

# For Sale

## Standalone Mixed-Use Building

### Music Row | 9,569 SF

1610 16th Ave S | NASHVILLE, TN 37212



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# Property Details



## 1610 16th Ave S NASHVILLE, TN 37212

1610 16th Ave South is ideally positioned in the heart of Music Row. Originally built in 1920, the property underwent a full renovation in 2019 and a high-quality expansion in 2021. The building is composed of three distinct components, each with their own dedicated entrance: Office Suite A, Office Suite B, and NOOSTR eligible units that may be converted to office.

### Office Suite A

Square Footage: 3,161 SF plus a 1,341 SF basement  
Year Built/Renovated: 1910/2019  
Occupancy: Leased through 2/28/2027

### Office Suite B

Square Footage: 1,886 plus a 801 SF rooftop terrace  
Year Built/Renovated: 2021  
Occupancy: Owner occupied, will be delivered vacant at closing.  
Use: Office, can be converted to NOOSTR

### Suite C1 & Suite C2: Totaling 2,380 SF

Square Footage: 2,380  
Year Built/Renovated: 2021  
Occupancy: Vacant  
Use: Previously operated as NOOSTR, Suites C1 & C2 can be combined with Suite B for 4,266 SF of new construction office space, or remain residential use.

## PROPERTY HIGHLIGHTS



9,569 SF (Including 1,341 SF Basement & 801 SF Terrace)



0.17 AC Lot



One Income Producing Office Unit On-Site



Located on Music Row



OR 20 Zoning



Built: 1920  
Renovated: 2019  
Expanded: 4,266 SF in 2021

[CLICK HERE TO VIEW FLOOR PLANS](#)



# Area Demographics

WITHIN 1-MILE RADIUS

26,170   
AREA POPULATION

\$91,430   
AVERAGE HH INCOME

24.9   
MEDIAN AGE

67,896   
DAYTIME POPULATION

\$682,986   
AVERAGE HOME VALUE



■ 1610 16TH AVE S | NASHVILLE, TN 37212

# Suites A & B – 4,502 & 2,687 SF

The space offers above standard creative finishes, herculite glass packages, and a picturesque rooftop amenity deck. Seller to vacate Suite B (2,686) upon sale.

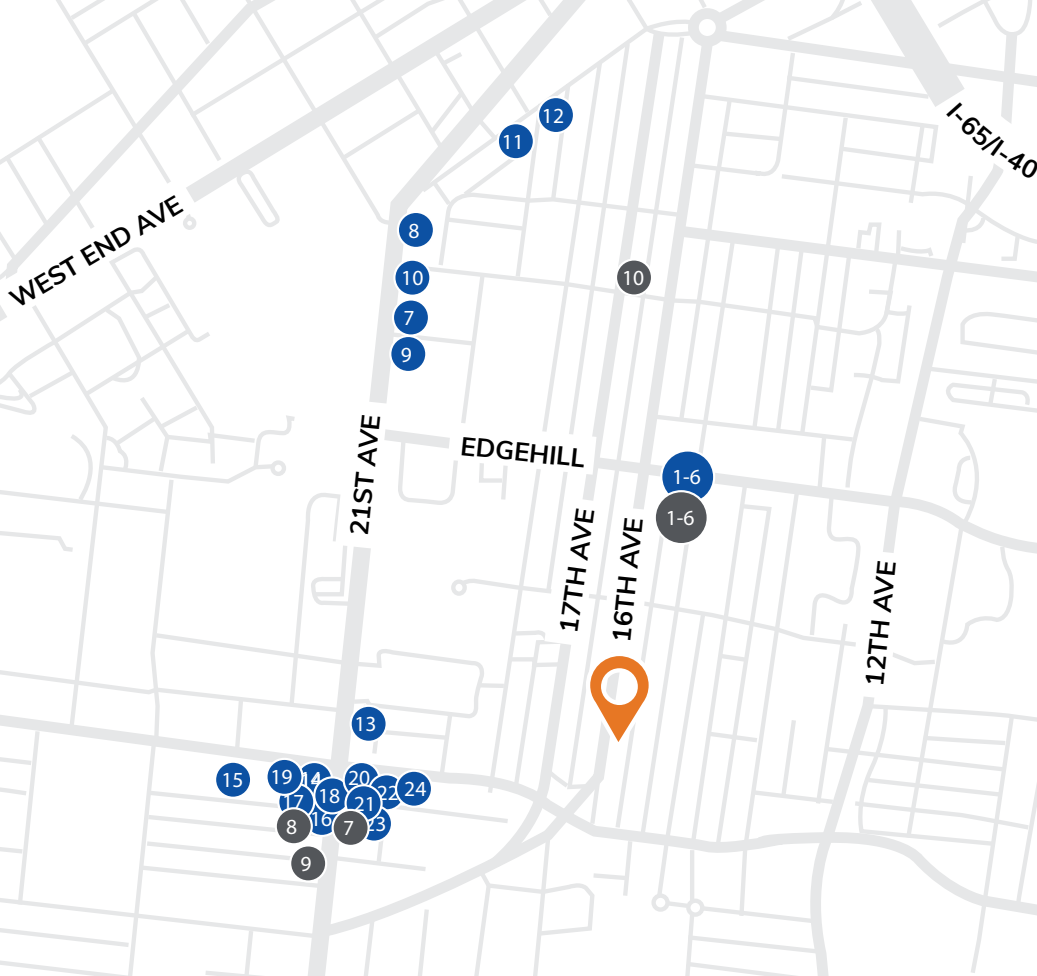




# Suites C1 & C2 – 2,380 SF Total

Two short-term rentals generated previously \$47,294 in income. Available for office, Airbnb or apartment rentals.





For more information, contact:

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## Area Amenities

### Restaurants

- |   |                               |
|---|-------------------------------|
| <b>1</b> JACK BROWN'S BEER & BURGER JOINT | <b>13</b> TACO MAMA           |
| <b>2</b> BARCELONA WINE BAR               | <b>14</b> GREENERY CO.        |
| <b>3</b> BELLA NAPOLI PIZZERIA            | <b>15</b> SLICE OF ITALY      |
| <b>4</b> SADIE'S                          | <b>16</b> JENI'S ICE CREAM    |
| <b>5</b> OLD GLORY                        | <b>17</b> HOPDODDY BURGER BAR |
| <b>6</b> VAN LEEUWEN ICE CREAM            | <b>18</b> DOUBLE DOGS         |
| <b>7</b> SAN ANTONIO TACO CO.             | <b>19</b> ANZIE BLUE          |
| <b>8</b> HENLEY                           | <b>20</b> FIDO                |
| <b>9</b> CAVA                             | <b>21</b> RUBY SUNSHINE       |
| <b>10</b> CHIPOTLE                        | <b>22</b> PANCAKE PANTRY      |
| <b>11</b> THE SLIDER HOUSE                | <b>23</b> GRILLED CHEESERIE   |
| <b>12</b> THE BAKED BEAR                  | <b>24</b> BUNGALOW 10 DINING  |

### Shopping

- 1** BILLY REID
- 2** DOUBLE RL & COMPANY
- 3** WARBY PARKER
- 4** ALTON LANE
- 5** AESOP
- 6** VOW'D
- 7** UNITED APPAREL LIQUIDATORS
- 8** ALTAR'D STATE
- 9** REVV
- 10** ANY OLD IRON



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