



**For Sale**

**0.38 AC**

**Development Opportunity**

**Located in the Heart of Historic Germantown**

1216-1220 3rd Avenue North  
Nashville, Tennessee 37208

1216-1220 3rd Avenue North  
0.38 AC Total

3rd Avenue North

Ronnie Wenzler, SIOR

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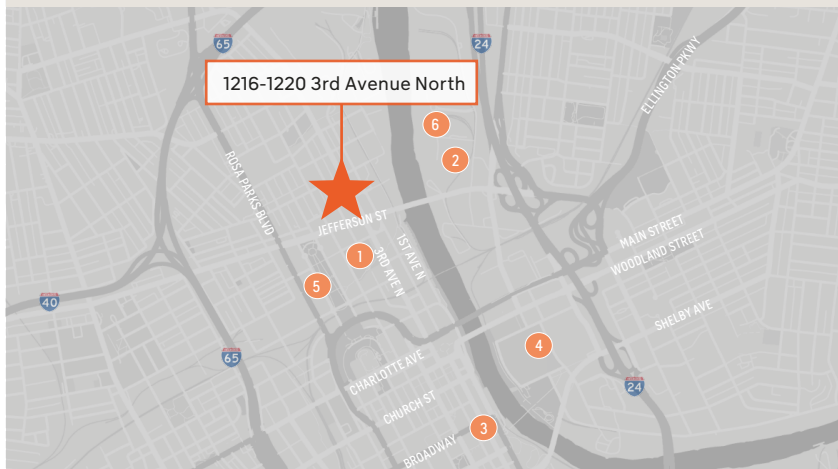
**PROPERTY HIGHLIGHTS**

- + Rare Chance for Development in One of Nashville's Most Charming, Sought-After Neighborhoods
- + Zoned IR (Industrial) / UZO (Urban Zoning Overlay)
- + Restaurant / Retail Development - No Zoning Change Needed
- + Townhomes, Short Term Rental, Single-Family, Multifamily, Hotel Opportunities - Zoning Change Required
- + Site Plan with Redevelopment Opportunities Upon Request
- + Ease of access and proximity to major city attractions and amenities such as Lower Broadway, River North, Nissan Stadium, TopGolf, First Tennessee Park, the Farmer's Market, Bridgestone Arena, Ryman Auditorium, Brooklyn Bowl



## AREA HIGHLIGHTS

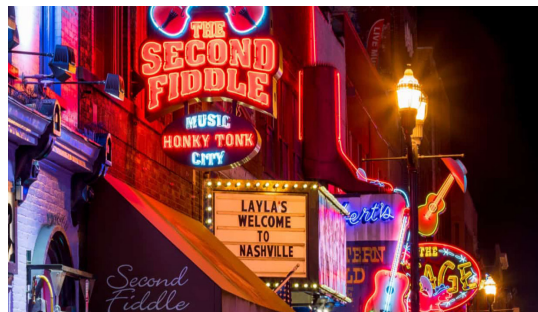
Nestled right in the heart of Nashville’s most authentic urban neighborhood, 1216-1220 3rd Avenue North offers an unparalleled development opportunity. This vibrant neighborhood features superb restaurants, trendy coffee shops, and charming boutiques, including popular spots like Brooklyn Bowl, Geist, City House, The Optimist, and Fifth & Taylor. With its seamless blend of residential and commercial buildings, Germantown is renowned for its ease of access and proximity to Downtown Nashville and top attractions such as Lower Broadway, River North, Nissan Stadium, TopGolf, First Horizon Park, the Farmer’s Market. Any project at 1216-1220 3rd Avenue North will be at the epicenter of Nashville’s dynamic lifestyle and vibrant culture.



1 First Horizon Park - 0.3 Miles



2 TopGolf - 0.7 Miles



3 Lower Broadway - 1.3 Miles



4 The New Nissan Stadium - 1.5 Miles



5 Nashville's Farmer's Market - 0.8 Miles



4 River North Development - 1.1 Miles

NEARBY AMENITIES





**Oracle World Headquarters**  
Under Construction  
Part of River North; 75-Acre Live & Work Campus; 2M SF Office, Retail, Community Space, Nobu Hotel; Project Includes Pedestrian Bridge to Connect River North & Germantown

**The Neuhooff District**  
Block One  
14-Story, 280K SF Office, 8K SF Retail

**Contour**  
Proposed  
Part of River North; 7-Stories; 433 Apartments; 13.5K Retail

**The Oxbow**  
Part of River North; 7-Stories; 296 Apartments; 20K Retail

**The Wayward**  
Part of River North; 7-Stories; 355 Apartments; 19K Retail

**Riverchase Redevelopment**  
Proposed (Phase I)  
Mixed-Use, 1.1K Apartments; 11.48-Acre Site; Retail

**East Nashville's Five Points**



**The Neuhooff District**  
Block Three  
196 Apartments, Retail & Parking

**The Neuhooff District**  
Block Two  
108K Class A Office, 43K SF Retail, The Barge Amenity Deck

**Retail Pavilion**  
Under Construction  
Part of River North; 20.7K SF Retail

**The Landings**  
Part of River North; 4-Stories; 78K SF Class A Office



**The Neuhooff District**  
Block Four  
348 Apartments, Retail & Parking

**LC Germantown**  
411 Apartments across 4-Building Campus

**Artist Lofts**  
210 Apartments, Retail

**CubeSmart Self Storage**

**1216-1220 3rd Avenue North**

**Atlas Germantown**  
101 Apartments

**Life Storage**

**IMT Germantown**  
276 Apartments

**The Monroe**  
244 Apartments



**PELATO**



**For Sale**  
0.38 AC Total Acreage

**Germantown Development Opportunity**

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