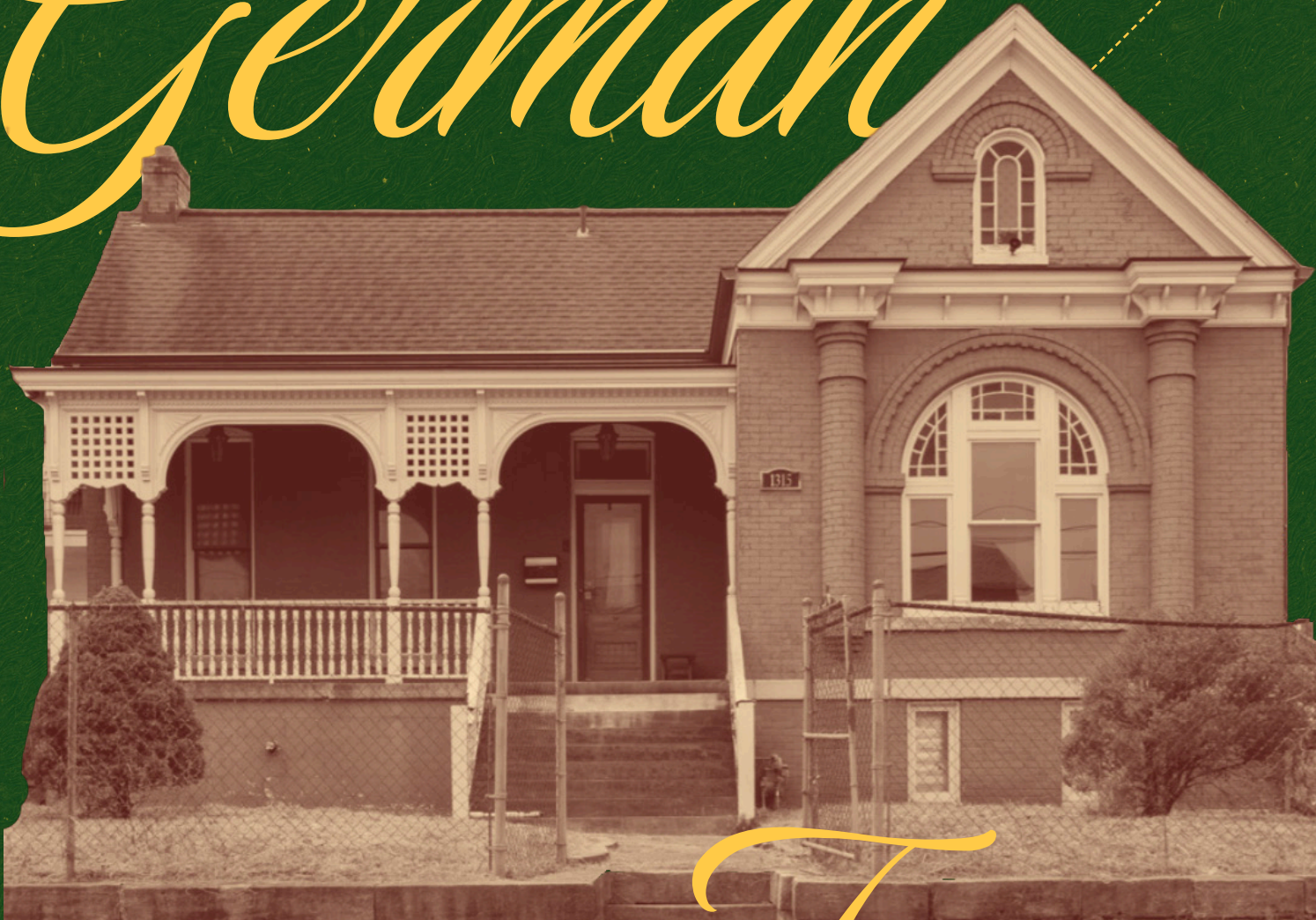


1315 5th Ave North
Nashville, TN 37208

TRANSFORMING HISTORY INTO
MODERN HOSPITALITY

German



Town

Unique, Historic
Germantown Opportunity

THE
RIVERSTONE
GROUP

GERMANTOWN

Germantown is celebrated as one of Nashville's most vibrant urban neighborhoods, known for its unique blend of historic charm and modern sophistication. The area is characterized by its beautifully restored Victorian buildings and brick-paved streets, which provide a distinctive and inviting atmosphere. Situated just a mile or two from the heart of downtown Nashville, Germantown boasts exceptional centrality, which not only enriches the local lifestyle but also presents a prime opportunity for hospitality ventures. This site ensures easy access to major attractions, business hubs, and cultural landmarks, making it an ideal setting for businesses aiming to capitalize on both local charm and high foot traffic.



OPPORTUNITIES

1315 5th Ave N may be purchased separately or 1317 and 1319 5th Ave N, could potentially be assembled:

1319 5TH AVE N = .19 AC

Residential Land with Low Rise 5Plex The current building will likely be scraped and turn into a boutique hotel.

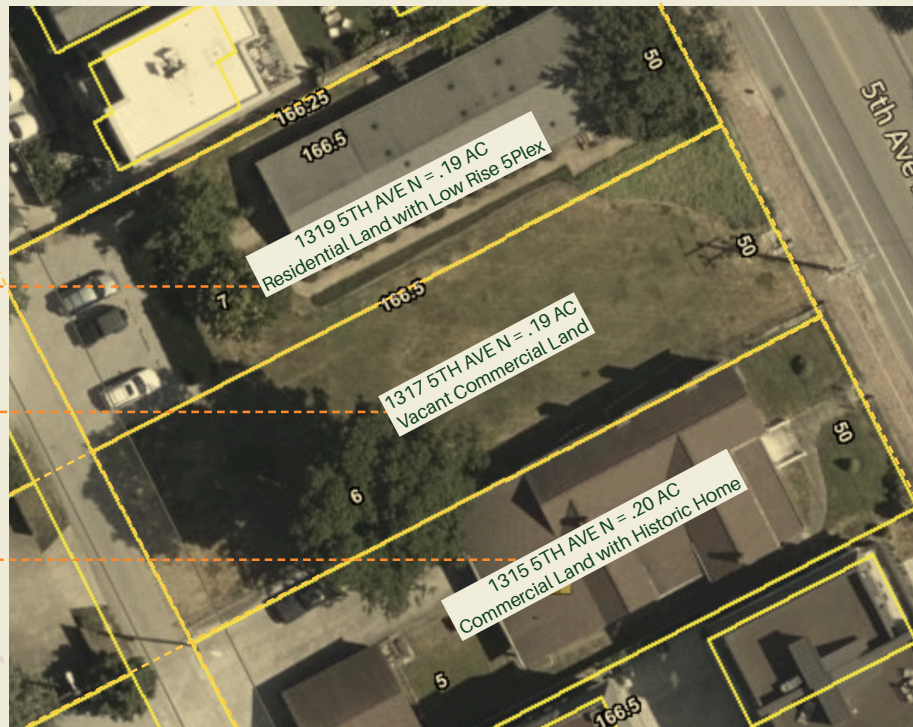
1317 5TH AVE N = .19 AC

Vacant Commercial Land
This could be an extension of the restaurant (patio, courtyard, bar) or serve it's own purpose.

1315 5TH AVE N = .20 AC

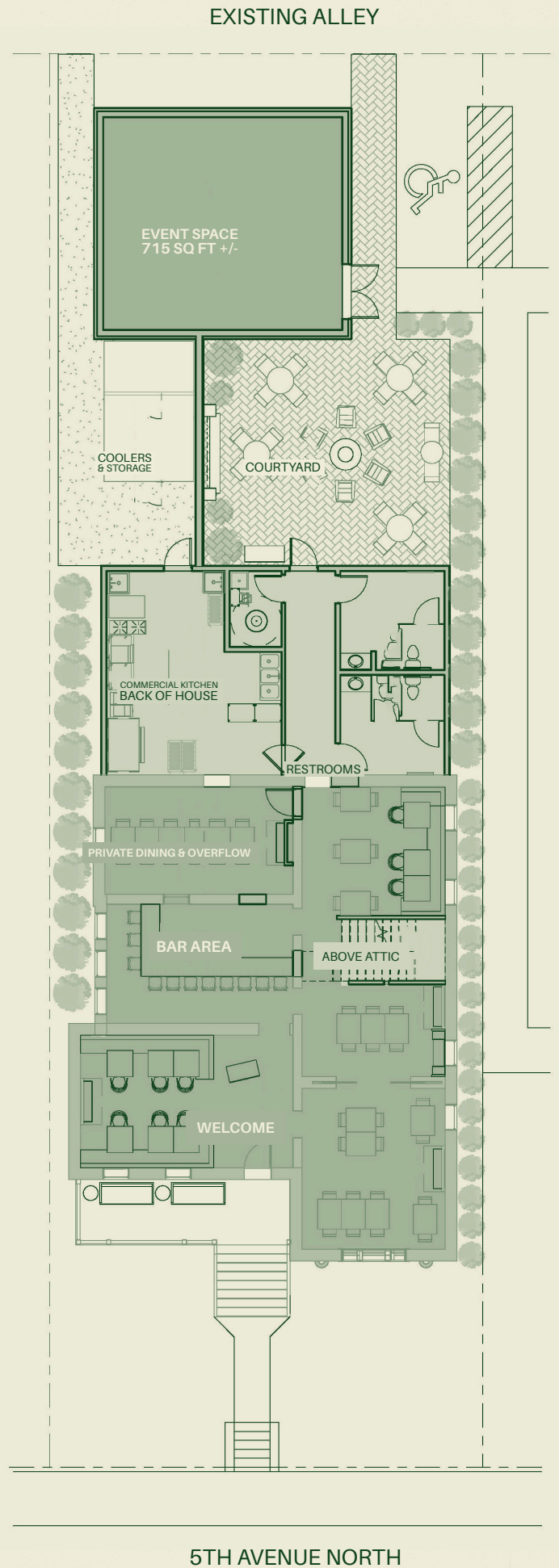
Commercial Land with Historic Home
Ideal restaurant remodel.

TOTAL ACREAGE = .58 AC



1315 5th Ave North

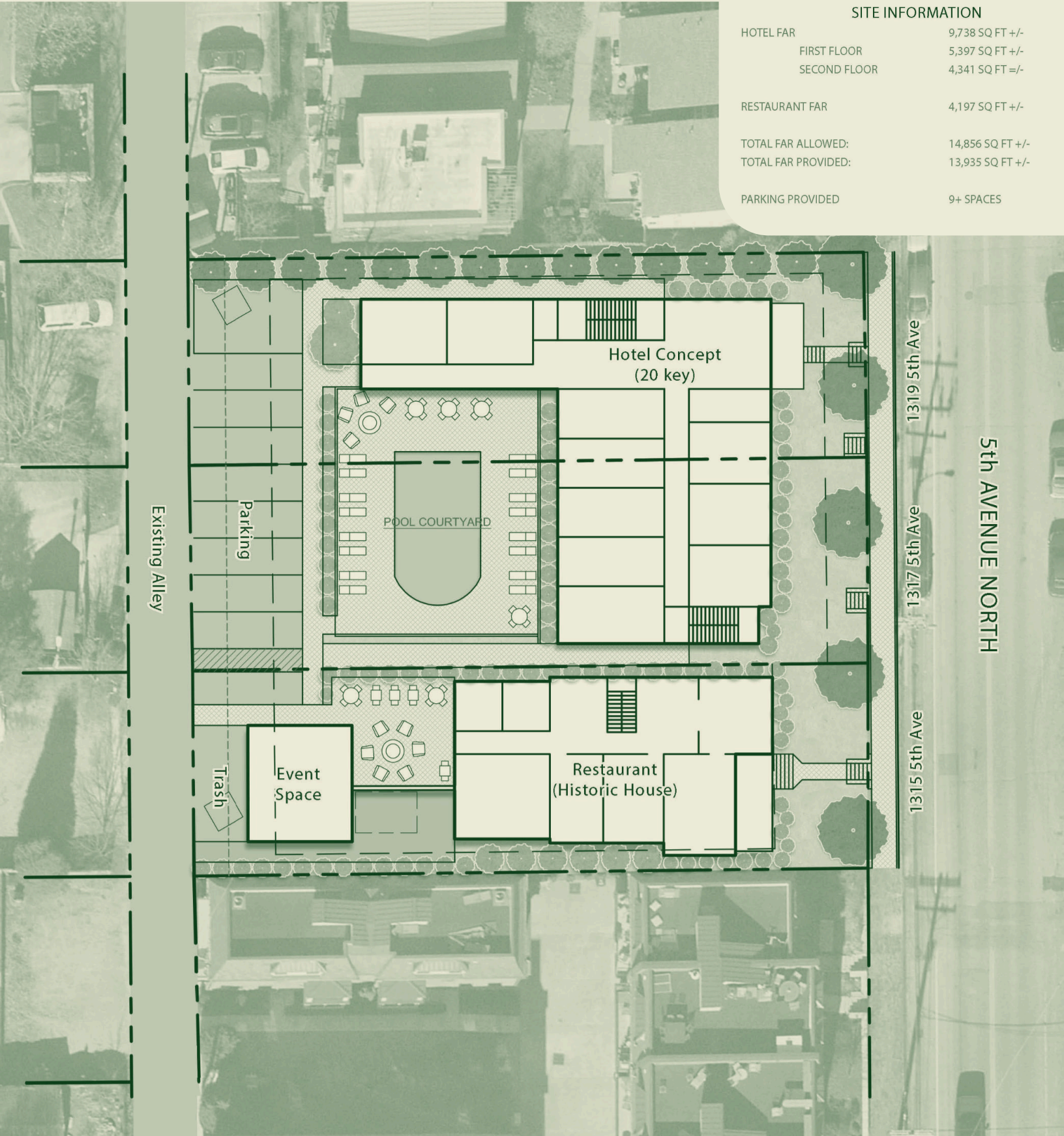
RESTAURANT CONCEPT PLAN



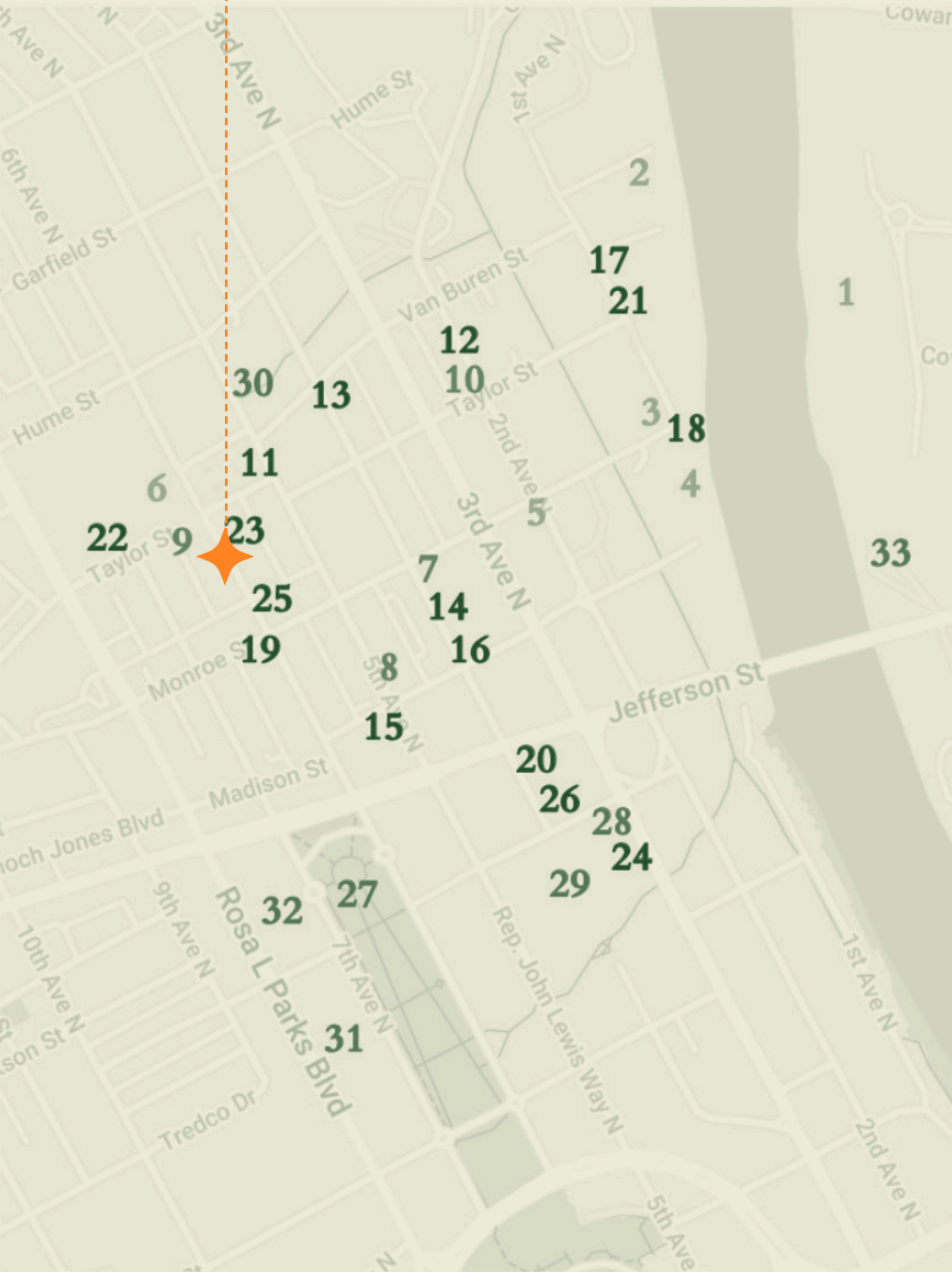
If All Three Parcels (1315, 1317, 1319 5th Ave. N) are Assembled

HOTEL CONCEPT PLAN

DEVELOPMENT SUMMARY	
HOTEL KEYS	20 KEYS +/-
FIRST FLOOR	10 KEYS
SECOND FLOOR	10 KEYS
RESTAURANT SEATS	70 SEATS +/-
FIRST FLOOR	3,617 SQ FT +/-
EVENT SPACE	715 SQ FT +/-
SITE INFORMATION	
HOTEL FAR	9,738 SQ FT +/-
FIRST FLOOR	5,397 SQ FT +/-
SECOND FLOOR	4,341 SQ FT +/-
RESTAURANT FAR	4,197 SQ FT +/-
TOTAL FAR ALLOWED:	14,856 SQ FT +/-
TOTAL FAR PROVIDED:	13,935 SQ FT +/-
PARKING PROVIDED	9+ SPACES



1315 5th Ave North
Nashville, TN 37208



Area Developments

1. River North
1.3 million sq ft mixed-use project
2. Modera Germantown
800 unit apartment complex
3. Neuhoff
Mixed-use development
4. Germantown condos
Seven-story building with roughly 100 condos
5. 2nd & Monroe
Proposed 217 apartments
6. Taylor Place
330 apartments; 83,000 sq ft of office/retail space

Coffee Shops

7. Barista Parlor
8. Red Bicycle
9. Steadfast Coffee
10. Taylor St Coffee

Dining & Beverages

11. 5th & Taylor
12. Bearded Iris
13. Butchertown Hall
14. City House
15. Emmy Squared
16. Henrietta Red
17. Le Loup
18. Monday Night Preservation Co.
19. Mother's Ruin
20. Neighbors
21. The Optimist
22. Rolf & Daughters
23. Sonny's Patio Pub
24. Tailgate Brewery
25. Taco Mamacita
26. Von Elrod's

Community

27. Bicentennial State Park
28. Brooklyn Bowl
29. First Tennessee Park
30. Morgan Park
31. Nashville's Farmers Market
32. Tennessee State Museum
33. Topgolf

Getmantown

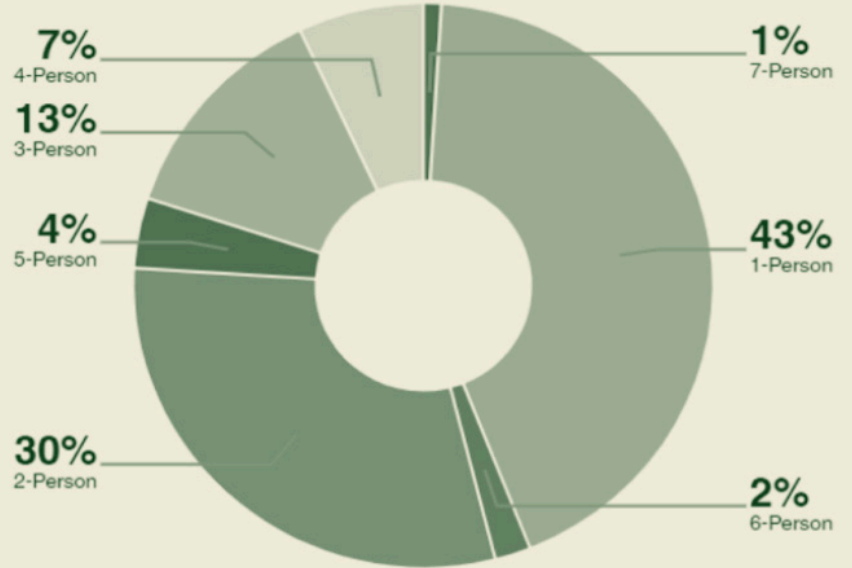
INCOME	2 Mile	5 Mile	10 Mile
Average Household Income	\$89,452	\$91,351	\$91,810
Median Household Income	\$62,701	\$63,082	\$64,680
<\$25,000	\$8,854	\$23,522	\$37,995
\$25,000 - \$50,000	\$6,952	\$22,806	\$49,723
\$50,000 - \$75,000	\$7,053	\$18,680	\$39,212
\$75,000 - \$100,000	\$4,857	\$13,536	\$28,551
\$100,000 - \$125,000	\$2,866	\$9,518	\$19,568
\$125,000 - \$150,000	\$2,079	\$6,978	\$13,440
\$150,000 - \$200,000	\$2,716	\$7,558	\$13,823
\$200,000+	\$3,847	\$11,502	\$21,948

HOUSEHOLD	2 Mile	5 Mile	10 Mile
2010 Households	16,055	80,120	190,888
2023 Households	39,223	114,099	224,261
2028 Household Projection	42,997	119,357	229,060
Annual Growth 2010-2023	10.7%	3.7%	2.1%
Annual Growth 2023-2028	1.9%	0.9%	0.4%
Owner Occupied Households	15,262	53,806	115,237
Renter Occupied Households	27,735	65,551	113,823
Avg. Household Size	1.9	2.1	2.2
Avg. Household Vehicles	1	1	2
Total Specified Consumer Spending (\$)	\$1B	\$3.3B	\$6.7B





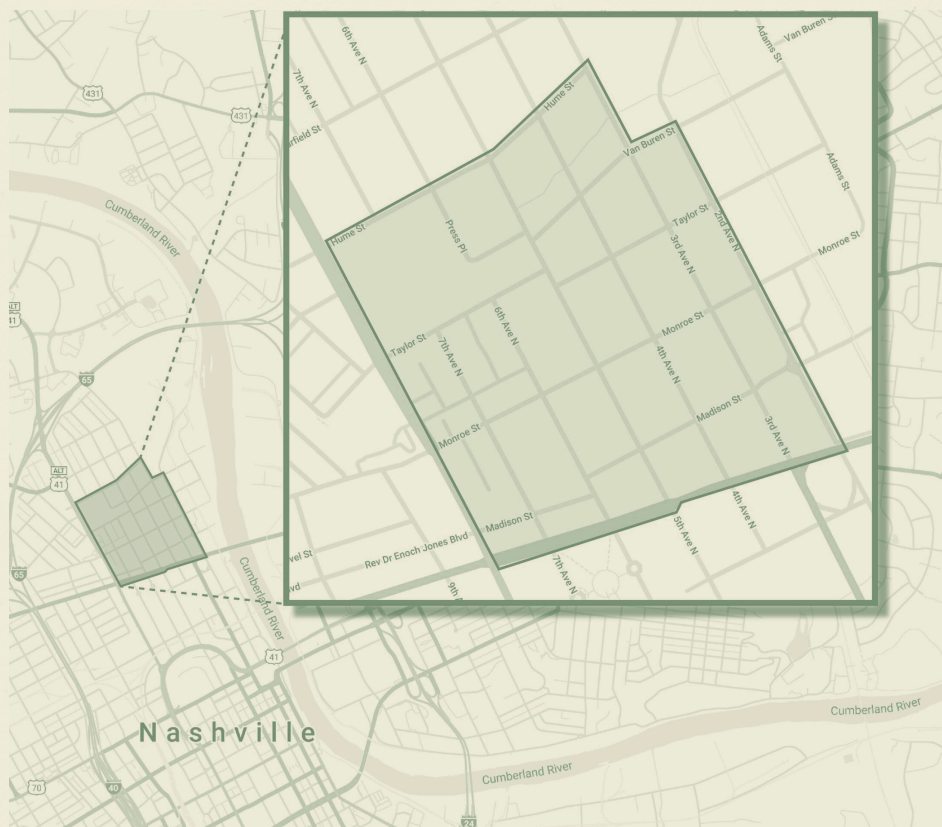
HOUSEHOLDS



POPULATION

	2 Mile	5 Mile	10 Mile
2010 Population	40,926	197,762	462,732
2023 Population	82,337	264,852	530,800
2028 Population Projection	89,103	275,244	540,561
Annual Growth 2010-2023	7.8%	2.6%	1.1%
Annual Growth 2023-2028	1.6%	0.8%	0.4%
Median Age	34.6	35	35.8
Bachelor's Degree or Higher	41%	41%	38%
U.S. Armed Forces	82	216	497

GERMANTOWN



HISTORY OF THE PROPERTY

Seen above is the original neighborhood plan from the late 1800's. The McGavock family's farm was parceled to create the D.L. McGavock development, now known as Germantown. The "Race Course" seen on the right portion of the map hosted the Peyton Stakes horse races. This spot is now Marker 8 in the Historical Commission of Metropolitan Nashville. You will also see that 5th Avenue isn't listed as the street was formerly known as Summer Street.

In 1920, Albert Vaughn purchased the property from the D.L. McGavock Estate. He was a prominent businessman and merchant in the city. He operated Meader, Vaughn, and Halloran Fish Market out of the Market House which is now the Ben West Courthouse next to the James Robertson Parkway Bridge. He sold ice and fresh fish straight from the Cumberland River.

The home continued to pass hands until the 80's where it became a part of the London family. The London family was one of prominence in Nashville as well. Dolores "Dee" London was a beloved professor at Fisk University and her husband, Hillard "Jack" London was a councilman for the city of Nashville for 8 years. He was involved in his community and the annual Jack London Christmas Toy and Coat Drive is still held in Germantown each year.



City Pioneer, Merchant Dies

Albert Vaughn, 84, pioneer businessman of Nashville, who intimates assert, probably knew more of the history of Middle Tennessee and its colorful characters than many historians, died at 4 o'clock Saturday morning at his home, 1315 Fifth Avenue, North, after an illness of a week.

Funeral services will be held at 2 o'clock tomorrow afternoon at John C. Roesch Funeral Home. Burial will be in Mt. Olivet Cemetery.

Mr. Vaughn was operator of Meaders, Vaughn and Halloran Fish Market in the old Market House for more than 60 years—from December 1875, until the late '30s, and he could tell many tales about the old days.

It was in 1875 when Mr. Vaughn became a member of the then-thriving firm of Andrew Meaders and I. K. Osgood, dealers in ice and fresh Cumberland River fish. In 1893 at the death of Mr. Osgood, he had prospered to such a degree that he bought out the business and formed the corporation of Meaders, Vaughn and Halloran. In 1928, Mr. Meaders died, leaving Mr. Vaughn the only original firm member. When they tore down the old Market House, Mr. Vaughn moved his stall to the new one where he continued in business for about six years when he sold out to Atlantic Ice and Coal Company, and retired from business.

Mr. Vaughn was born and reared in Nashville, son of a pioneer steamboat captain, James Vaughn, who piloted on the Cumberland and Tennessee Rivers for many years.

Mr. Vaughn was a member of the First Lutheran Church.

He is survived by a daughter, Mrs. Ollie L. Smith; two sons, Albert A. Vaughn and Lawrence Vaughn, all of Nashville.



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