

# RARE OPPORTUNITY ON 8TH AVENUE

Highly Visible 0.74-Acre Lot For Ground Lease



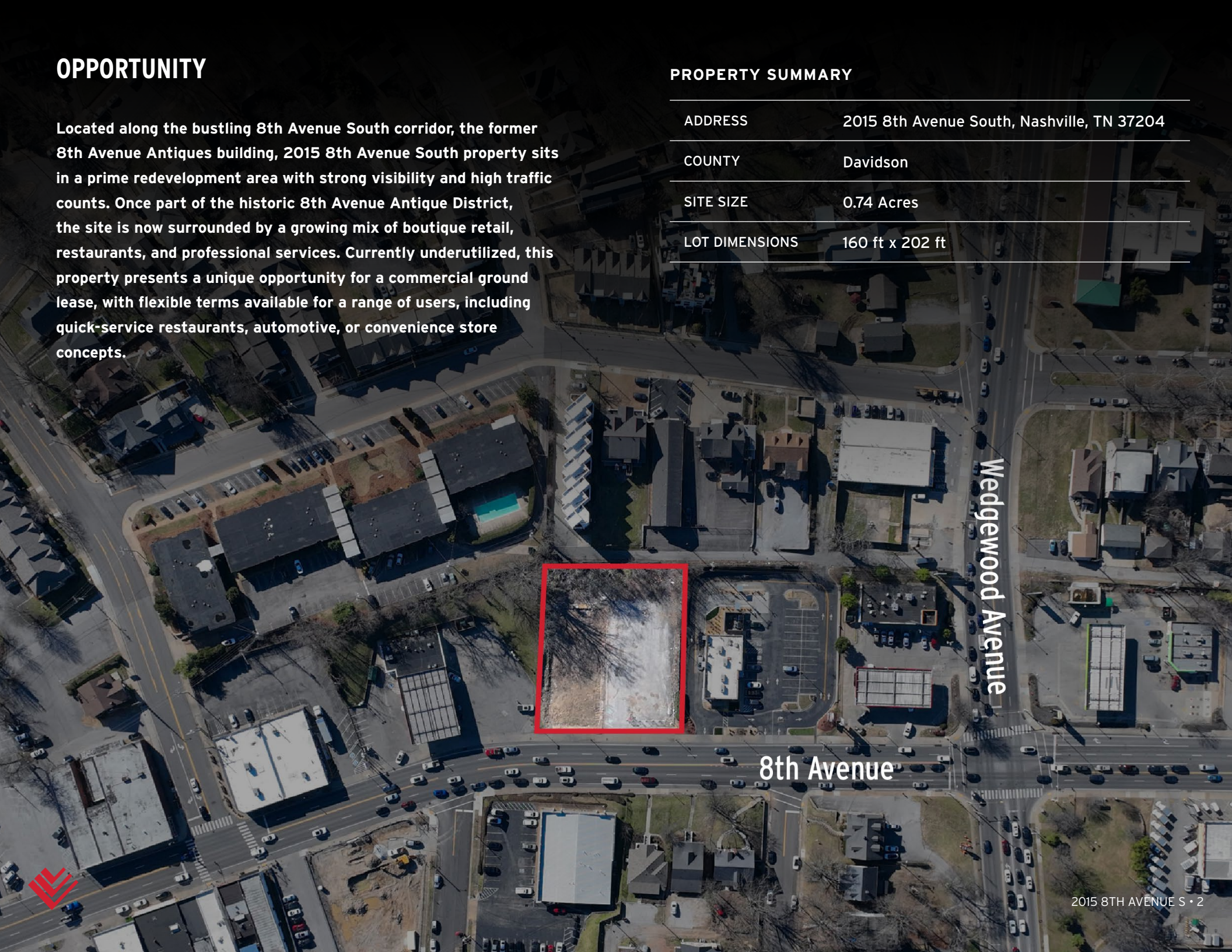


# OPPORTUNITY

Located along the bustling 8th Avenue South corridor, the former 8th Avenue Antiques building, 2015 8th Avenue South property sits in a prime redevelopment area with strong visibility and high traffic counts. Once part of the historic 8th Avenue Antique District, the site is now surrounded by a growing mix of boutique retail, restaurants, and professional services. Currently underutilized, this property presents a unique opportunity for a commercial ground lease, with flexible terms available for a range of users, including quick-service restaurants, automotive, or convenience store concepts.

## PROPERTY SUMMARY

ADDRESS	2015 8th Avenue South, Nashville, TN 37204
COUNTY	Davidson
SITE SIZE	0.74 Acres
LOT DIMENSIONS	160 ft x 202 ft





POINTS OF INTEREST / NORTH



MIDTOWN

THE GULCH

DOWNTOWN NASHVILLE

10th & Park

Rose Park

Nashville  
Reservoir

Reservoir Park

Fort Negley

Signature HealthCARE  
of Nashville

WEDGEWOOD AVENUE

thrive  
PET HEALTHCARE

Tigermarket

EXON

MAPCO

Advance  
FINANCIAL 24/7

PRESERVATION STATION

U-HAUL

The Nines at  
Wedgewood

760 Wedgewood

Wedgewood Park  
Glass Factory

SITE

8TH AVENUE

State Farm

BERRY HILL  
ANIMAL HOSPITAL

BENTON AVENUE

DUNKIN'

ZANIES  
COMEDY NIGHT CLUB

twicedaily



2015 8TH AVENUE S • 3



POINTS OF INTEREST / SOUTH

Berry Hill



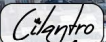
12 South

Octave



IMT 8 South

Park at Melrose



Prisma



Smiling Elephant

Melrose

23Hundred at Berry Hill



Lofts on Eighth

Foxtrot Nashville

Gruhn Guitars

cosmic connection



STARLAND VINTAGE



8TH & ROAST COFFEE CO.



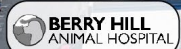
LOCAL HONEY

DUNKIN'



twicedaily

BENTON AVENUE



SITE

8TH AVENUE

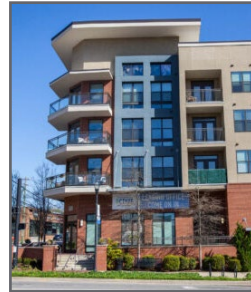




## DISCOVER 8TH AVENUE



Nashville's 8th Avenue is a dynamic corridor connecting The Gulch and Melrose, known for its mix of long-standing local favorites and new, exciting businesses. The area has a rich history as a hub for music, entertainment, and unique retail, drawing both locals and visitors. With well-known spots like Zanies Comedy Club and Gruhn Guitars, alongside popular dining options and vintage boutiques, 8th Avenue South offers a distinct blend of culture and character.



Its accessibility and continued growth make it an attractive destination for businesses looking to be part of Nashville's evolving landscape.





# FOR MORE INFORMATION, CONTACT

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