



SALE OR LEASE

±5,097 SF Stand-Alone Commercial Building

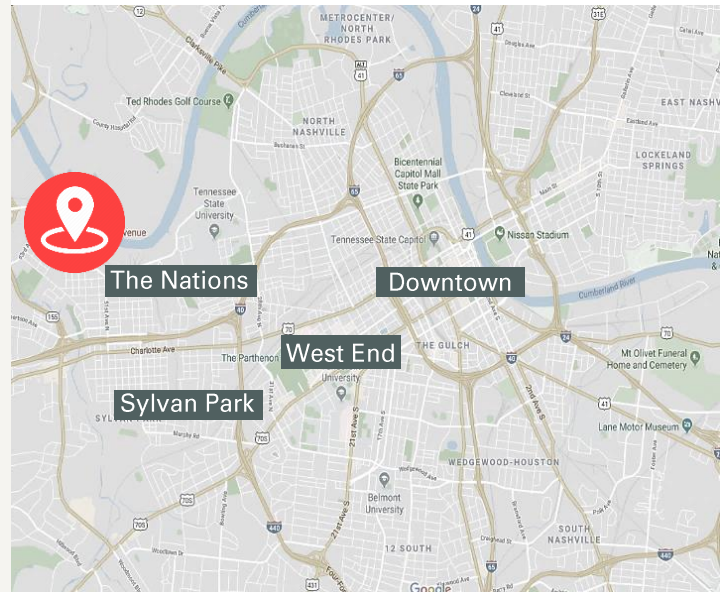
- ±3,315 SF for 1st Floor Space for Lease

Rare Opportunity to Lease or Purchase a Commercial Building in the Heart of the Nations

5611 Ohio Avenue, Nashville, TN 37209

HIGHLIGHTS

- ±5,097 SF Stand-Alone Commercial Building in the Nations
 - Sale Price: Contact Brokers
- ±3,315 SF for Lease
 - 1st Floor: ±3,315 SF (**Available**)
 - 2nd Floor: ±1,782 SF (**Leased**)
 - Entire building can be leased (1st and 2nd floor are connected via an internal staircase) or each floor can be leased separately
 - Lease Rate: \$26.00 / SF NNN with approximately \$6.00 / SF in NNN pass throughs
- Great location in the burgeoning Nations neighborhood
- Recent revitalization has made the Nations one of Nashville's hottest communities
- Site is within walking distance to several prominent restaurants and retail stores



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Exclusively listed by:

Charles Hawkins Co.

760 Melrose Avenue

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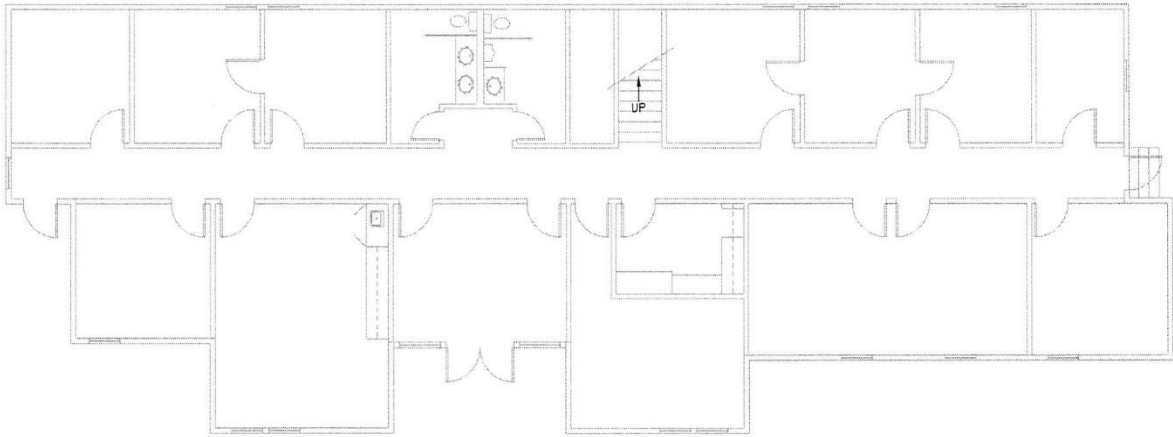
5611 Ohio Avenue
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Davidson County

CHARLES
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1st FLOOR FLOOR PLAN

Interior

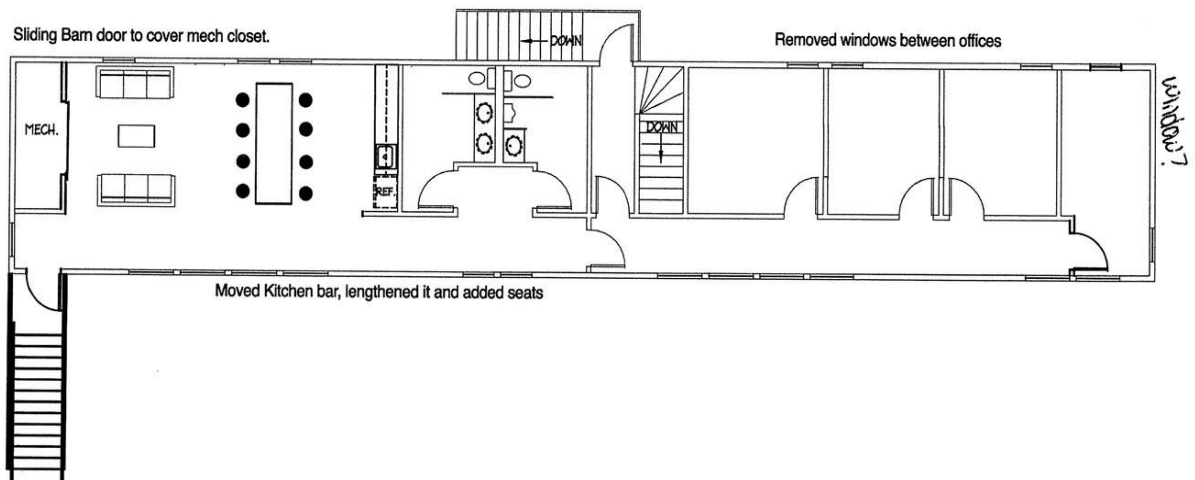
Design



2nd FLOOR FLOOR PLAN LEASED

Interior

Design



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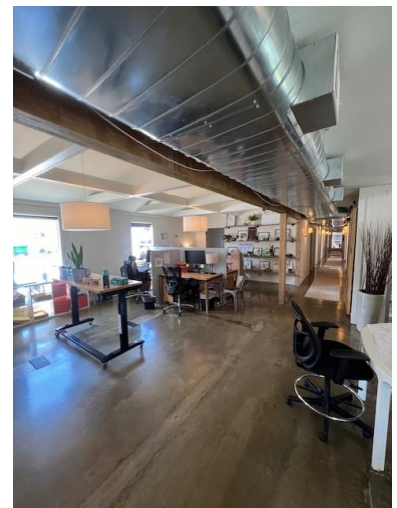
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DOWNTOWN

WEST END

Silo Bend Development
 Multi-phase development; 600+ residential units with retail

Silo Studios
 65,000 SF Creative Office, Restaurant & Retail Space

Stocking 51
 Redevelopment and expansion of former Belle Meade Hosiery Mill

- L&L MARKET**
- Culture + Co.
 - Honest Coffee
 - Bold Patriot Brewing
 - PennePazze
 - Vinnie Louise
 - Five Daughters Bakery
 - Judith Bright
 - Taco Chela
 - Thai Ni Yom
 - Gracie's Milkshake Bar
 - Nash TN
 - Cycle Bar
 - Etc.

- SYLVAN SUPPLY**
- Red Perch
 - Another Broken Egg
 - Barista Parlor
 - Black Dynasty
 - Double Dogs
 - Greys Fine Cheese
 - ElaMar
 - Radish Kitchen
 - Etc.

Modera Apartments
 3-building mixed use project with as many as 398 units

THE NATIONS

A TRUE FRONT-YARD NEIGHBORHOOD

Situated southwest of downtown Nashville, the Nations has quickly become one of Nashville's most sought-after locations and is truly a hyper-local experience. Part of the appeal is the revitalization and transformation of numerous existing industrial buildings with distinctive architectural features into unique mixed-use developments, attracting various trendy and hip businesses such as: craft breweries, neighborhood bars, fast-casual eateries, chef-driven restaurants, art galleries, etc.

LIVE – WORK – PLAY

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