



# SALE OR LEASE

±5,097 SF Stand-Alone Commercial Building

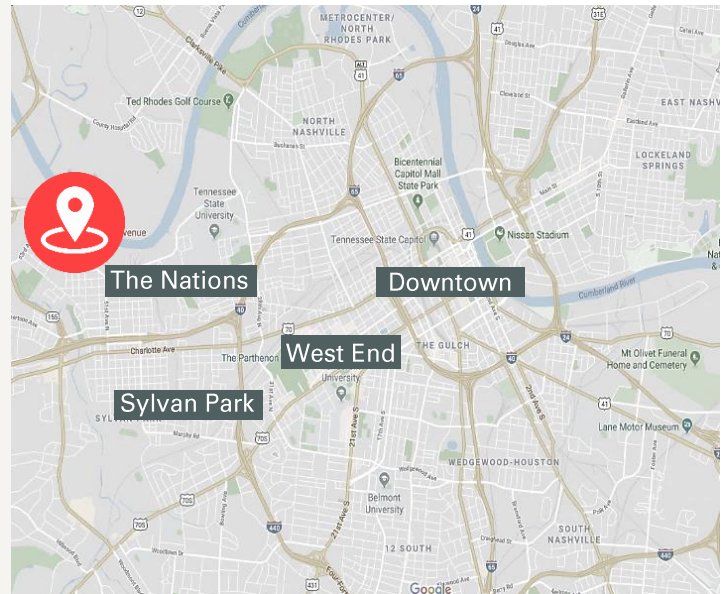
- ±3,315 SF 1st Floor Space for Lease

Rare Opportunity to Lease or Purchase a Commercial Building in the Heart of the Nations

5611 Ohio Avenue, Nashville, TN 37209

## HIGHLIGHTS

- ±5,097 SF Stand-Alone Commercial Building in the Nations
  - Sale Price: \$2,585,000
- ±3,315 SF for Lease
  - 1st Floor: ±3,315 SF (**Available**)
  - 2nd Floor: ±1,782 SF (**Leased**)
  - (1st and 2nd floor are connected via an internal staircase)
  - Lease Rate: \$26.00 / SF NNN with approximately \$6.00 / SF in NNN pass throughs
- Great location in the burgeoning Nations neighborhood
- Recent revitalization has made the Nations one of Nashville's hottest communities
- Site is within walking distance to several prominent restaurants and retail stores



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Exclusively listed by:  
Charles Hawkins Co.  
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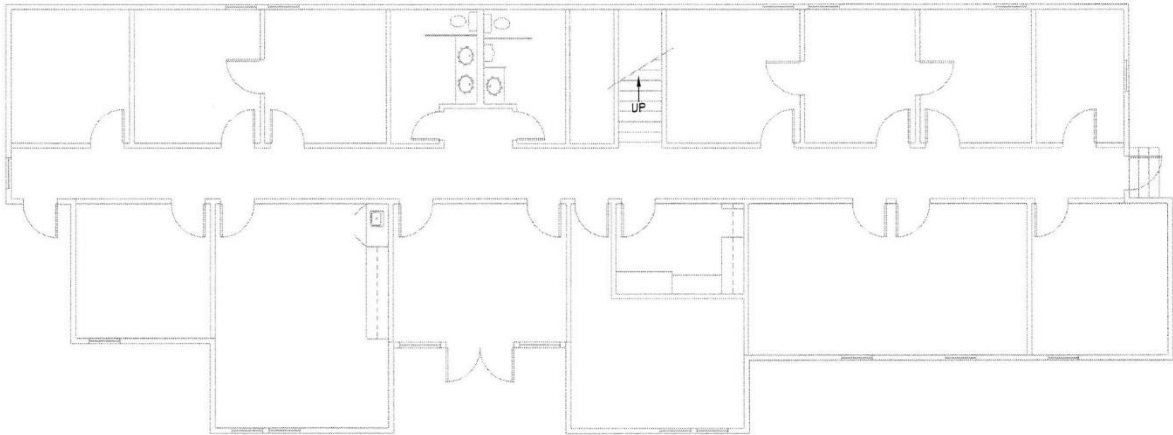
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Davidson County

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## 1<sup>st</sup> FLOOR FLOOR PLAN

Interior

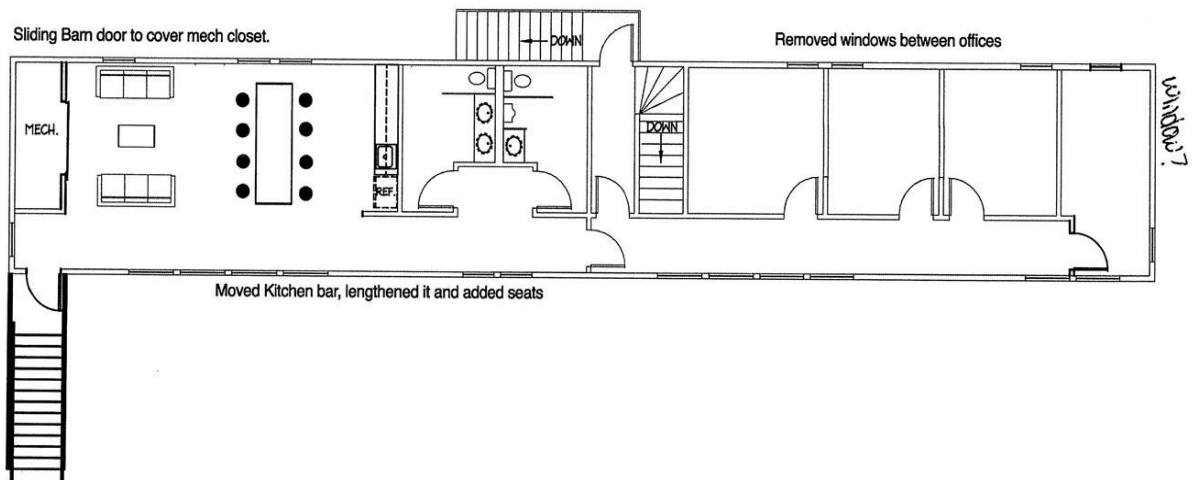
Design



## 2<sup>nd</sup> FLOOR FLOOR PLAN LEASED

Interior

Design



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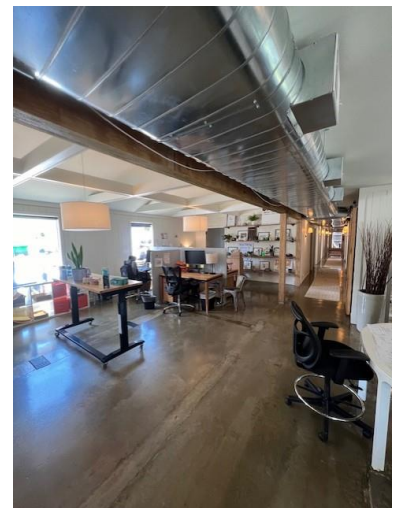
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**Silo Bend Development**  
 Multi-phase development; 600+ residential units with retail

**Silo Studios**  
 65,000 SF Creative Office, Restaurant & Retail Space

**Modera Apartments**  
 3-building mixed use project with as many as 398 units

**Stocking 51**  
 Redevelopment and expansion of former Belle Meade Hosiery Mill

**L&L MARKET**  
 Culture + Co.  
 Honest Coffee  
 Bold Patriot Brewing  
 PennePazze  
 Vinnie Louise  
 Five Daughters Bakery  
 Judith Bright  
 Taco Chela  
 Thai Ni Yom  
 Gracie's Milkshake Bar  
 Nash TN  
 Cycle Bar  
 Etc.

**SYLVAN SUPPLY**  
 Red Perch  
 Another Broken Egg  
 Barista Parlor  
 Black Dynasty  
 Double Dogs  
 Greys Fine Cheese  
 ElaMar  
 Radish Kitchen  
 Etc.

# THE NATIONS

## A TRUE FRONT-YARD NEIGHBORHOOD

Situated southwest of downtown Nashville, the Nations has quickly become one of Nashville's most sought-after locations and is truly a hyper-local experience. Part of the appeal is the revitalization and transformation of numerous existing industrial buildings with distinctive architectural features into unique mixed-use developments, attracting various trendy and hip businesses such as: craft breweries, neighborhood bars, fast-casual eateries, chef-driven restaurants, art galleries, etc.

# LIVE – WORK – PLAY

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