

823 WOODLAND ST | NASHVILLE, TN 37206

- ▷ Up to 3,750 SF Available — Divisible
- ▷ East Nashville — Main St & Woodland St
- ▷ Retail | Medtail | Creative Office | F&B

STRIDE

COMMERCIAL

823 Woodland Street

RETAIL + OFFICE FOR LEASE // EAST NASHVILLE // NASHVILLE, TN

Building Overview

823 WOODLAND ST | NASHVILLE, TN 37206

Total Building SF: 7,500 SF (2-story)

Available SF: Up to 3,750 SF — 2nd Floor / Top Floor
(on-grade with Woodland St)

Divisible: Yes

Lease Type: NNN

Availability: Available Now

Parking: 28 dedicated spaces (3.73:1,000 SF) + overflow at
800 Main St

Year Built: 1960, renovated 2025

Zoning: MUL-A (mixed-use limited) — OV-UZO and MDHA-EB
overlays

Signage: Double-sided pylon sign + building signage on three
streets — Main St, Woodland St, S. 9th St

Condition: Warm shell — 2 restrooms, bar utility rough-in,
new windows, partial demising



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Executive Summary

OPPORTUNITY

823 Woodland Street offers up to 3,750 SF of second-floor retail, medtail, or creative office space in one of East Nashville's most walkable and accessible locations — sitting at the intersection of Main Street and Woodland Street, steps from downtown Nashville and the Nissan Stadium corridor. The space occupies the top floor of a 7,500 SF two-story building, positioned on-grade with Woodland Street, and delivers in warm shell condition with 10.7'–13.3' ceiling heights, two in-place restrooms, utility lines for a bar area, new windows, and partially demised walls. Divisible to accommodate a wide range of uses including F&B, medtail, soft goods, entertainment, experiential retail, and creative office — with an existing double-sided pylon sign and building signage visible from Main Street, Woodland Street, and South 9th Street.



HIGHLIGHTS

- Up to 3,750 SF on Woodland St — divisible, accommodating a wide range of user sizes
- Warm shell delivery — 2 restrooms, bar utility rough-in, new windows, partial demising
- Double-sided pylon sign + building signage on three streets — Main St, Woodland St, S. 9th St
- On-grade with Woodland Street — direct storefront access from Woodland St level
- Steps from Downtown Nashville and Nissan Stadium — prime East Nashville / SoBro gateway location
- In-place one 200-amp + one 400-amp electrical panel — substantial power for restaurant or experiential uses

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About the Space



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AVAILABLE SPACE

- 823 Woodland St — 2nd Floor (On-Grade with Woodland St)
- Up to 3,750 SF — divisible, accommodating a wide range of user sizes
- Current configuration: warm shell with partial demising
- Suited for retail, F&B, medtail, entertainment, or creative office
- **Available:** Now

2

SPACE FEATURES

- **Ceiling heights:** 10.7' – 13.3'
- New windows — natural light throughout
- Partially demised walls — flexible configuration
- **Power:** One 200-amp panel + one 400-amp panel

3

LANDLORD INVESTMENT

- Capital improvements completed — landlord has invested significantly to prep space for new tenant
- New windows + storefront glass — natural light, modern facade
- Restrooms in place — 2 fully built restrooms
- Bar utility rough-in — plumbing roughed in for F&B or experiential use
- Tenant improvement allowance — negotiable based on use and term

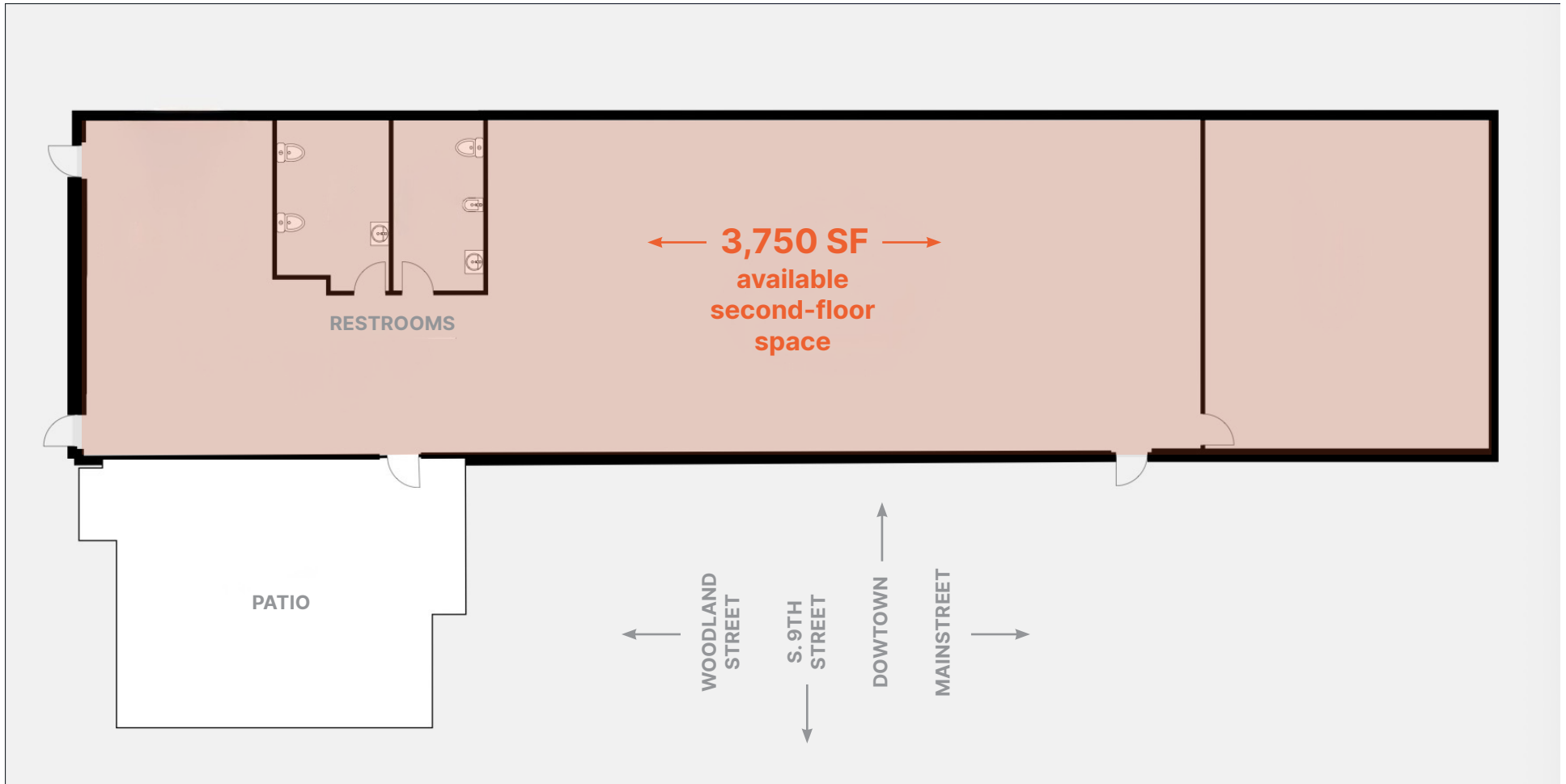
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Floor Plan

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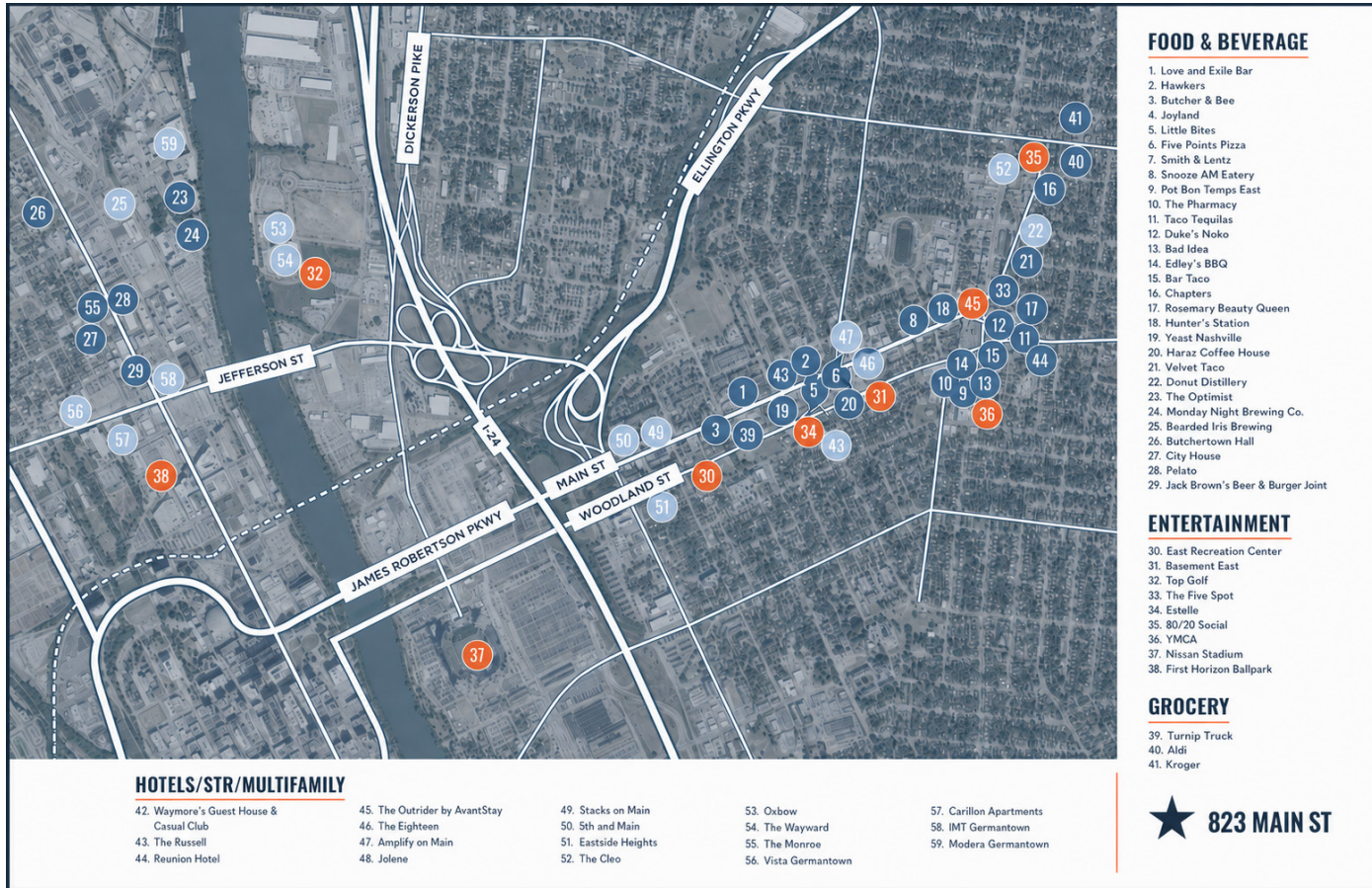


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Location & Access



DRIVE TIMES & ACCESS

Destination	Distance
Downtown Nashville (Broadway)	~1.5 miles / ~5 min
Nissan Stadium	~0.5 miles / ~2 min
I-24 / I-65 (Interstate Dr)	~0.5 miles / ~2 min
Five Points (East Nashville)	~1 mile / ~4 min
800 Main St (additional parking)	~0.2 miles / walking distance
BNA Nashville Int'l Airport	~7 miles / ~13 min via I-40
Germantown	~2 miles / ~6 min

ACCESS & VISIBILITY

- On-grade with Woodland St — direct street-level entry from Woodland St; Main St access one floor below
- Building signage visible from Main St, Woodland St, and S. 9th St — three-street exposure
- Double-sided pylon sign + building signage on three streets — Main St, Woodland St, S. 9th St
- 28 dedicated spaces (3.73:1,000 SF) + overflow at 800 Main St
- ~0.5 miles to I-24/I-65 via Interstate Dr — fast regional access from East Nashville gateway

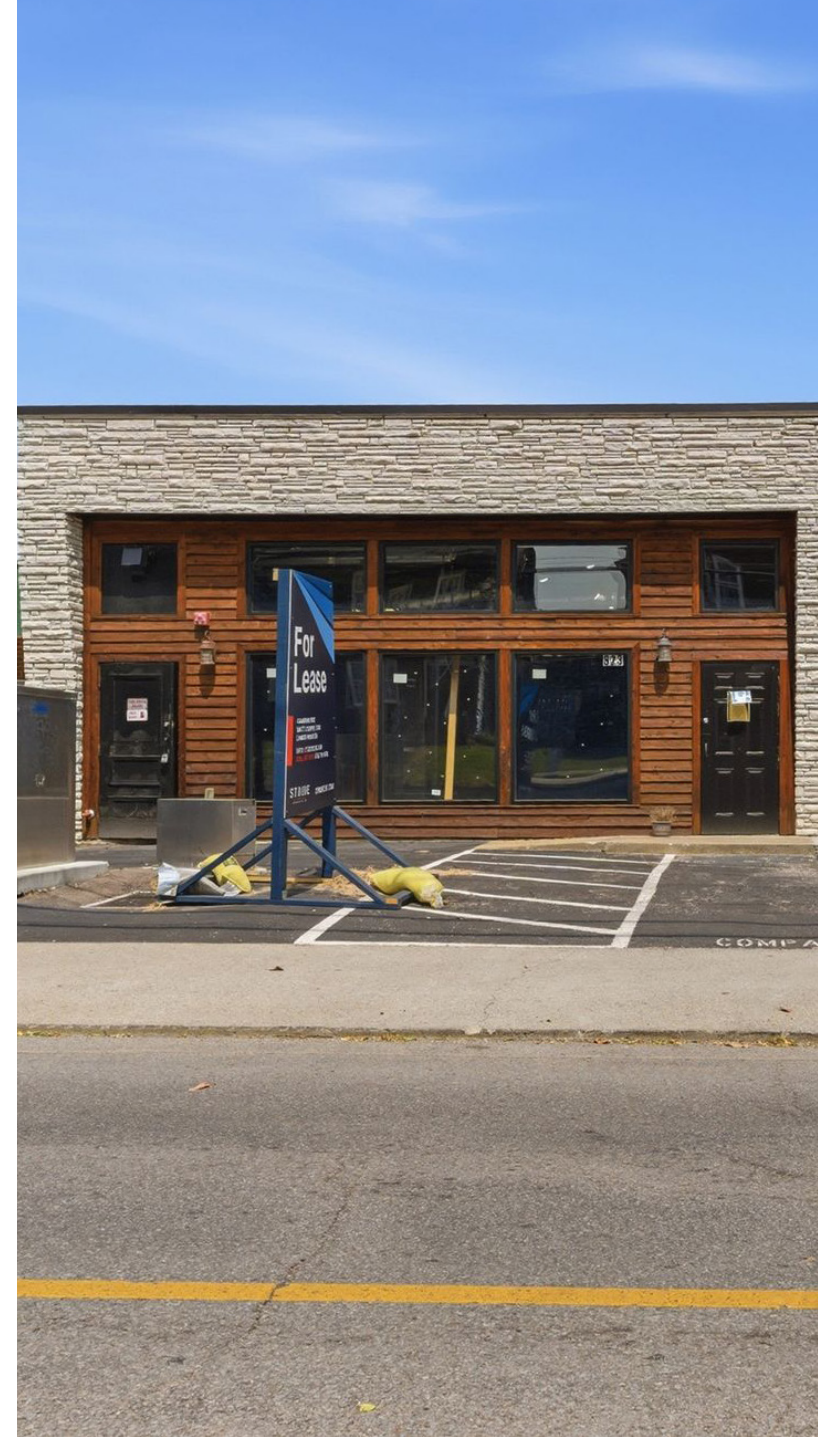
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Building Specs

Year Built	1960
Stories	2 (Available space is top floor — on-grade with Woodland St)
Total Building SF	7,500 SF
Available SF	Up to 3,750 SF (2nd floor)
Ceiling Clear Height	10.7' – 13.3'
Power	One 200-amp panel + one 400-amp panel (in vacant space)
Utilities	Water (submetered), gas, electricity
Parking	28 spaces: 9 on Woodland St + 19 off S. 9th St (3.73:1,000 SF) + additional at 800 Main St
Signage	Existing double-sided pylon sign + building signage on all sides
Zoning	MUL-A — OV-UZO and MDHA-EB overlays
Permitted Uses	Retail, F&B, medtail, entertainment, experiential, creative office — flexible MUL-A zoning
Property Format	Multi-tenant 2-story — lower floor: Scenthound + Woodland Play Café; upper floor: available
Loading Doors	None

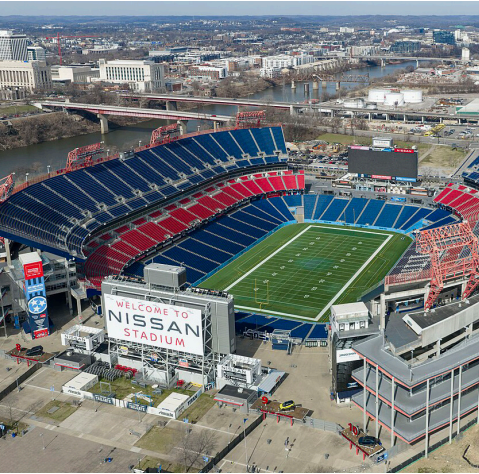


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Amenities & Neighborhood



ABOUT EAST NASHVILLE / MAIN ST / WOODLAND ST

823 Woodland Street sits at the eastern gateway to downtown Nashville, at the junction of Main Street and Woodland Street — the two primary commercial streets connecting East Nashville to the Broadway entertainment district and Nissan Stadium. This location gives tenants both the energy and identity of East Nashville and the foot traffic and visibility of the downtown corridor. The area draws a broad mix of users: neighborhood residents, office workers, concert-goers from Nissan Stadium, and visitors exploring East Nashville's well-established dining, brewery, and boutique retail scene.

GROUND-FLOOR CO-TENANTS (SAME BUILDING)

- Scenthound — pet grooming and daycare (ground floor, same building)
- Woodland Play Café — children's day-out café and kids play concept (ground floor, same building)

NEARBY BUSINESSES & AMENITIES

- Nissan Stadium — home of the Tennessee Titans (~0.5 mi W on Woodland St)
- Corsair Distillery & Taproom (~0.4 mi)
- Biscuit Love East — breakfast and brunch (~0.5 mi)
- Joyland — neighborhood bar (~0.6 mi on Main St)
- Haraz Coffee — specialty coffee (~0.6 mi on Main St)
- Shelby Park & Shelby Bottoms Greenway (~1 mi SE)
- Downtown Nashville / Broadway entertainment district (~1.5 mi W)
- 800 Main St — additional parking partner (nearby)

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Traffic & Demographics

TRAFFIC COUNTS

Road	Count	Year
Woodland St (at property)	7,949	2023
Main St (one block south of property)	22,733	2025
Woodland St (S. 6th St NE)	8,128	2022
S. 10th St	6,389	2024
11th St (south of Gallatin)	3,022	2019

Source: STDB / commercial listing data, 2019-2024.

112,868

POPULATION

34.6

MEDIAN AGE

\$82,752

MEDIAN HH INCOME

Source: 3-mile radius. Source: STDB, 2025 estimates.

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