

UNIQUE SYLVAN PARK RESTAURANT OPPORTUNITY

UPDATE: LANDLORD COMPLETED RENOVATION 2024



OJAS

306 46TH AVENUE N

For Lease

Restaurant / Retail

2,636 SF

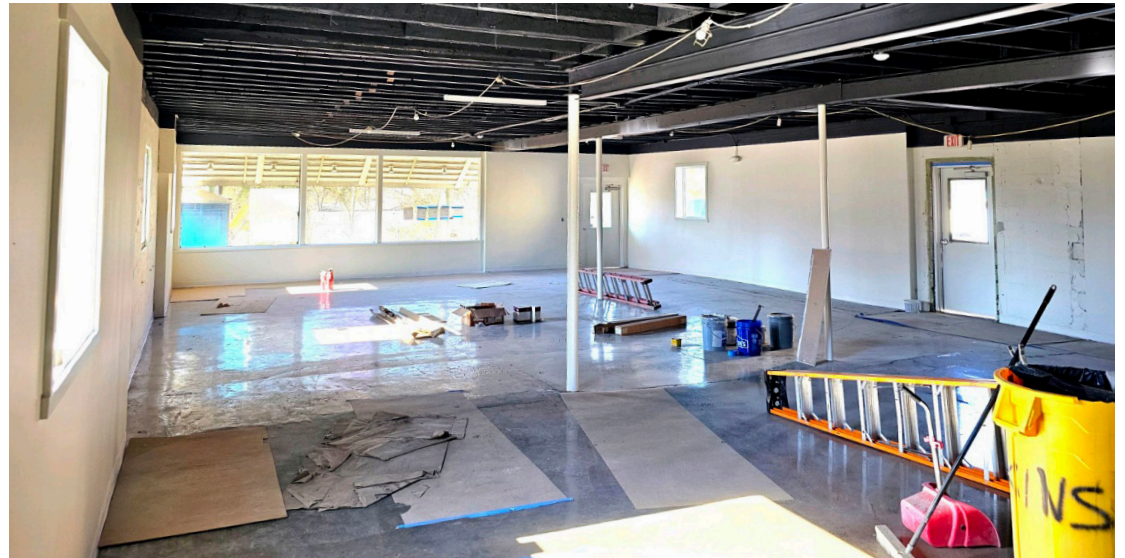
Known for its tree-lined streets and charming historic homes, it offers a perfect blend of urban amenities and a relaxed suburban atmosphere. Residents of Sylvan Park enjoy easy access to local shops, restaurants, and nearby attractions, making it a desirable community for families and young professionals alike.

PROPERTY DETAILS

Space Available	Interior Space: 2,636 SF
	Covered Patio: 403 SF
	Courtyard: 860 SF
Delivery Condition	White Box
Delivery Date	Winter 2023

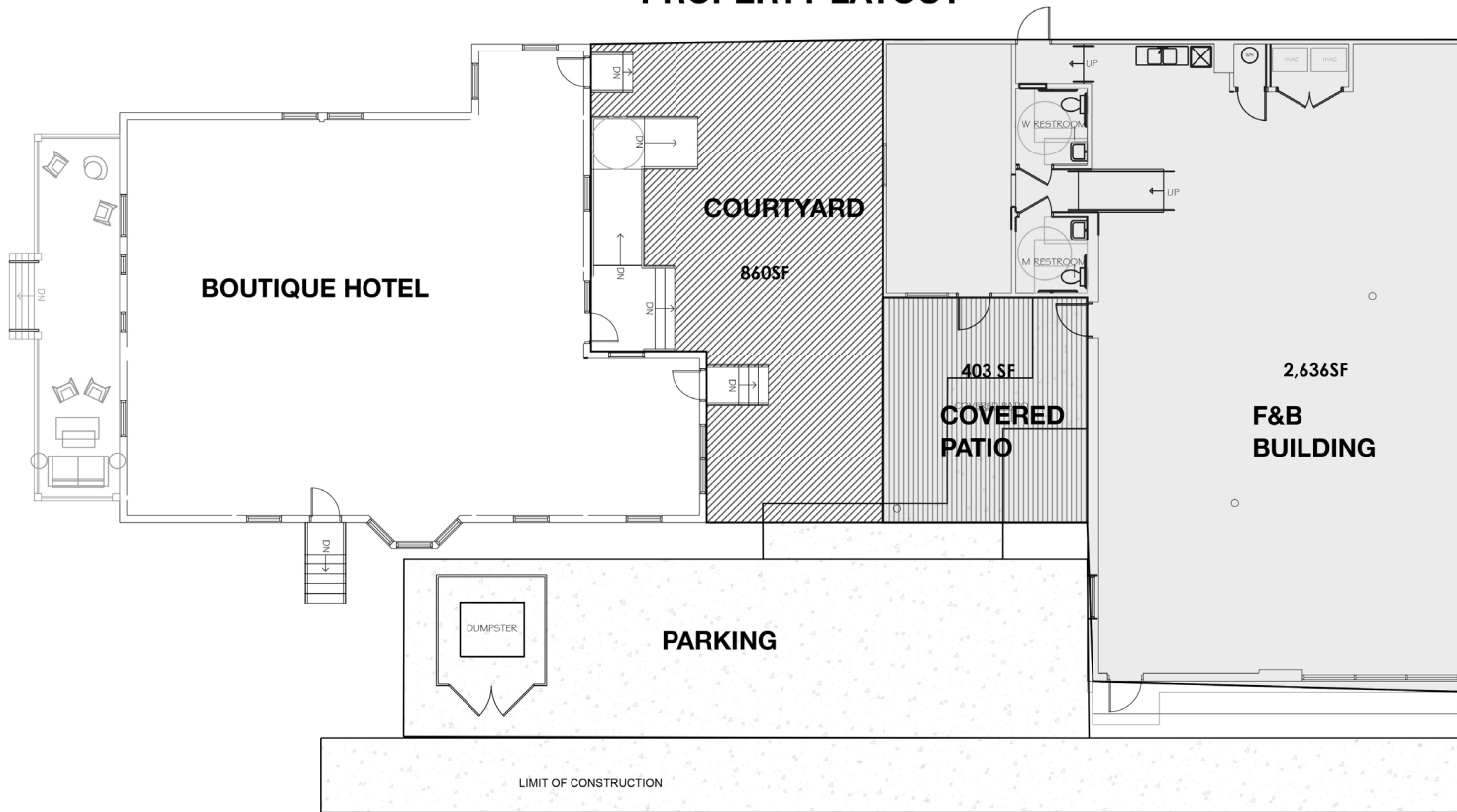
FEATURES

- Landlord completing a white box suitable for a restaurant, cafe, bakery, or coffee shop user
- Delivery to include a 1,500 gallon grease interceptor, 3-phase electric, gas, water and HVAC (plans available upon request)
- Historic building in a highly walkable neighborhood

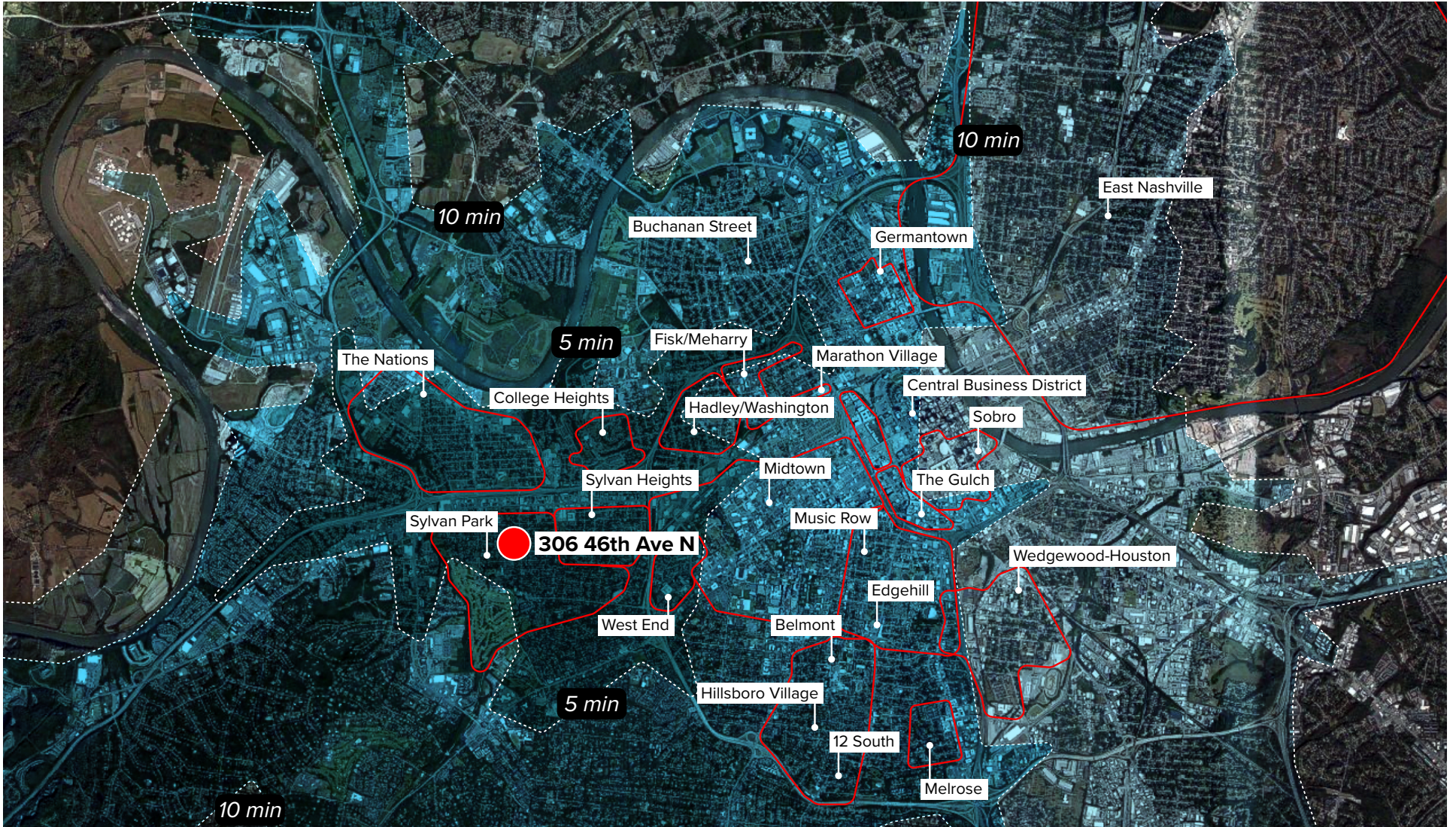


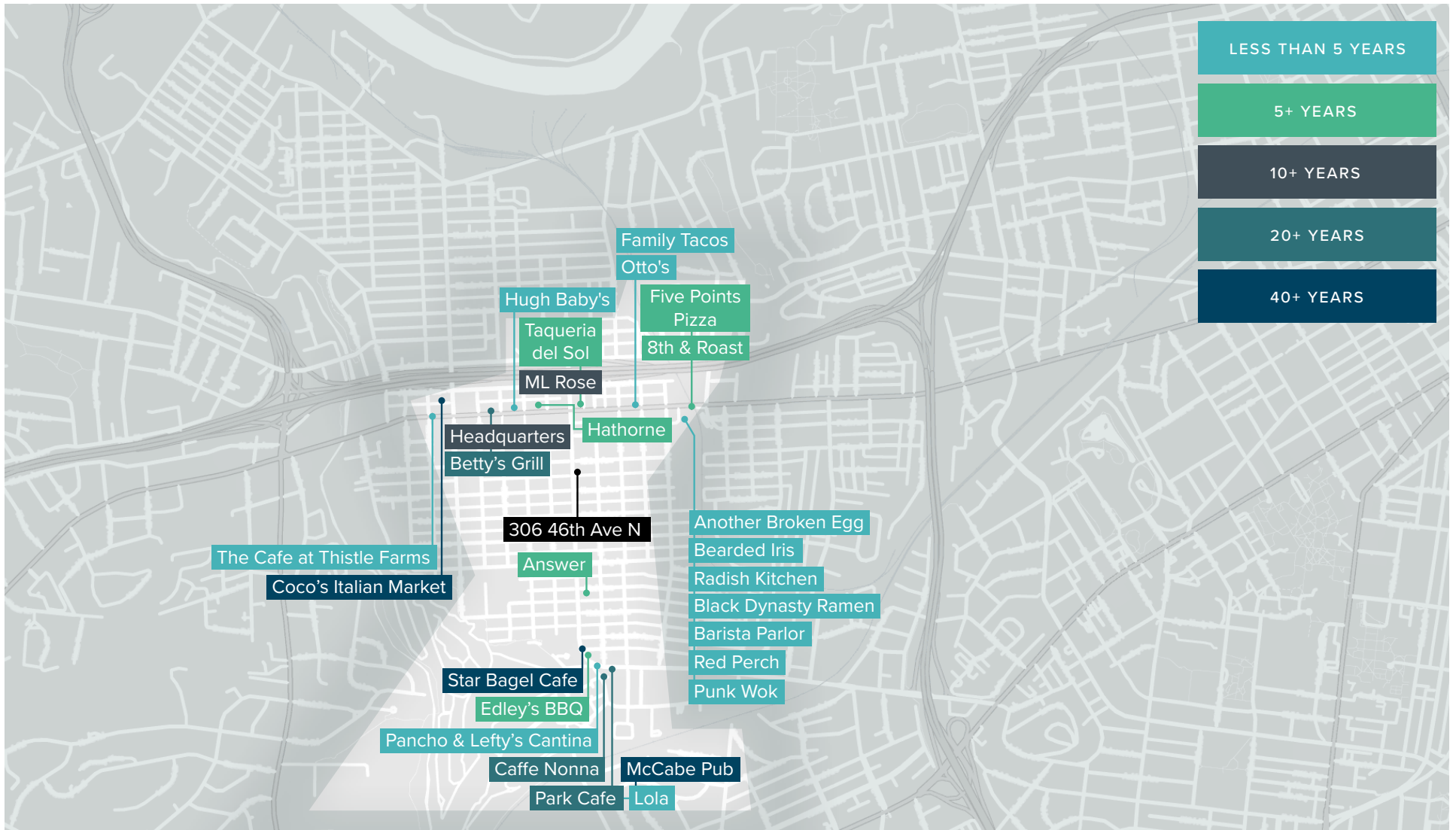


PROPERTY LAYOUT



Facade to remain essentially the same with the ramp removed and a landing added. Awning must stay for historic, but can be painted.





Sylvan Park is known for being loyal to its restaurants. As the entire west side of Nashville continues to grow, it's clear that Sylvan Park is a neighborhood where restaurants can expect longevity of operation and a highly devoted clientele.



**SUBJECT
PROPERTY**

3 PARKING SPACES
 1 HANDICAP PARKING SPACE
 AMPLE STREET PARKING
 (ELKINS AVE AND MORE)
 MORE THAN 150 PUBLIC PARKING
 SPACES 1-2 BLOCKS AWAY AT
 RICHLAND PARK

	PROPERTY	PARKING SPACES
1	ANSWER	13 PARKING SPACES 1 HANDICAP PARKING SPACE
2	STAR BAGEL CAFE	11 PARKING SPACES 1 HANDICAP PARKING SPACE
3	EDLEY'S BAR-B-QUE	22 PARKING SPACES 1 HANDICAP PARKING SPACE
4	LOLA	6 PARKING SPACES 1 HANDICAP PARKING SPACE
5	PARK CAFE	8 PARKING SPACES 1 HANDICAP PARKING SPACE
6	NEIGHBOR'S OF SYLVAN PARK	9 PARKING SPACES 1 HANDICAP PARKING SPACE
7	CAFE NONNA	9 PARKING SPACES 1 HANDICAP PARKING SPACE
8	PANCHO AND LEFTY'S CANTINA	4 PARKING SPACES 1 HANDICAP PARKING SPACE
9	RICHLAND PARK	150+ PARKING SPACES



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