

# For Sale

## 1,356 SF

### Restaurant / Retail Opportunity

Located at the Intersection  
of Downtown & Germantown

330 Harrison Street  
Nashville, Tennessee 37219

FAR BETTER DISTILLERY & TASTING ROOM

Far  
Better  
DISTILLERY



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FOUNDRY  
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**For Sale**

**1,356 SF** Building Size

**\$1,300,000** Asking Price

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**PROPERTY HIGHLIGHTS**

- + Rare Restaurant / Retail Space in One of Nashville's Most Vibrant Neighborhoods
- + Ideally Suited for Fast Casual, Light Kitchen or Café or Specialty Retail
- + Over 3,000 Residential Units and 5,000 Parking Spaces Within One Block
- + 13,771 People Live Within 1 Mile
- + Walking Distance to First Tennessee Park, Bicentennial Mall State Park, Nashville Farmer's Market, Printers Alley, Nissan Stadium, Nashville Greenway, Lower Broadway



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**PROPERTY OVERVIEW**

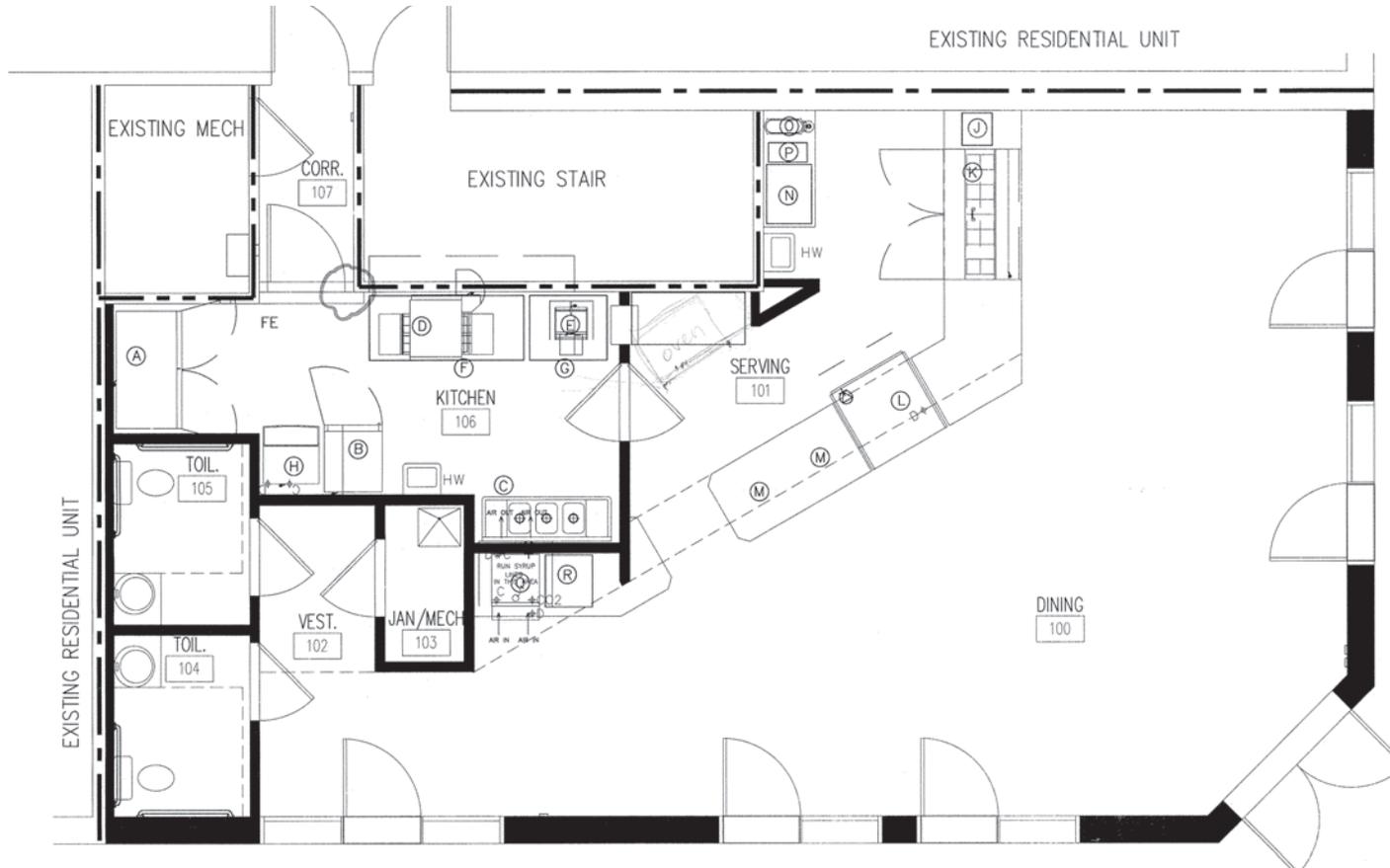
<b>ADDRESS</b>	330 Harrison Street, Nashville, TN 37219
<b>AVAILABLE SPACE</b>	1,356 SF + Two (2) Patios, Additional Storage Room and Dedicated Parking
<b>ASKING PRICE</b>	\$1,300,000
<b>USE</b>	Ideal for Pizza, Coffee, Sushi, Sandwich, Bar or Specialty Retail
<b>YEAR BUILT</b>	2015
<b>BUILD OUT</b>	Currently set up as small distillery, event space and tour company. Fully equipped kitchen (not suitable for hood), grease trap, two (2) ADA bathrooms, seats 49 inside and 24 on patios, ample electric service
<b>OTHER</b>	Fixed Common Area Maintenance Costs Low Property Taxes



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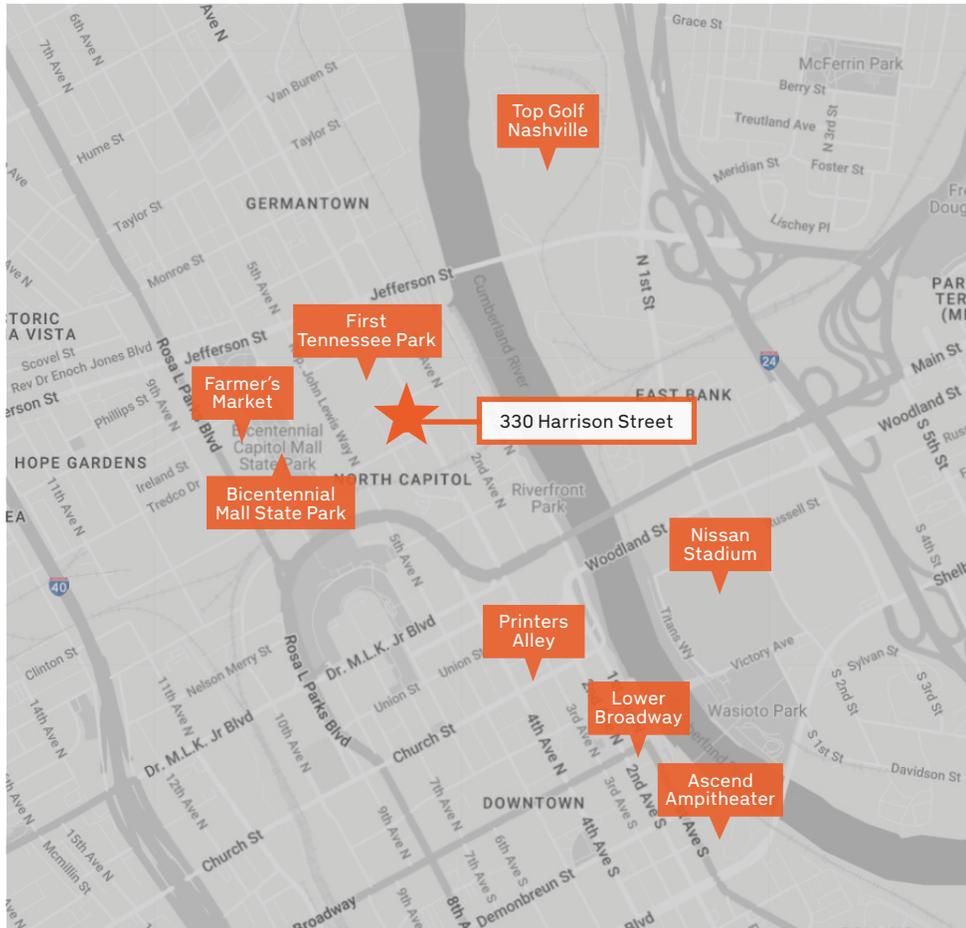
## FLOOR PLAN



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## PROPERTY OVERVIEW



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## AREA HIGHLIGHTS

- + Ideally Located at the Intersection of Downtown & Germantown
- + 13,771 People Live Within 1 Mile
- + Over 3,000 Housing Units, 400 Hotel Rooms and 100 Short-Term Rentals Located Within 2 Blocks
- + Ample Public Parking
- + Walking Distance to First Tennessee Park, Bicentennial Mall State Park, Nashville Farmer's Market, Printers Alley, Nissan Stadium, Nashville Greenway, Lower Broadway, TopGolf
- + Blocks from brand new mixed-use Neuhoff District in Germantown and Planned Oracle Campus in River North on the East Bank



First Horizon Park - 700 Feet



Printers Alley - 0.5 Miles



Lower Broadway - 0.7 Miles



The New Nissan Stadium - 1.2 Miles



Nashville Greenway - 600 Feet



Nashville's Farmer's Market - 0.3 Miles



Bicentennial Mall State Park - 1,200 Feet

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**NEARBY AMENITIES**



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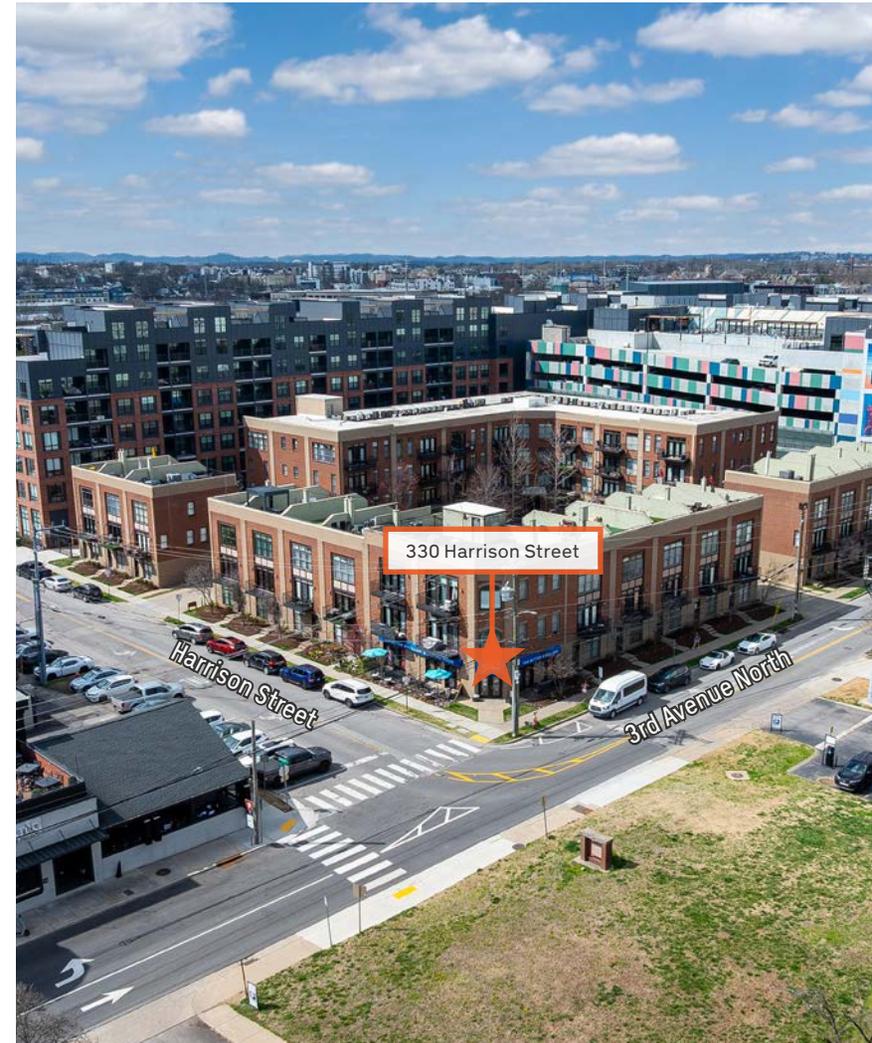


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## AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	8,876	75,727	223,666
2025 DAYTIME POPULATION	14,417	96,573	336,967
2025 TOTAL HOUSEHOLDS	3,999	31,259	93,101
2025 AVERAGE HOUSEHOLD INCOME	\$93,718	\$107,667	\$125,453



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