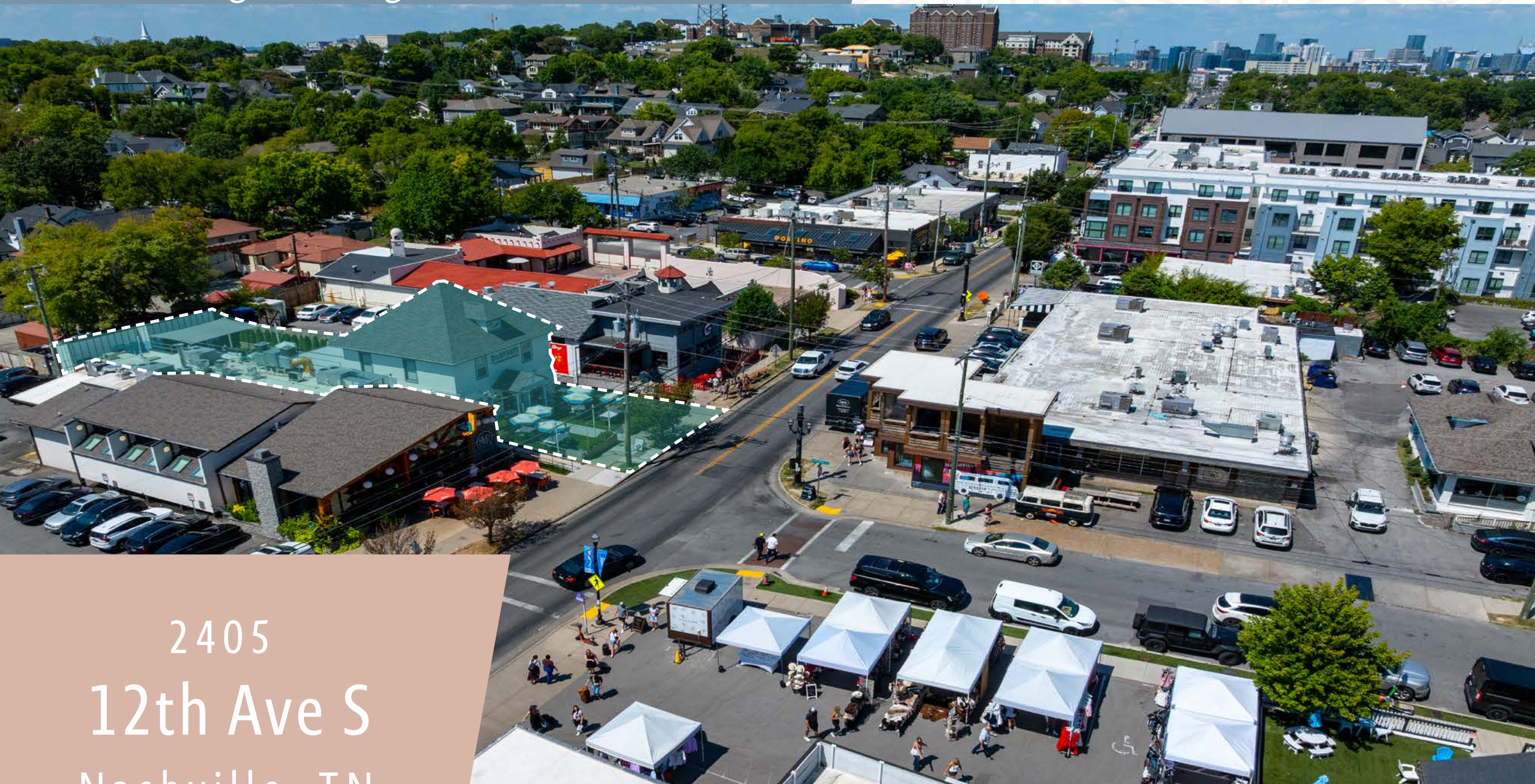


Freestanding Building in the Heart of 12 South

FOR SALE OR LEASE



2405
12th Ave S
Nashville, TN

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THE OFFERING

CBRE is pleased to offer 2405 12th Avenue South for sale or lease. Located in the heart of Nashville's most influential shopping district, this offering provides a rare opportunity to acquire one of the 44 eclectic properties within the dynamic 12 South neighborhood.

Ensconced among a who's who list of luxury retailers, and authentic, Instagram-able restaurants, bars, coffee houses, bakeries, and boutiques, 2405 12th Avenue is perfect for anyone looking for a foothold in one of the premier shopping and entertainment districts in the US.

HIGHLIGHTS

- Bullseye location in the heart of Nashville's iconic 12 South shopping and entertainment district
- 1+ miles of walkable shopping, dining, and entertainment
- ± 3.8 million visits per year (Source: Placer.ai)
- Surrounded by influential global luxury brands
- Affluent local customer base
- Culturally significant "1 of 1" location, comparable to other premier US neighborhoods like South Congress, Soho, the West Loop, or Abbott Kinney
- High barriers to entry and growing demand
- Bucket list destination for Nashville's ± 20 million tourists

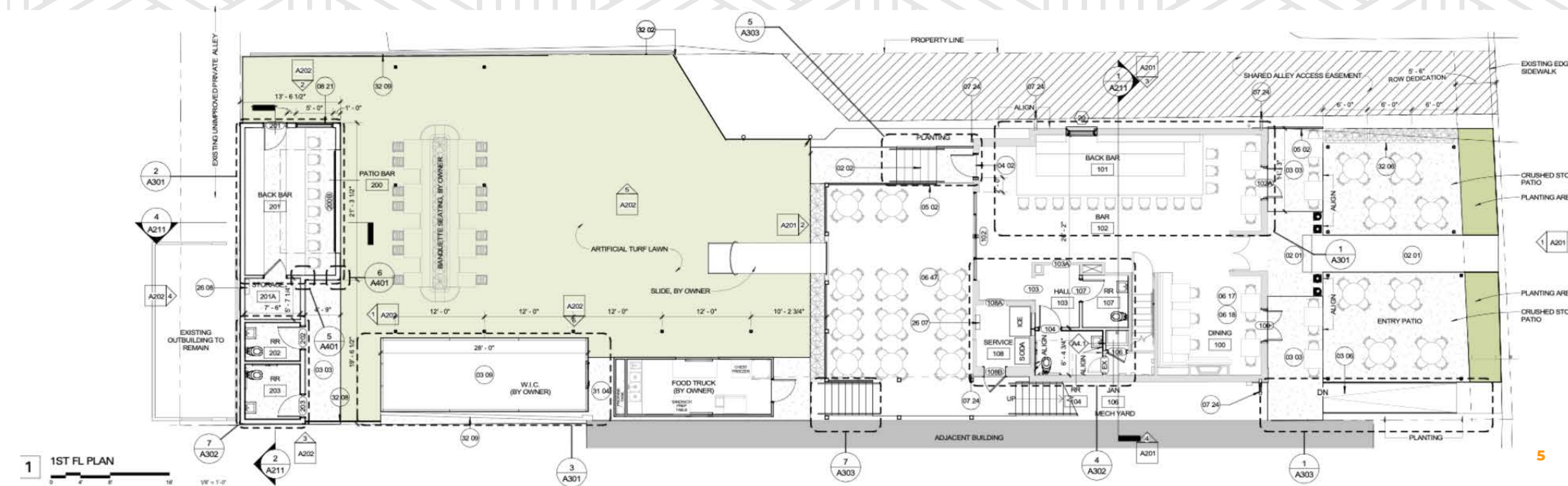
PROPERTY SUMMARY

Property Address	2405 12th Avenue South, Nashville, TN 37204
Building Size (SF)	3,864 consisting of 2 separate buildings with food truck style kitchen and front and back patios. The building was completely renovated and the accessory buildings constructed in 2024.
Lot Size	0.19 Acres (8,276 SF)
Total Potential Retail SF Available	± 5,150 SF - 1st Floor: ± 3,800 SF - 2nd Floor: ± 1,350SF
Parking	No Requirements

[Click here for virtual walk through](#)



2405 12th Avenue S features a retrofitted 1920's style home with the opportunity to develop a two-story boutique building consisting of approximately 5,150 SF, designed for either high-end retail on the ground level and a destination restaurant with rooftop patio above, or a two-story single tenant boutique. A variety of build-to-suit or expansion options are permitted.





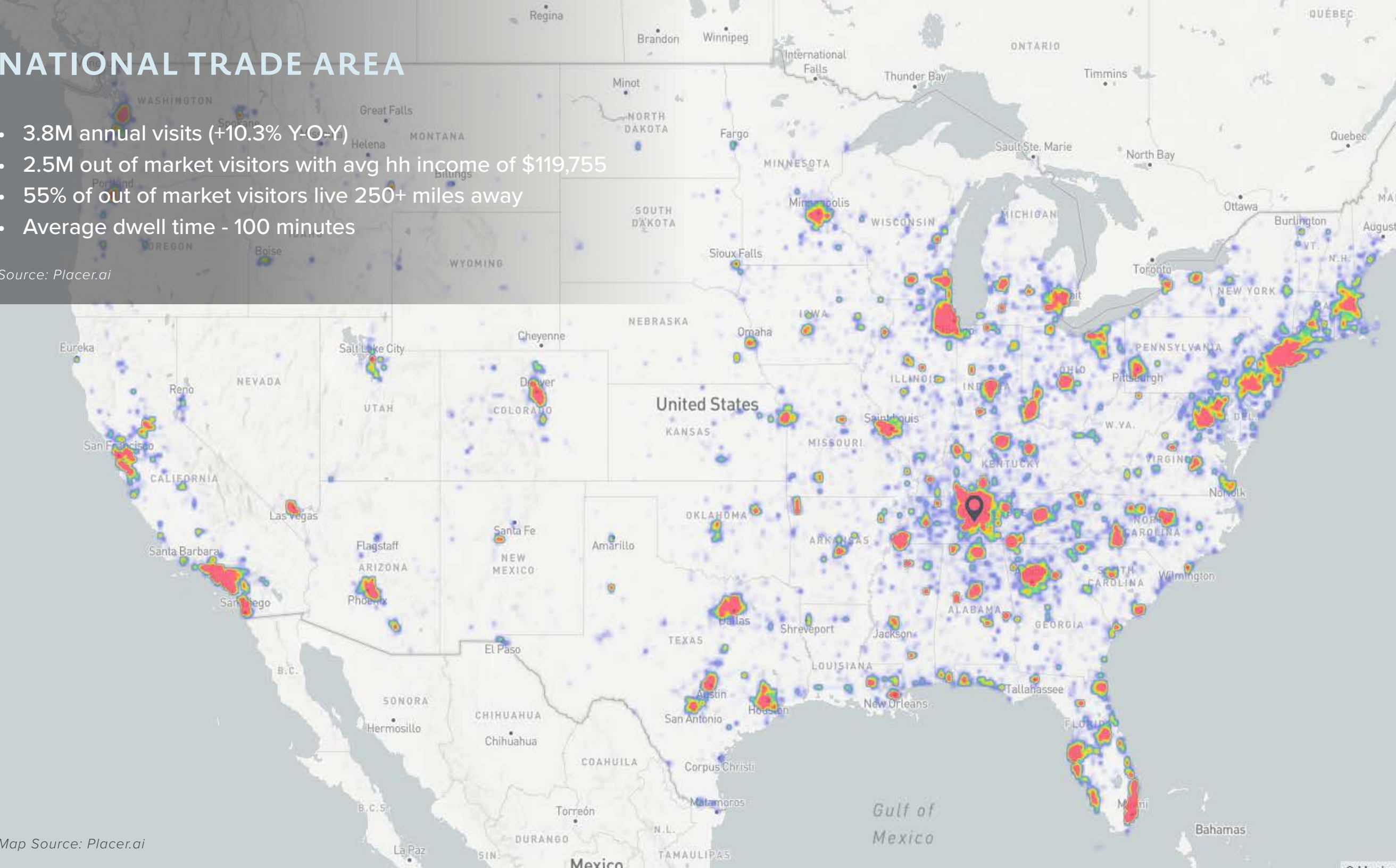
Bullseye location in the heart of Nashville's Iconic 12 South shopping and entertainment district - 1+ miles of walkable shopping, dining, and entertainment



NATIONAL TRADE AREA

- 3.8M annual visits (+10.3% Y-O-Y)
- 2.5M out of market visitors with avg hh income of \$119,755
- 55% of out of market visitors live 250+ miles away
- Average dwell time - 100 minutes

Source: Placer.ai



Map Source: Placer.ai

CULTURALLY SIGNIFICANT “1 OF 1” LOCATION

NEIGHBORHOOD	CITY	CHARACTER AND VIBE	FOOT TRAFFIC	HOUSEHOLD INCOME	RETAIL MIX	WHY IT MATTERS
12 South	Nashville, TN	Walkable, boutique, culturally rich with Southern charm	High pedestrian flow driven by locals + tourism	\$274,291 avg	Luxury-leaning indie brands + national	Combines creative authenticity with upward momentum; culturally resonant for discovery retail
Abbot Kinney	Venice, CA	Trend-forward, indie luxury, artist-entrepreneur scene	Strong, lifestyle-driven	\$145,000+	Emerging & luxury brands	West Coast edge, 12 South is a Southern analog: curated, walkable, and instagrammable
Hayes Valley	San Francisco, CA	Boutique, upscale, tech-adjacent	Consistent, affluent tech crowd	\$160,000+	Elevated retail + dining	Similar urban
SoHo	New York, NY	Global luxury meets indie cool	Extremely high	\$180,000+ (SoHo/Tribeca blend)	Luxury flagships + direct-to-consumer	WHY IT MATTERS
West Loop	Chicago, IL	Industrial-chic, food + fashion mix	High, especially weekends	\$140,000+	Upscale, modern brands	WHY IT MATTERS
South Congress	Austin, TX	Boho-luxury, tourist magnet, hyper-local	Heavy foot traffic	\$135,000	Local heroes + elevated brands	WHY IT MATTERS

AFFLUENT, BRAND CONSCIOUS CONSUMERS LIVE, SHOP, AND DINE HERE

2405 12th Avenue S is strategically located in an affluent, highly educated area of Nashville that boasts a population of 246,386 within a 15-minute drive time, with average household incomes of \$140,741 and total visits of ±3.8 Million per year. But this only tells part of the story. 2405 12th Avenue S’s central location within a densly populated area of Nashville makes it easily accessible to a large trade area either on foot or by car. The asset’s trade area stretches well beyond a conventional radius of shoppers and office users.

	20-Minute Walk	15-Minute Drive
POPULATION	12,916	246,386
POPULATION GROWTH	0.46%	2.26%
AVERAGE HOUSEHOLD INCOME	\$180,523	\$140,741
POPULATION GEN Z OR MILLENIAL	71.8%	61.3%
BACHELOR’S DEGREE OR HIGHER	80.4%	63.1%
DAYTIME POPULATION	11,313	471,397
AVERAGE HOME PRICE	\$1.03M	\$809,341

SURROUNDED BY INFLUENTIAL GLOBAL LUXURY BRANDS

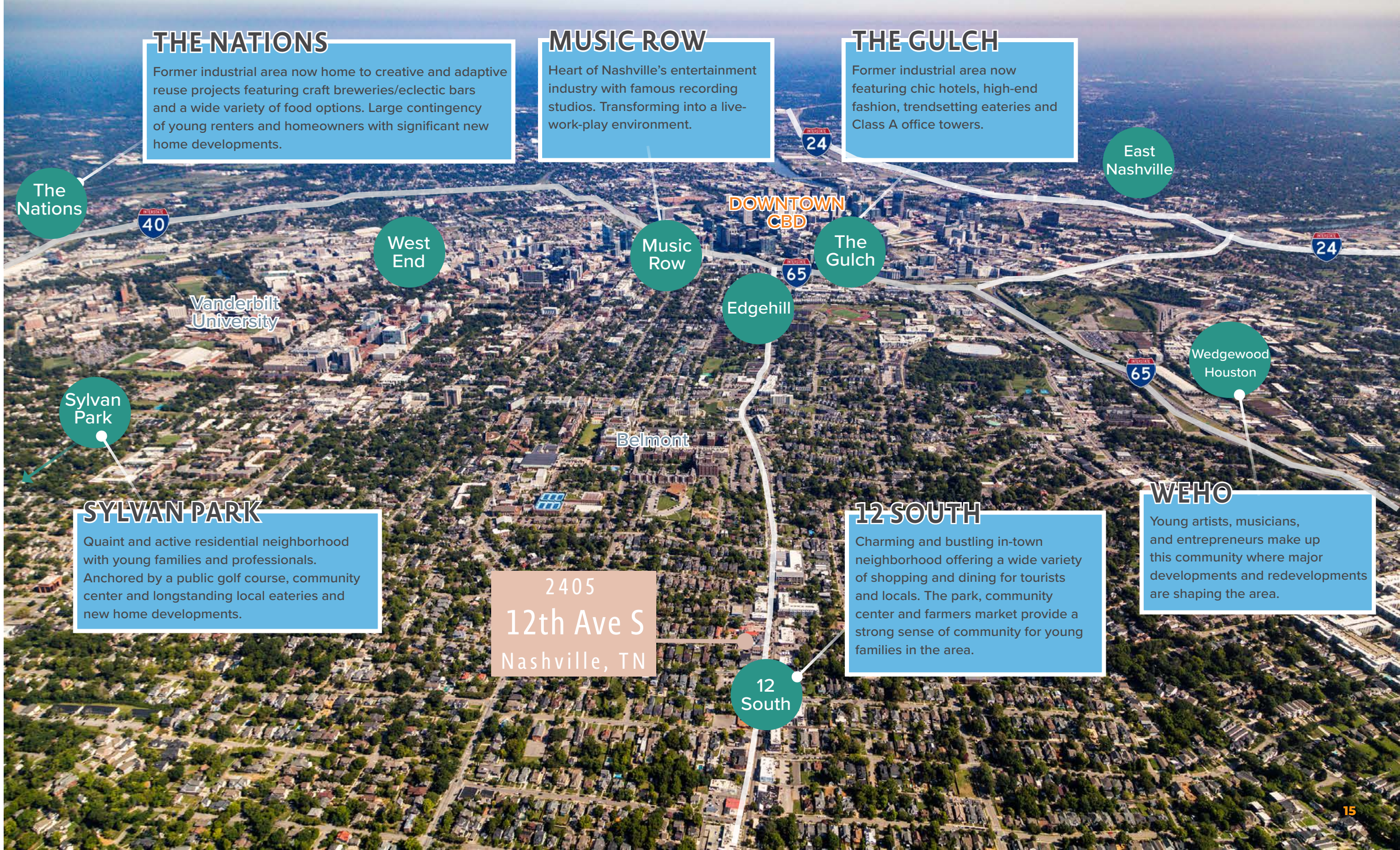






WHERE NASHVILLE NEWBIES ARE INTRODUCED TO THE CITY OUTSIDE OF BROADWAY

Spanning half a mile along 12th Avenue South, the 12 South neighborhood is a vibrant stretch filled with vintage shops, gourmet eateries, and one-of-a-kind local businesses. Since 2001, the area has evolved into one of Nashville’s trendiest destinations, with nearly 20 new storefronts opening between 2001 and 2015, transforming the eight-block corridor into a lively hub. Known for its walkability, 12 South offers a dynamic mix of restaurants, coffee shops, bakeries, bars, and boutiques showcasing local designers and artisans. Iconic murals add to its charm, attracting weekend crowds and tourists alike. Whether you’re a local exploring the neighborhood or hosting out-of-town guests, 12 South is a picture-perfect spot for shopping, dining, and soaking in Nashville’s creative spirit.



WHY 12 SOUTH?

87

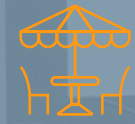
Walkability Score



1+ Mile miles of walkable shopping, dining, and entertainment



± 3.8 Million visits per year
(Source: Placer.ai)



26+ Restaurants



26+ National Retailers



12+ Original Nashville Brands



22+ Murals and Signature Pieces



Perfect Fundamentals



Bull's Eye location in the Heart of Nashville



NASHVILLE MARKET - A BULLSEYE CITY

#1

Ranked Real Estate Prospect
Third Year in a Row
- PWC & ULI, 2024

#2

Ranked Metros for High-Tech
Job Growth
- CBRE Tech Talent Report, 2023

#3

Ranked on Downtown
Vitality Index
- Business Journal, 2024

#4

Most Attractive Markets for
Real Estate Investment
- CBRE U.S. Investor Survey, 2024

ONE

Of the Top Metros Identified
as Having the Largest Draw for
Company Headquarters
- CPE 2024

75%

Of the U.S. Market within
a 2-Hr Flight

17.5M Visitors

Expected in 2025

\$11.49B

Estimated Visitor Spending
In 2025

MOVERS AND SHAKERS

ORACLE

amazon

AC Smith.

Schneider Electric

shoals

INVENTING SIMPLE

Hankook

petainer

mobility

Lazestar, Inc.

LANDMARK CERAMICS

DOWNTOWN NASHVILLE THE PLACE TO BE

Downtown At-A-Glance

Hospitality

13,348 Room Keys

1,020 Rooms Under Construction

35 Planned Hotels

Residential

There are 20,006+ residents downtown

14,657 residential units
2,872 units under construction
11,785 units planned

Dining, Shopping & Entertainment

372

Dining Options

113

Shopping Options

750+

Events Every Month

72%

Locally Owned

185

Nightlife Options

54+

New Retail and Restaurants
Opened/ Announced in 2024



THE UP-AND-COMING EAST BANK

The East Bank, known as Imagine East Bank Vision Plan, encompasses +/- 338 AC of underutilized land directly across the river from Downtown Nashville. The Metro Planning Commission originally adopted the Imagine East Bank vision plan in 2022 and negotiations are ongoing. The plan consists of four vision concepts — Equitable and Affordable East Bank, Safe and Simple Multimodal Connections, Respect for the River, and Neighborhoods for Nashvillians. Most recently, The Fallon Company, was selected as the official developer — the company has most notably worked on Fan Pier in Boston and Centre South in Charlotte. At the epicenter of the East Bank is the newly approved \$2.1B new Titans Stadium.



RIVER NORTH

River North is being developed on 13 acres of land in a designated Opportunity Zone across the river from Germantown, a historic district with restaurants, retailers and the Tennessee State Museum. Phase I of the River North development will feature 817,070 square feet of development, including approximately 78,000 square feet of office space, 80,000 square feet of retail space, 651 luxury multifamily units, and a 4-acre riverfront park spread across four buildings on the site.



RETAIL ANNOUNCED



A WORLD CLASS TRANSPORTATION HUB

The Nashville International Airport (BNA) has completed a \$1.5 billion expansion and renovation. The project, titled BNA Vision, was officially completed as of early 2024 with the only remaining efforts being surrounding road relocations and terminal access improvements. The project included six domestic aircraft gates with new dining and retail options, an international airways facility for international travel, as well as an expansion to the ticketing lobby and baggage claim. A new concourse, additional security wing, more parking garages and improved roadways were also included. Additionally, the first on-airport hotel, Hilton branded, opened with 298 rooms, grand plaza including open-air dining, innovative meeting and event spaces totaling 26,500 SF, and a covered pedestrian bridge connecting the hotel, plaza, and garage to the terminal building.

BNA is currently served by 15 airlines and offers 540 flights daily. This year, the airport traffic is anticipated to grow more than 25 million. The multi-billion-dollar investment into expansion and modernization at Nashville International Airport also bodes well for the area's post-pandemic recovery.

Building on the success of BNA Vision, New Horizon marks the next chapter in the ongoing transformation. This new phase will cost an additional \$1.5B and will be phased over six years with an expected completion in late 2028.

72%

Increase from 2020
fiscal year passengers
of 13.7M

23.7 M

2024 fiscal year
(July 23–June 24)

Additional 10M+

Passengers by 2034

NONSTOP INTERNATIONAL SERVICE TO:



CABO SAN LUCAS
CANCUN



CALGARY, EDMONTON,
MONTREAL, TORONTO,
VANCOUVER & WINNIPEG



DOMINICAN
REPUBLIC



ICELAND



IRELAND



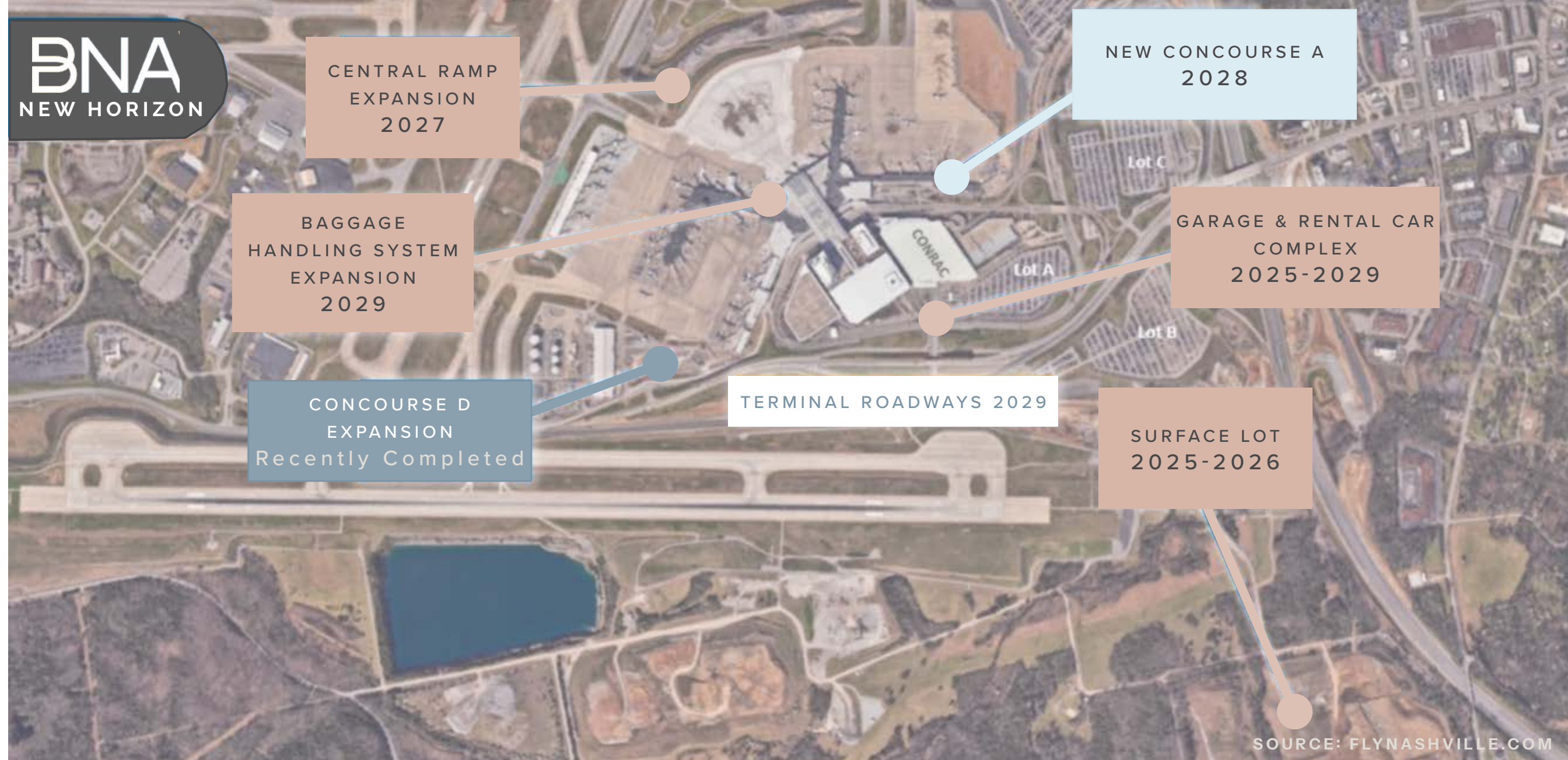
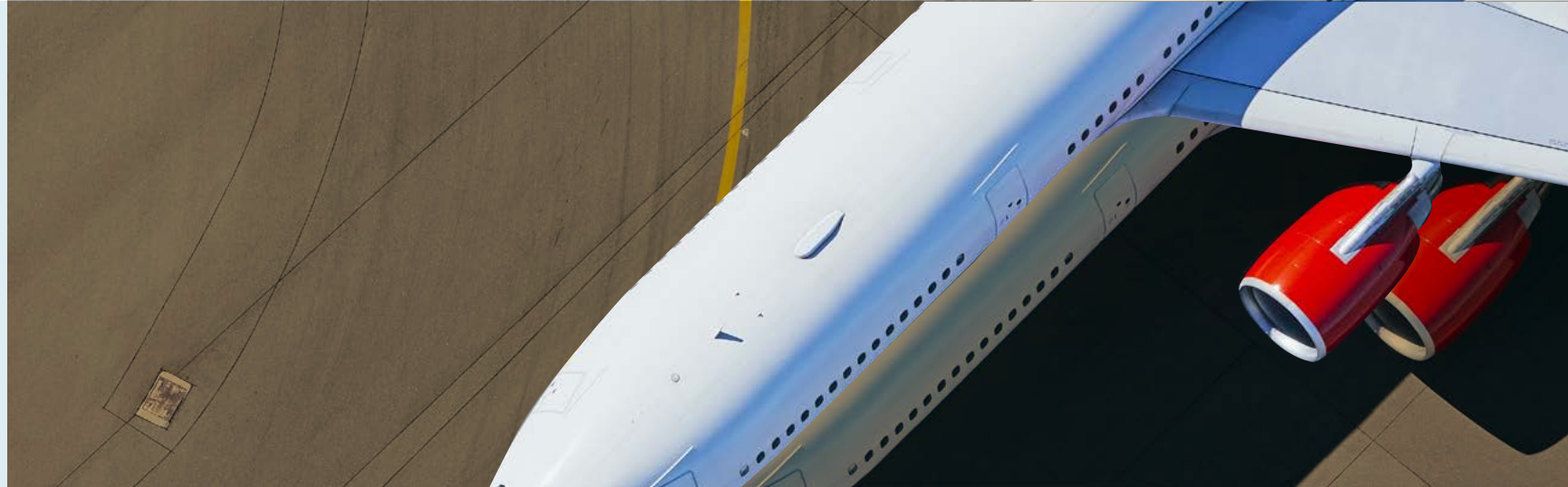
LONDON



PURETO RICO



TOKYO
EXPECTED BY 2028



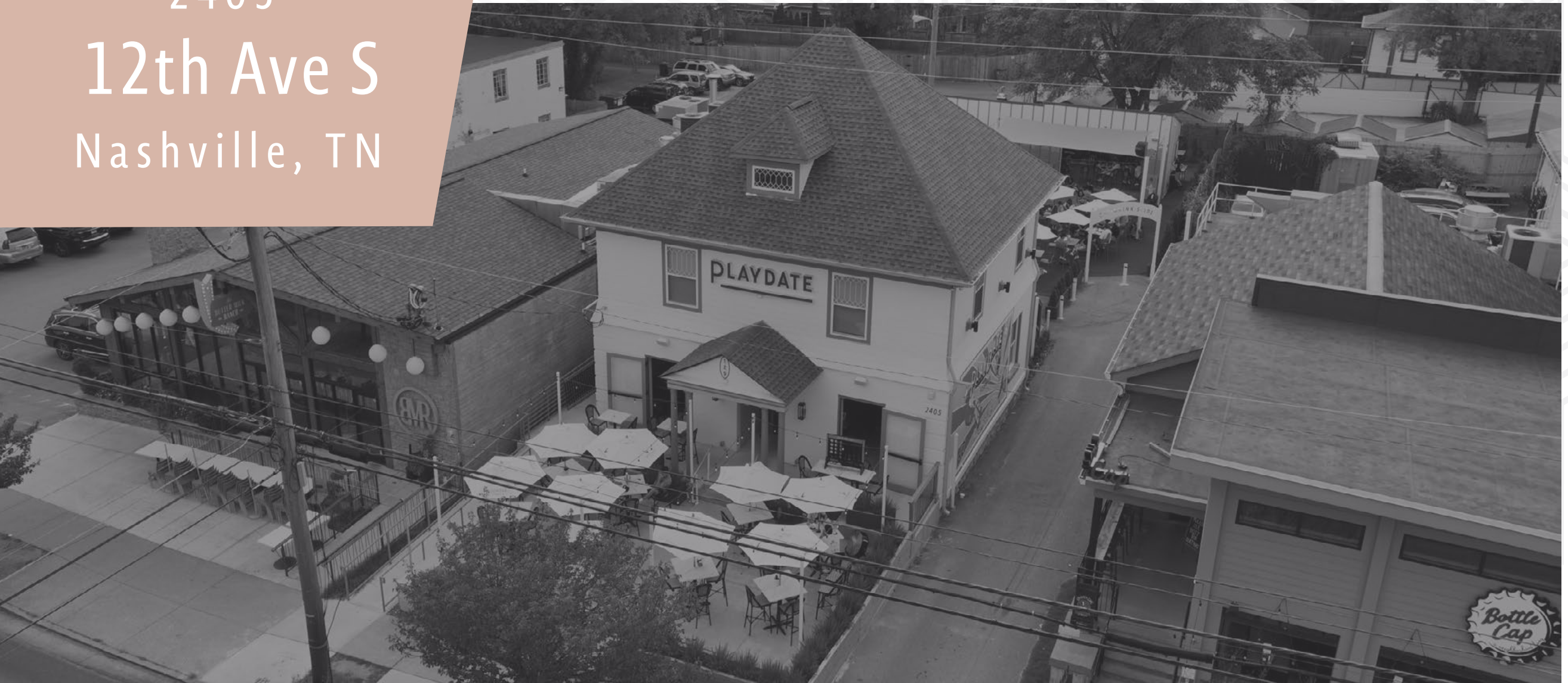
“When we broke ground on BNA® Vision, our goal was to expand the infrastructure of BNA to better support Nashville’s impressive growth trajectory over the next 20 years. The passenger volume we’ve seen at Nashville International Airport continues to outpace our previous projections, which is a great sign for our city, but it also means that we have to continue building for the future”, “It’s paramount for us to focus on a new horizon and continue to build a world-class airport to support more and more domestic and international travelers.”

Doug Kreulen, president and CEO of BNA

“ It’s paramount for us to focus on a new horizon and continue to build a world-class airport ”

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