

CHARLES
HAWKINS CO.

STAND-ALONE OFFICE BUILDING

HILLSBORO VILLAGE

1913 21st Ave S.
Nashville, TN

PRICE REDUCED

\$2,305,500

Show Up. Care. Deliver.

FOR SALE

1913 21st Ave S., Nashville, TN

HILLSBORO VILLAGE

PRICE REDUCED

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Charles Hawkins Co. is excited to bring to market 1913 21st Ave S., in the heart of Hillsboro Village. The property consists of a stand-alone office building totaling 4,131 SF on a 0.19-acre lot and was **completely renovated** in the last several years.

Nestled just a few blocks from the historic Music Row and close to two esteemed universities, this appealing neighborhood consistently draws in both locals and visitors due to its whimsical charm and walkability. It features a variety of distinctive shops and restaurants, including Pancake Pantry, Belcourt Theatre, Greenery Co., Grain & Berry, Fido Coffee, Altar'd State, and Posh Boutique.

First floor:

Reception
Conference room
Three offices
Break room
Two bathrooms

2nd floor:

Five offices
One bathroom

Unfinished

storage basement



Size:

±4,131 SF
±2,754 SF of finished
office space
±1,377 SF of unfinished
basement space



Acreage:

±0.19 Acre



Zoning:

MUN: Mixed-Use
Neighborhood
UDO: Urban Design
Overlay
UZO: Urban Zoning
Overlay



Sale Price:

~~-\$2,950,000-~~
\$2,305,500
REDUCED \$644,500

Prime Hillsboro Village Address – Literally steps from the iconic Dragon Park, Belcourt Theatre, and Nashville's most vibrant walkable retail corridor.

Walk to Everything – 90+ Walk Score®: restaurants, bars, boutiques, coffee shops, and nightlife all within 2–4 blocks (Fido, Pancake Pantry, Biscuit Love, The Grilled Cheeserie, The Villager, Double Dogs, etc.).

Music & Culture at Your Doorstep – 0.3 miles to the historic Belcourt Theatre and minutes from Music Row, Vanderbilt, and Belmont campuses.

Vanderbilt & Belmont Proximity – Less than 1 mile to Vanderbilt University (perfect for faculty, grad students, or hospital staff) and 0.7 miles to Belmont University.

Instant Access to Green Space – Directly across from Fannie Mae Dees Park ("Dragon Park") – 3.5 acres of shaded lawns, playground, and the famous mosaic dragon.

Nashville's Most Charming Retail District – Surrounded by local favorites: AVillage of Flowers, Posh Boutique, Hester & Cook, The Spice & Tea Exchange, and new hotspots opening every year.

Unbeatable Walkability & Bikeability – Sidewalks everywhere, B-cycle station 1 block away, and easy rideshare/Uber pickup.

Strong Investment Location – Consistently one of Nashville's highest-demand rental and resale neighborhoods with extremely low vacancy.

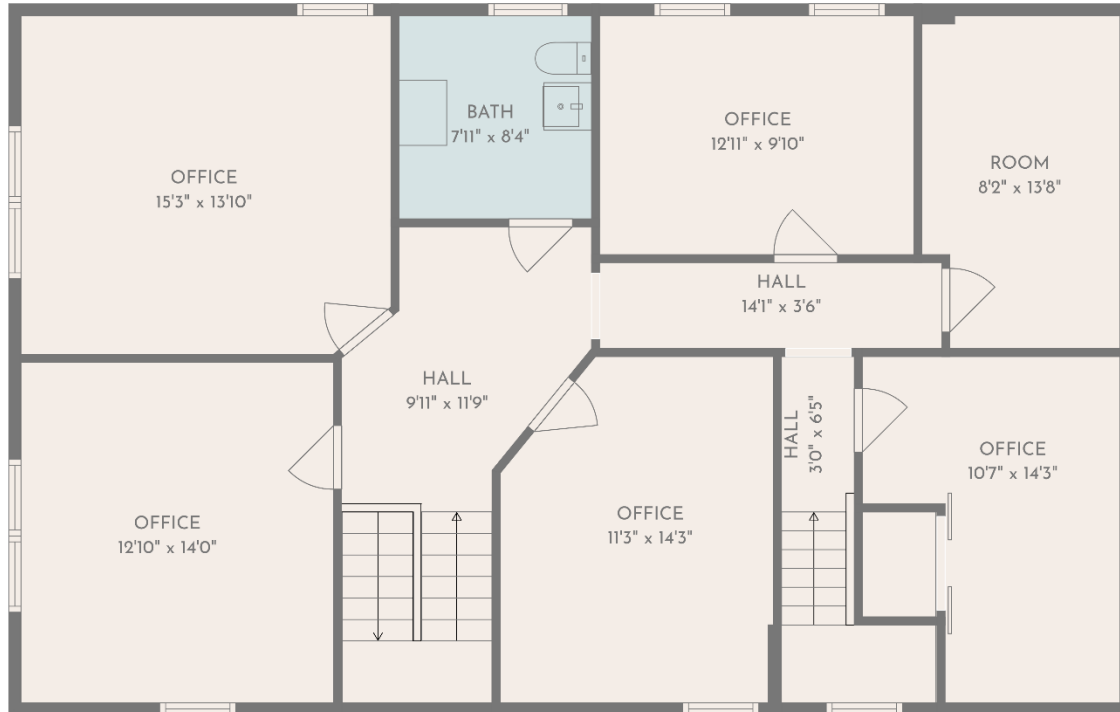
Close to Major Employers – 1 mile to Vanderbilt University & Medical Center (40,000+ employees), 2 miles to Midtown & Downtown.

Trendy Yet Timeless Vibe – Tree-lined streets, historic cottages, and new luxury builds create the perfect blend of classic Nashville charm and modern energy.



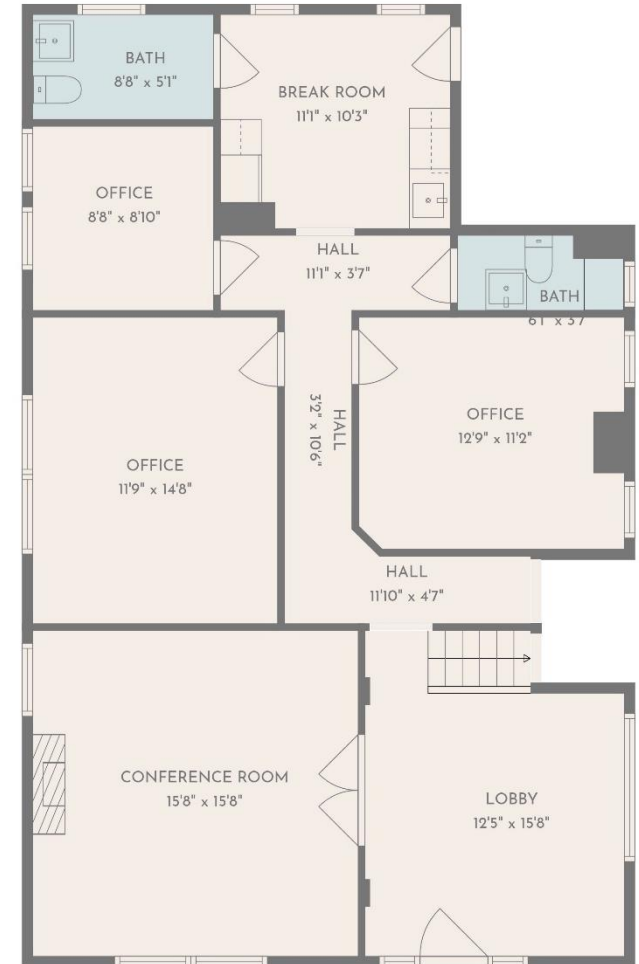
FLOOR PLANS

CHARLES
HAWKINS CO.



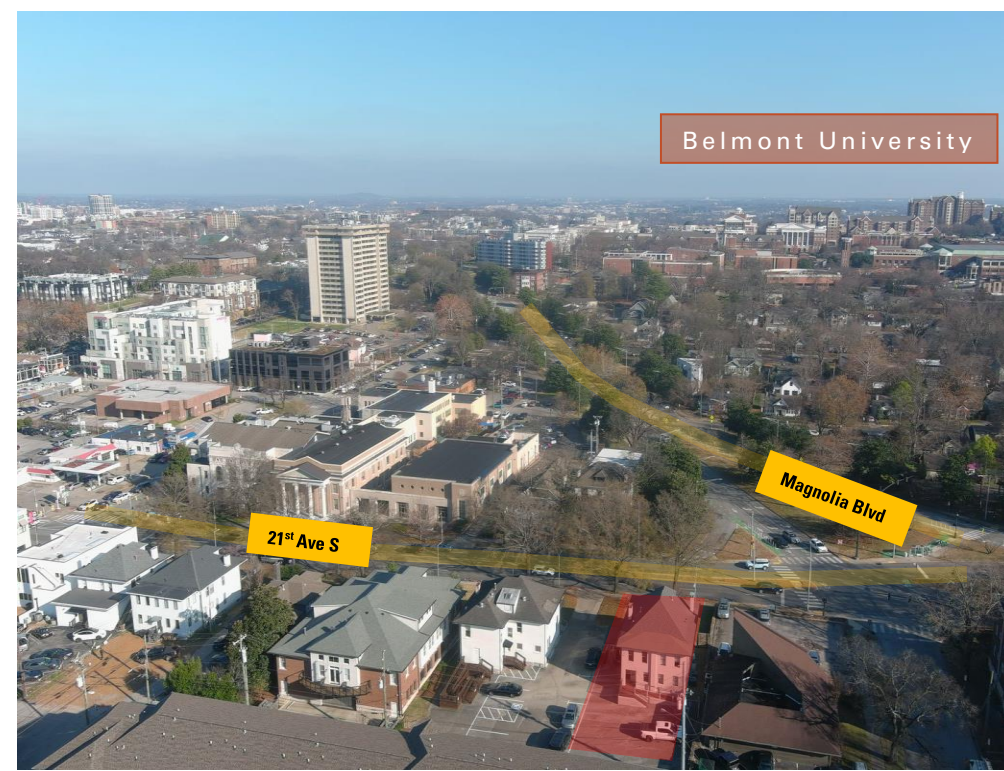
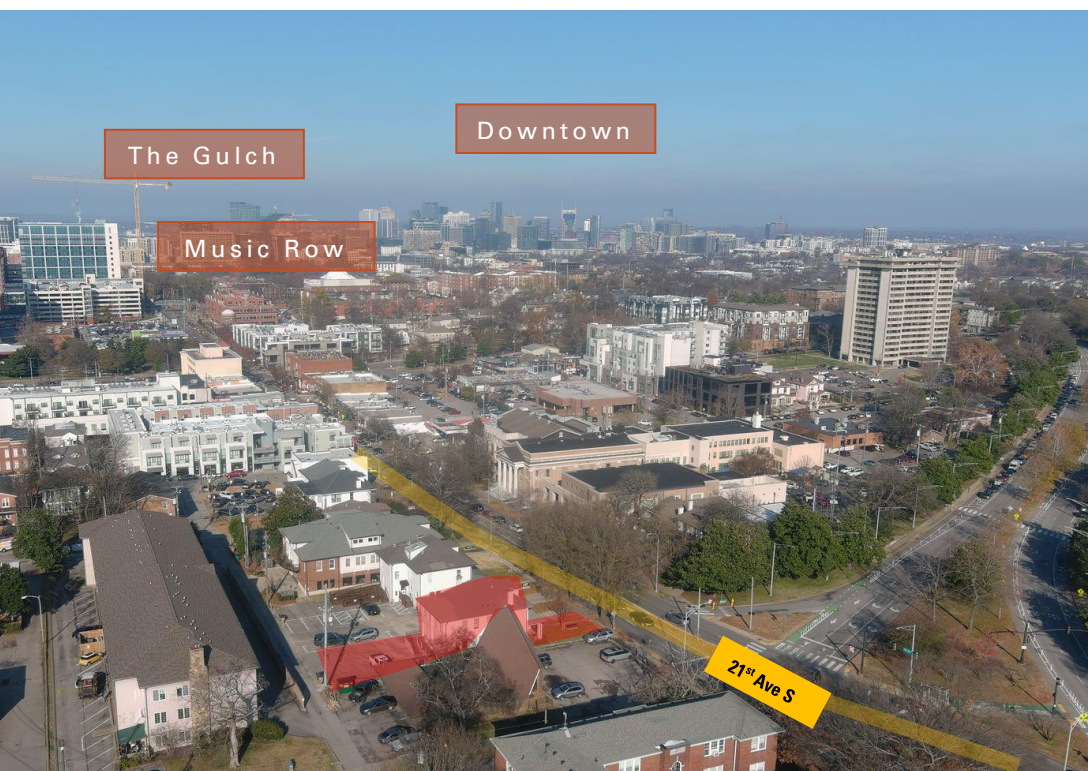
TOTAL: 1282 sq. ft
1st floor: 1282 sq. ft
EXCLUDED AREAS: WALLS: 75 sq. ft

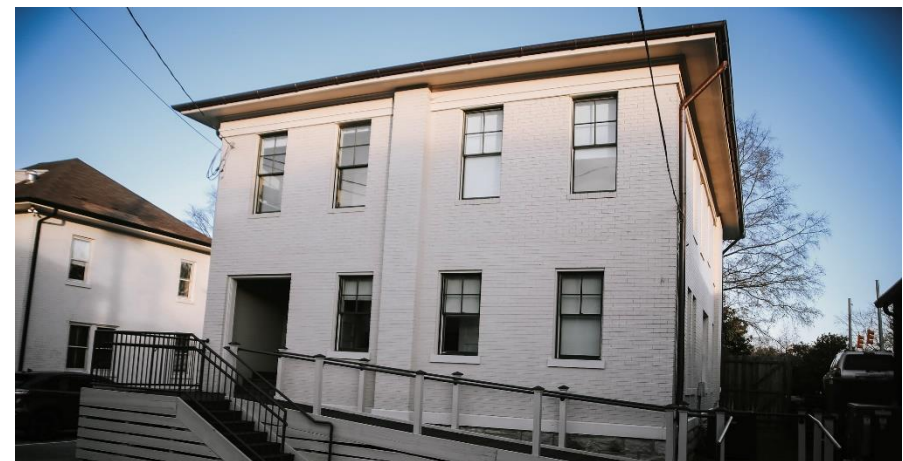
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



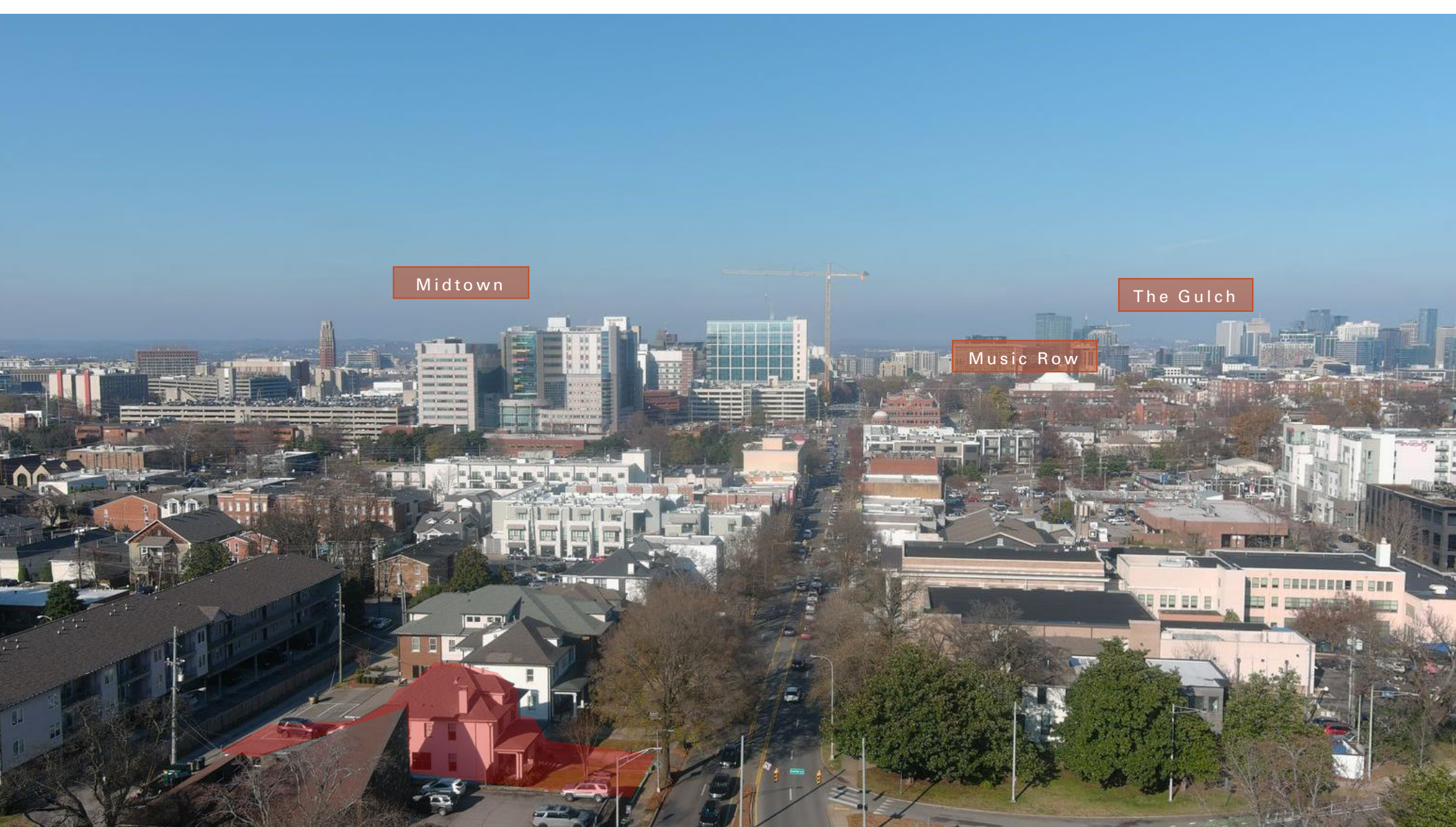
TOTAL: 1168 sq. ft
1st floor: 1168 sq. ft
EXCLUDED AREAS: WALLS: 79 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.









STRATEGIC LOCATION

Prominent central location in a dynamic neighborhood with an abundance of shopping, dining, & entertainment options



Distances

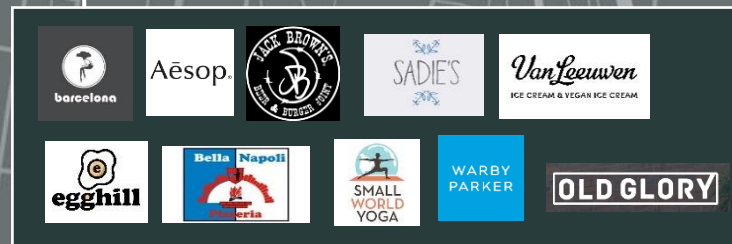
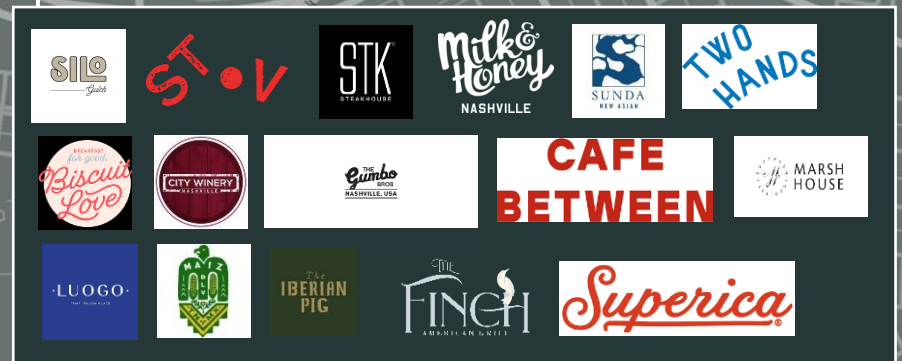
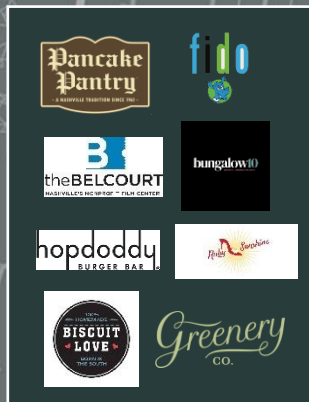
Downtown Nashville	±3 Miles
Music Row	±1.4 Miles
The Gulch	±2.2 Miles
Midtown	±2.0 Miles
Wedgewood-Houston	±2.5 Miles
West End	±1.3 Miles



5-Minute Walk

Edgehill Village
Belmont University
Vanderbilt University

PROXIMITY TO SOUGHT-AFTER AMENITIES



1913
21st Ave S.



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Nashville, TN

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