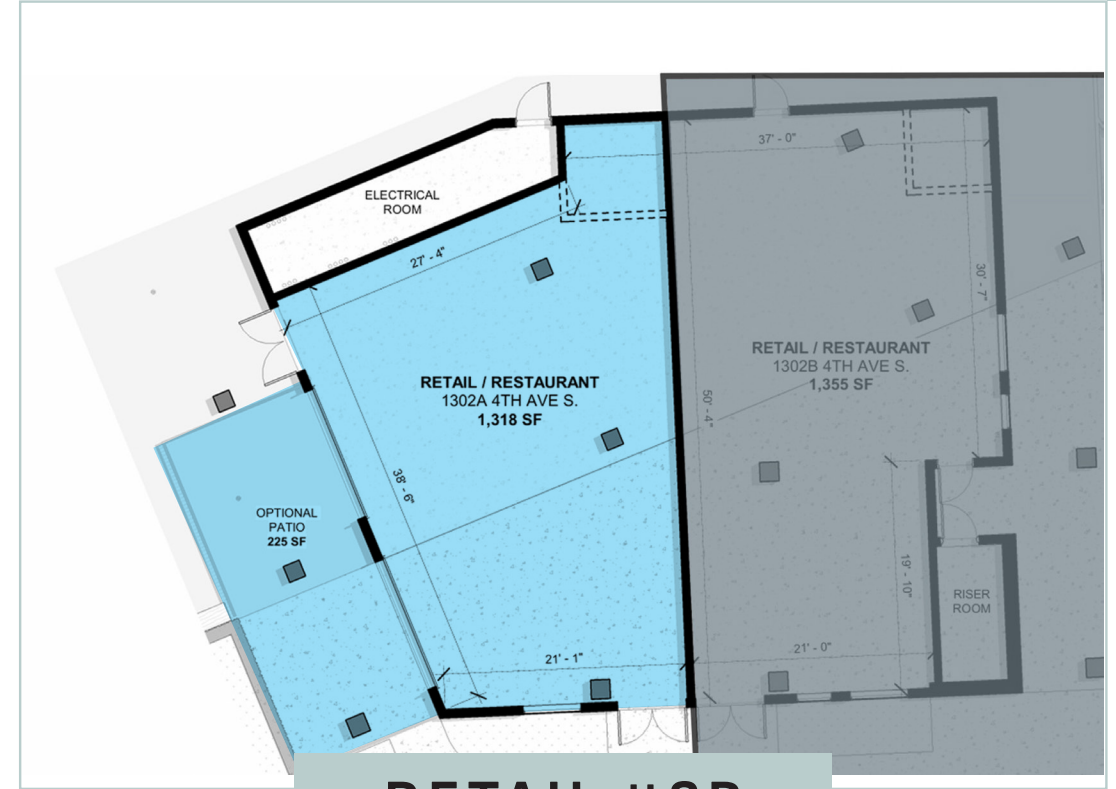


RETAIL #2





RETAIL #2A



RETAIL #2B

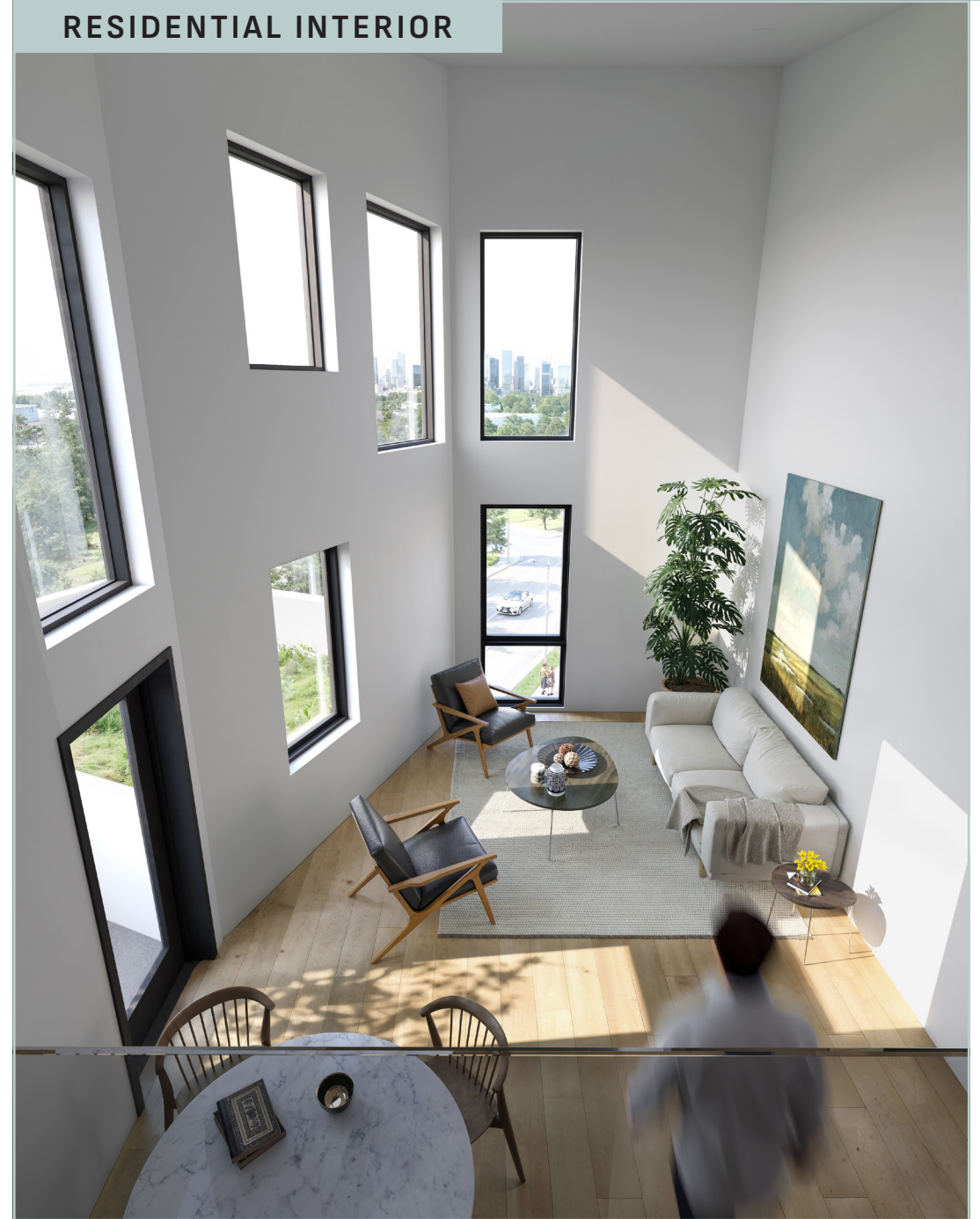
RETAIL #1



RETAIL #2



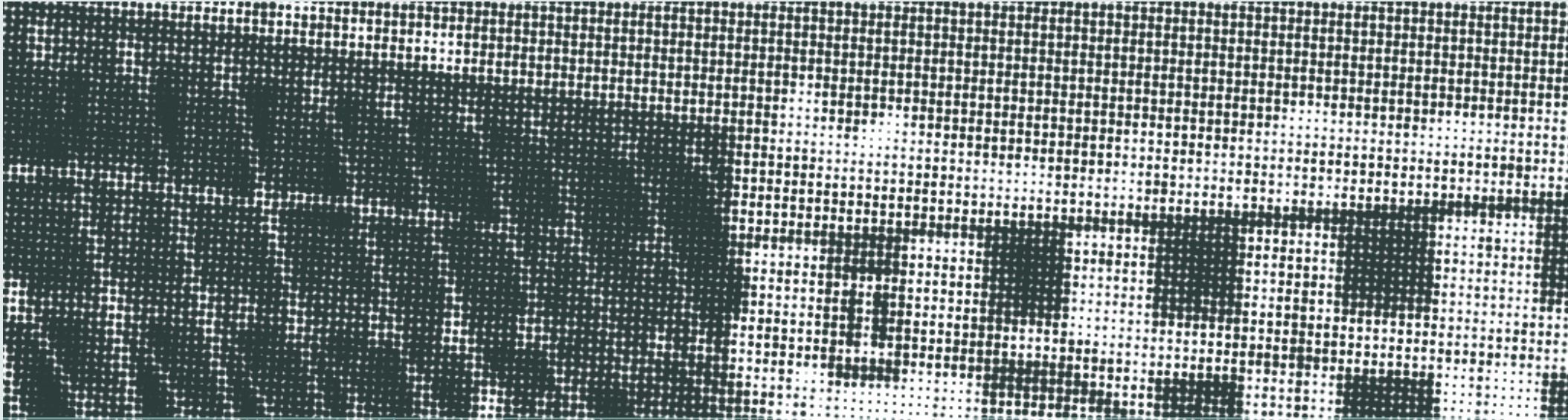
RESIDENTIAL INTERIOR



WEDGEWOOD HOUSTON

Over the past five years, the Wedgewood-Houston has undergone a remarkable transformation, experiencing a surge in growth and evolution. One prominent aspect of this change is the conversion of old warehouses, once symbols of industrial history, have found new life as creative spaces and living quarters, showcasing the area's adaptive reuse trend.

The neighborhood has experienced an influx in new housing developments, offering a range of contemporary living options. Contributing to the neighborhoods growing appeal is the emergence of exciting commercial developments. The neighborhood has become a hub for diverse retail and culinary experiences, with an array of new restaurants and shops enhancing its energy. Notable tenants such as the new soccer stadium, the exclusive Soho House, and Apple Music's presence. These destinations have further elevated Wedgewood-Houston's profile, attracting residents and visitors alike. This dynamic blend of residential and commercial growth underscores Wedgewood-Houston's journey into a modern, multifaceted community that blends contemporary living with a nod to its industrial past.



3,236

TOTAL
POPULATION

35.6

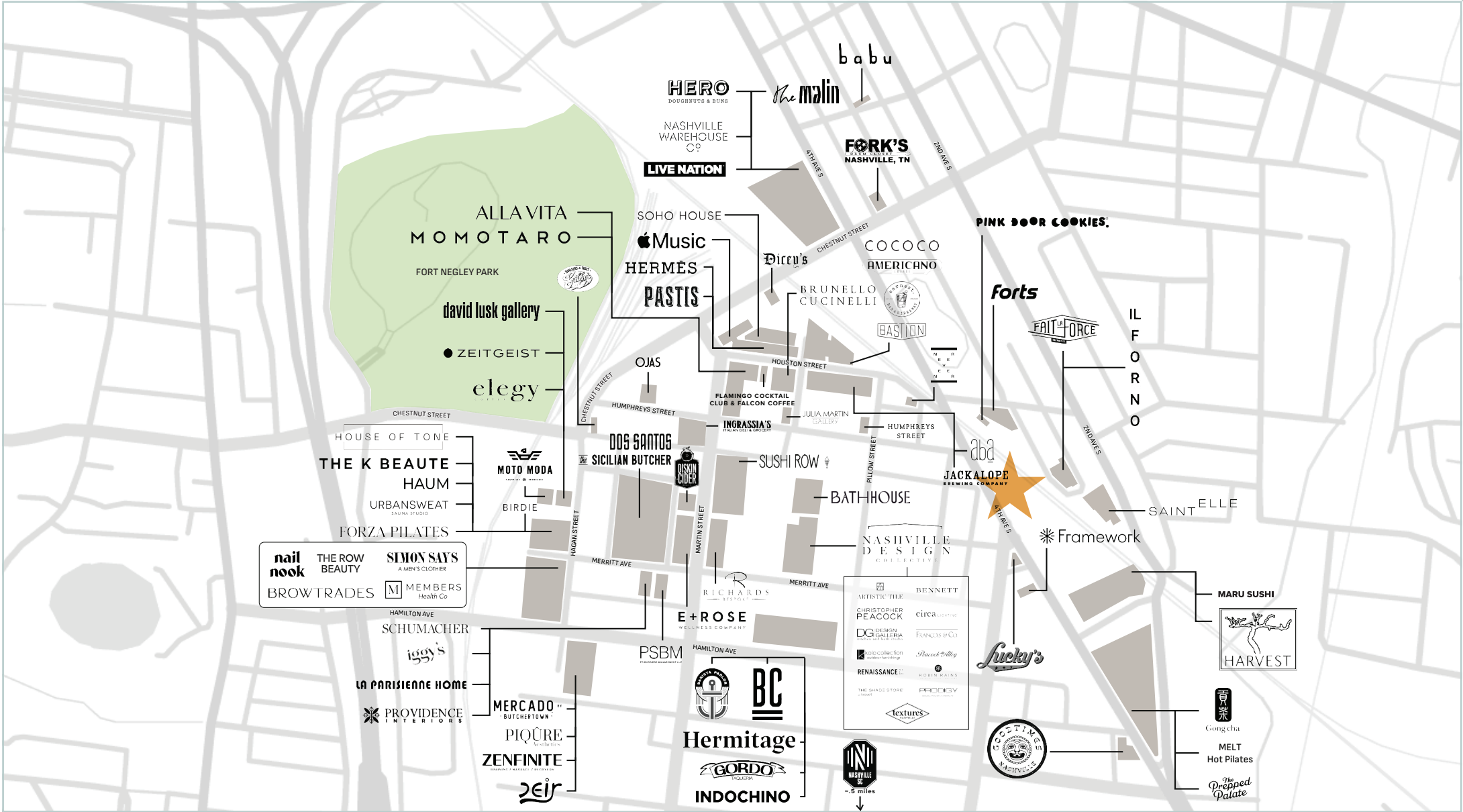
MEDIAN AGE

\$94K

AVERAGE
HOUSEHOLD
INCOME

1,654

TOTAL
HOUSEHOLDS





SUBJECT PROPERTY

SIMON SAYS
A MEN'S CLOTHIER

E + ROSE
WELLNESS COMPANY

URBAN
SWEAT
SAUNA STUDIO


SOHO HOUSE

PASTIS

aba

david lusk gallery

SUSHI ROW 

iggy's

FORZA
PILATES

● ZEITGEIST

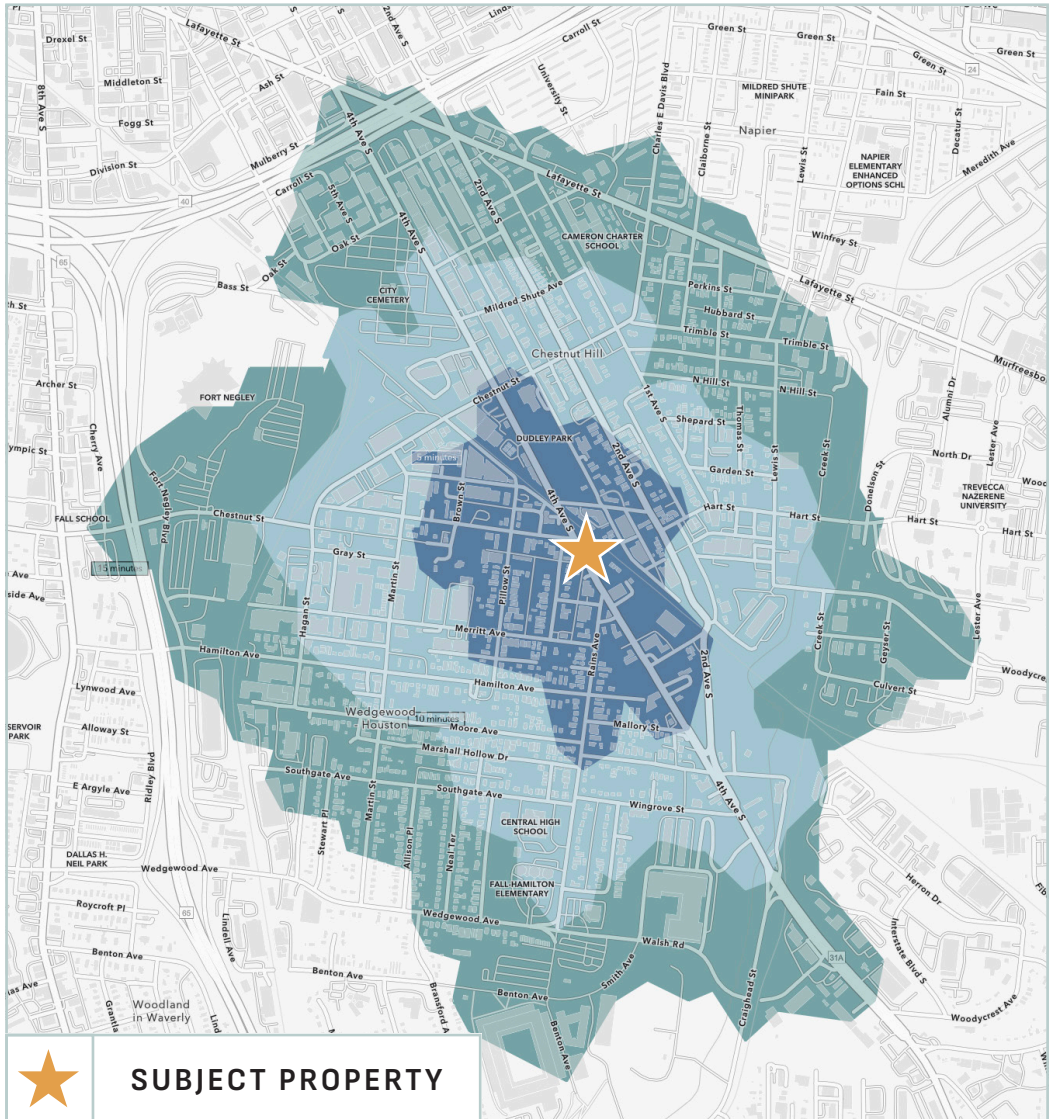
VOLTA

BATHHOUSE

elegy
coffee


HERMÈS
PARIS

SCHUMACHER
since 1889

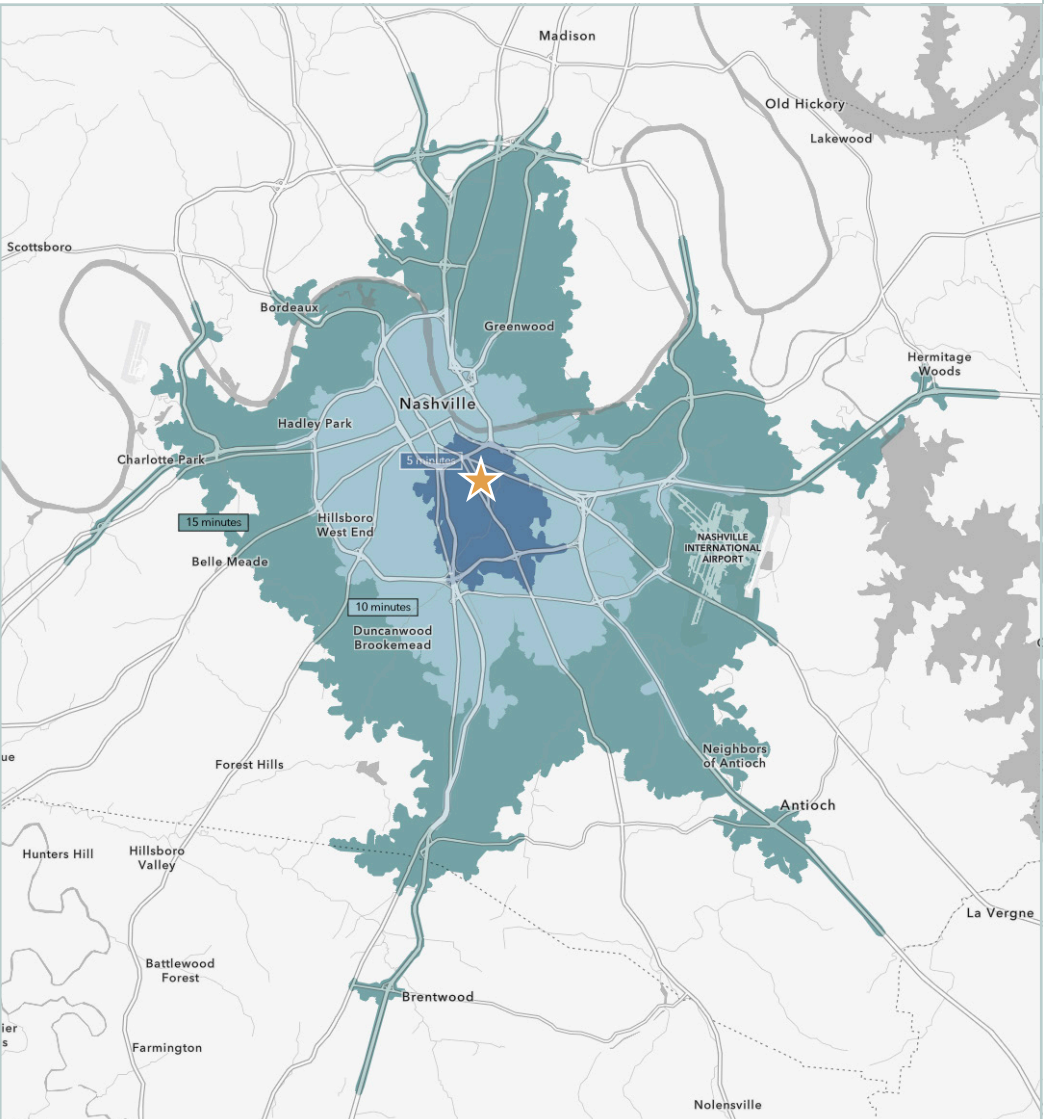


WALK TIME MAP

5 MINUTE

10 MINUTE

15 MINUTE



DRIVE TIME MAP

5 MINUTE

10 MINUTE

15 MINUTE

NASHVILLE

The Nashville retail market has taken off, attracting first-in-class, national retailers and restaurant operators who are looking to expand in the Sunbelt markets. Given Nashville's business-friendly practices, the influx of corporations, and the music & entertainment scene, the retail consumer familiar with bespoke retailers & best-in-class restaurants has migrated from primary markets such as Los Angeles, New York, and Chicago. Brands and restaurants with cult followings have paid attention to this migration and are establishing their presence throughout the city's array of emerging urban retail destinations.

National, esteemed restaurateurs and hospitality groups such as **Jean-George** (Drusie & Darr, The Pink Hermit), **Sean Brock** (Audrey, Bar Continental, June), **Andrew Carmellini** (Carne Mare), **Craig Susser** (Craig's), **Starr Restaurants / Keith McNally** (Pastis), **Boka Restaurant Group** (Momotaro), **Lettuce Entertain You** (Aba, Sushi-San), **Noble 33** (Meduza), **Berg Hospitality** (Annabelle), **Long Shot Hospitality** (SaltLine), **Four Happy Men Hospitality** (Sauced), **Castellucci Restaurant Group** (Iberian Pig), **Ford Fry** (Superica, The Optimist, Le Loup, Star Rover), **Fox Restaurant Concepts** (Pushing Daisies, The Henry), and **Indigo Road Hospitality** (O-Ku, Oak), have all added Nashville to their roster. Not only has Nashville been the destination for restaurant expansion, but the city has enticed these operators such as New York - based Anthony Scotto (**Pelato, Luogo**), Tara and Henry Roberts (**Two Hands**), and John Burns Patterson (**Frankies**) to relocate their lives to the city.

As Nashville quickly becomes one of the top tourist destinations in the country, an influx of high end hotels including the **Four Seasons, St. Regis, Pendry, Ritz Carlton, 1 Hotel, The Edition**, and **Soho House** have identified locations to plant a flag in the market. The luxury retail brands are following suit. **Kirna Zabete** recently opened in Green Hills, and others, including **Hermès**, and luxury spa, **Bathhouse**, are set to open in Wedgewood Houston.

The city's appeal is undeniable, attracting brands such as **La Ligne, Sezane, Todd Snyder, Aviator Nation, Little Words Project, Rails, Reformation, Jenni Kayne, Yellow Rose, Hart, Birkenstock**, and **Stoney Clover Lane**. Furthermore, and unprecedented for a city of its size, the city is seeing young brands such as **Buck Mason, Gorjana, Abercrombie, Alo Yoga, Faherty**, and **Vuori** executing on and exploring second locations within the urban core showing the strength in sales volumes they are experiencing in their first location in the market. Nashville has a national spotlight, attracting best-in-class **Sid & Ann Mashburn** and **Walt Grace Vintage**, but is also home to artisan, local retailers, including **Savas, Weiss Watch**, and **Imogene + Willie**, who round out the retail offering and create a unique and dynamic retail environment worthy of putting Nashville on the map.

NATHAN FROST

615.208.6533

nathan.frost@ojaspartners.com

ELAM FREEMAN

615.219.5174

elam@ojaspartners.com

OJAS

