

500 East

# Trinity

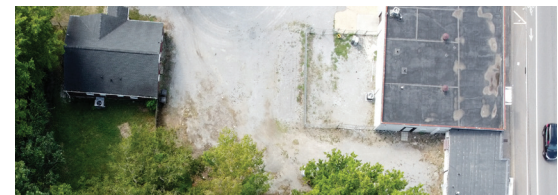
Lane

FOR SALE OR LEASE |  
DEVELOPMENT OPPORTUNITY

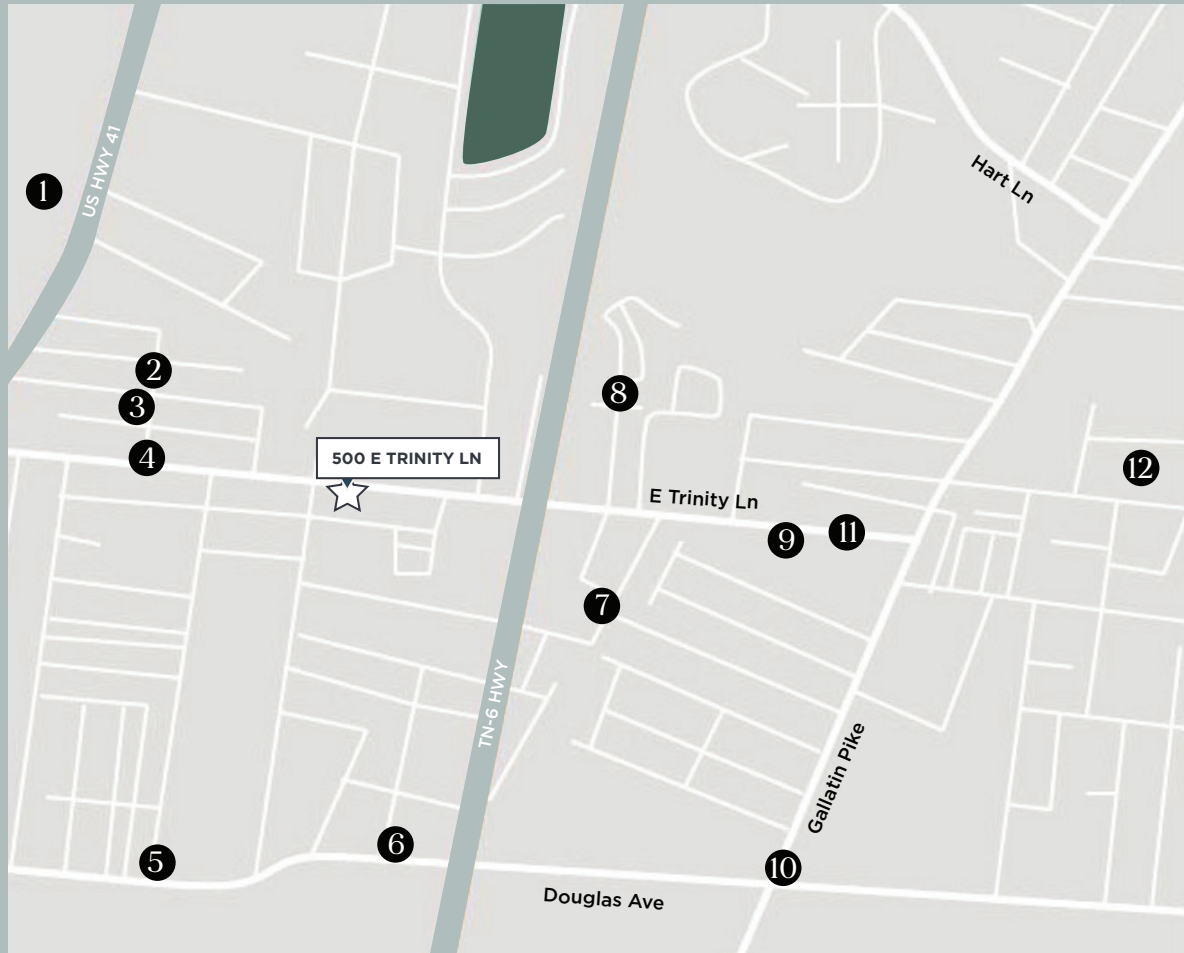
# Development Opportunity

- **Recent Rezoning:** Property has been re-zoned to MUN-A-NS.
- **Height Limitation:** Allows for up to 4 stories within 60 feet with a required step back.
- **Residential Opportunities:**
  - Permitted for most residential types, with the exception of short-term rentals.
  - Potential for townhomes or multi-story apartment building
- **Commercial Spaces:**
  - Up to 5000 s.f. of retail space or 2500 s.f. of office space.
  - Ideal for ground-floor retail or office in a multi-story residential building.
- **Land Area:** Total of 0.44 acres across two parcels.
- **Floor Area Ratio:** Limited to a FAR of 0.6.

*The owner is open to leasing the existing structure/ground lease.*



# Map



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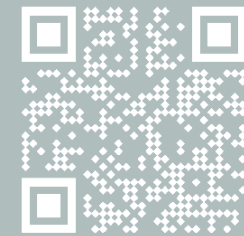
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**MORE DETAILS**

**One**

FRAN'S

**Two**

HARVEST MOON  
COFFEE ROASTERS

**Three**

CREMA COFFEE ROASTERS

**Four**

EAST NASHVILLE  
BEER WORKS

**Five**

ALL PEOPLE COFFEE  
& BEVERAGE HALL

**Six**

SOUTHERN GRIST  
BREWING COMPANY

**Seven**

FRANKIE'S

**Eight**

RICE VICE

**Nine**

LIVING WATERS BREWING

**Ten**

TOWER MARKET AND DELI

**Eleven**

GRIMEY'S NEW MUSIC  
& PRELOVED MUSIC

**Twelve**

MITCHELL DELICATESSEN

