



FOR SALE OR LEASE

1016 Woodland St, Nashville, TN 37206

Five Points | East Nashville | Turnkey Restaurant | Opportunity Zone

 **SAGEMONT**

property overview

property characteristics

Lot Size: 0.1 acres | 4,356 SF

Building Size: 4,429 SF

Frontage: 50' along Woodland Street

Year Built: 1920

Year Renovated: 2020

Zoning: Mixed-Use Limited (MUL-A) | OV-UZO | OV-NHC

Located within the East Bank Qualified Opportunity Zone

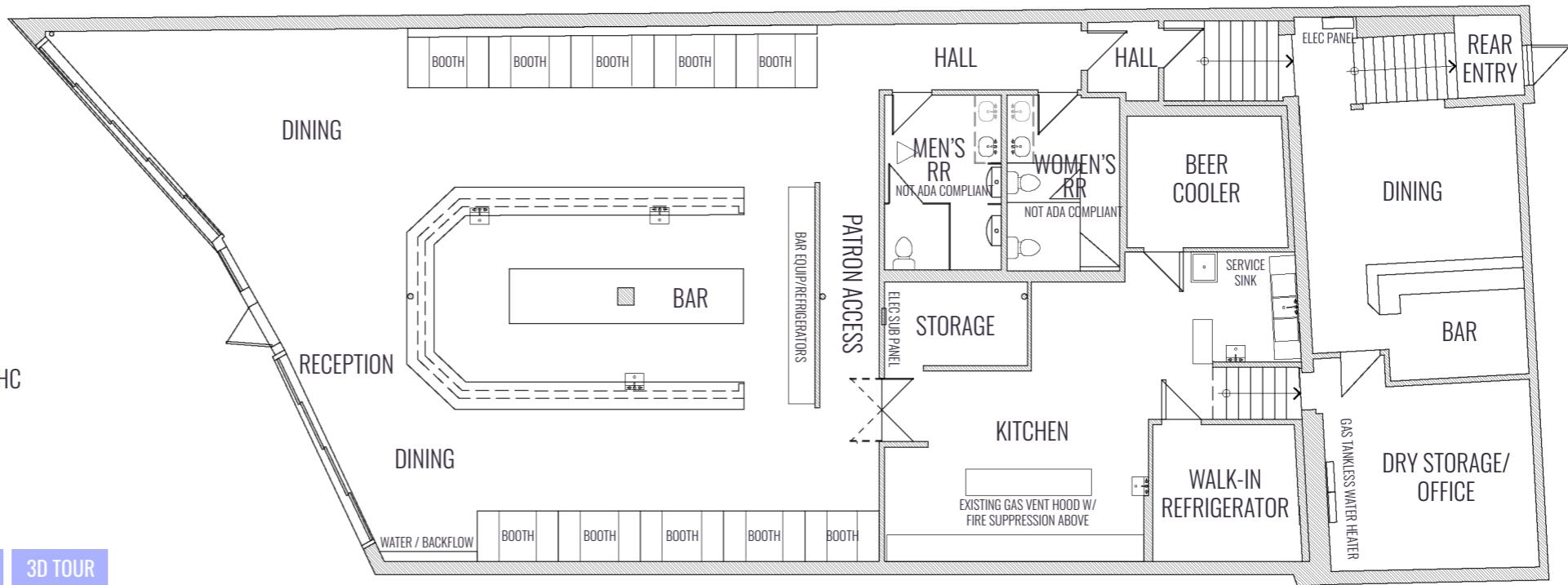
Equipment List: [LINK HERE](#)

[SAGEMONT PROPERTY PAGE](#)

[LOOPNET](#)

[CREXI](#)

[3D TOUR](#)



location

five points east nashville

Located a short distance from Downtown Nashville in the heart of Five Points within vibrant East Nashville, 1016 Woodland Street presents a unique opportunity to own and/or occupy a plug & play restaurant or hospitality concept in one of Tennessee's most dynamic areas. Surrounded by some of the city's most renowned eateries, bars, and entertainment venues in this highly walkable district, this property sits at the crossroads of East Nashville's thriving food & beverage scene. Five Points is known for its strong community culture, walkability/accessibility, and high foot traffic, making it a destination for locals and tourists alike. From award-winning restaurants and craft cocktail lounges to live music venues and boutique retail, East Nashville offers a compelling environment for innovative hospitality concepts. 1016 Woodland Street is positioned to capitalize on this energy with a relatively low barrier to entry given its turnkey aspects.



demographics

Category	1-Mile	3-Mile	5-Mile
Population	18,150	105,341	244,065
Households	7,888	51,548	109,792
Avg. HH Income	\$93,082	\$93,938	\$88,054
Daytime Employment	5,330	116,932	355,256
Consumer Spending (Food + Alcohol)	\$60,836,960	\$390,357,211	\$812,893,509

area map



food & beverage:

- 1. Love and Exile Bar
- 2. Hawkers
- 3. Butcher & Bee
- 4. Joyland
- 5. Dino's Bar & Grill
- 6. Little Bites
- 7. Five Points Pizza
- 8. Smith & Lenz
- 9. Snooze AM Eatery
- 10. Lockeland Table
- 11. Pie Town Tacos East
- 12. BoomBozz
- 13. The Treehouse
- 14. Duke's Noko
- 15. Jeni's Ice Cream
- 16. Five Daughters
- 17. Two Ten Jack
- 18. Rose Pepper Cantina
- 19. Bad Idea
- 20. Edley's BBQ
- 21. Bar Taco
- 22. Chopper
- 23. The Lipstick Lounge
- 24. Rosemary Beauty Queen
- 25. Hunter's Station
- 26. Yeast Nashville
- 27. Haraz Coffee House
- 28. Velvet Taco
- 29. Donut Distillery
- 30. East Recreation Center
- 31. Basement East
- 32. Top Golf
- 33. The Five Spot
- 34. Estelle
- 35. 80/20 Social
- 36. YMCA
- 37. Turnip Truck
- 38. Aldi
- 39. Kroger
- 40. Publix
- 41. Waymore's Guest House & Casual Club
- 42. The Russell
- 43. Urban Cowboy
- 44. Reunion Hotel
- 45. The Outrider by AvantStay
- 46. The Eighteen
- 47. Amplify on Main
- 48. Jolene
- 49. Stacks on Main
- 50. 5th and Main
- 51. Eastside Heights
- 52. The Cleo

entertainment:

- 30. East Recreation Center
- 31. Basement East
- 32. Top Golf
- 33. The Five Spot
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planned & current east nashville developments



ORACLE HQ



NEW TITANS STADIUM



PSC METALS REDEVELOPMENT



4TH & SHELBY



STATION EAST



RIVER NORTH



SOUTHERN LAND CO. / LINCOLN TECH.
REDEVELOPMENT



408 WOODLAND ST



RIVERCHASE

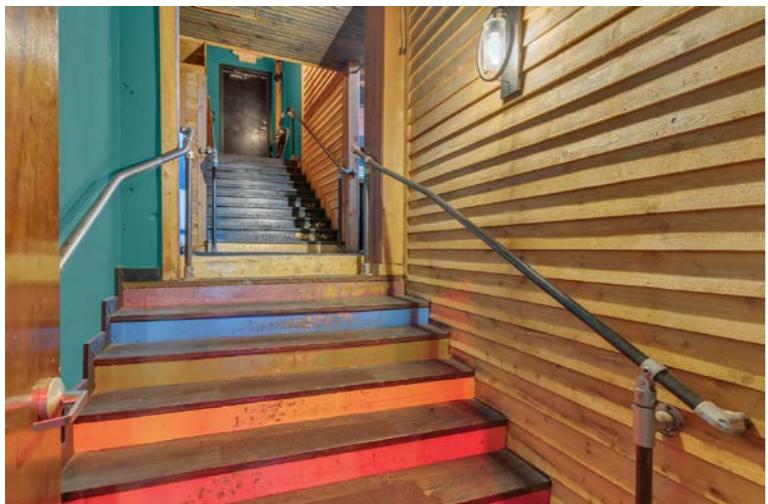


EASTLINE



RICHARD BUILDERS

gallery



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For more information or to schedule a tour, please reach out to:

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Sagemont Real Estate LLC has been exclusively retained to market 1016 Woodland St for lease. The information contained herein has been obtained from sources deemed reliable; however, it is not guaranteed. Prospective buyers and tenants are encouraged to conduct their own independent due diligence to verify all details.