

# 949 MAIN STREET

DEVELOPMENT OPPORTUNITY IN EAST NASHVILLE'S FIVE POINTS



AVISON  
YOUNG



# PROPERTY OVERVIEW

**0.58**  
ACRES

**100+**  
UNITS

**MUG-A**  
ZONING



Avison Young is pleased to present 949 Main Street, a premier development opportunity in the heart of East Nashville. This prime site sits in Five Points, offering unparalleled walkability to a myriad of restaurants, shopping, and hospitality. There are several new retail developments in the area, including Hill Center Five Points, Riverside Village, and 10th and Woodland, which include notable tenants such as Tend, Ladybird Taco, Bartaco, and Edley's BBQ.

With a functional square layout, 949 Main Street is ready for a developer to create a high-profile, mixed-use destination. The site allows for a multitude of uses, including condo, retail, office, hospitality, and multifamily. The property supports up to six stories and can accommodate over 100 residential units, which could include a retail storefront.

Boasting an impressive Walk Score of 94, which is classified as a "Walker's Paradise," daily errands or exploration of the area will not require a car. Additionally, this corridor is a key component in the first phase of the newly passed "Choose How You Move" transportation initiative, featuring a forthcoming Bus Rapid Transit (BRT) network and significant streetscape and infrastructure enhancements in the near term.



# INVESTMENT HIGHLIGHTS

UNPARALLELED  
LOCATION WITH  
HIGH VISIBILITY

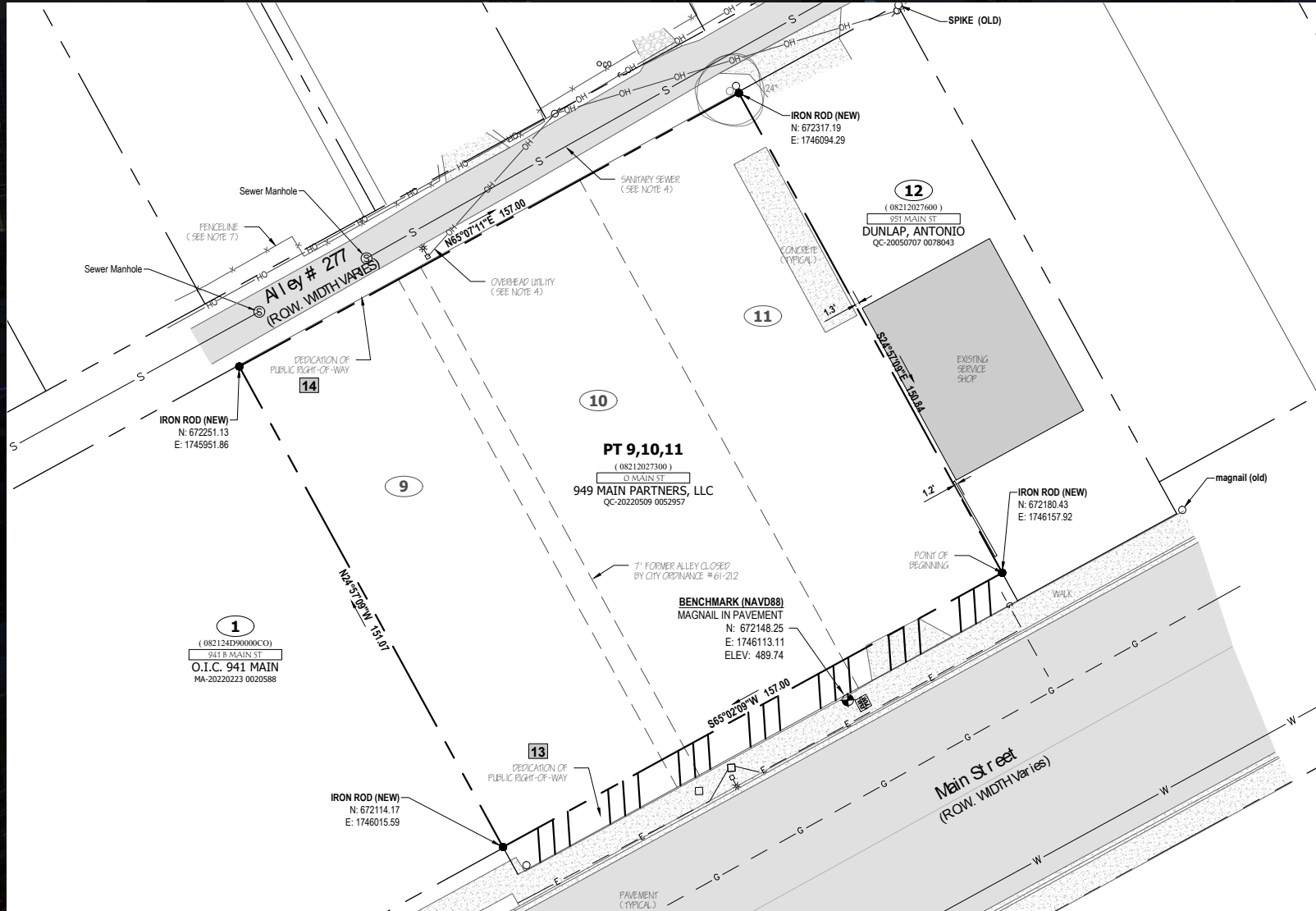
ONE OF THE  
HIGHEST WALK  
SCORES IN  
THE CITY

EFFICIENT  
PROPERTY  
LAYOUT

FLEXIBLE  
ZONING

ALLOWS FOR  
RESIDENTIAL,  
RETAIL,  
HOSPITALITY, AND  
MIXED-USE

# SITE PLAN



# FIVE POINTS AREA AMENITIES



5-MINUTE DRIVE  
**NISSAN**  
STADIUM

7-MINUTE DRIVE  
Downtown  
Nashville

Wilburn Street Tavern  
*Rudney* **FO** **LK** Xiao Bao

East Nashville  
Magnet High School

**949 MAIN STREET**

**FIVE POINTS**



ROSEMARY & BEAUTY QUEEN



**KOI** SUSHI & THAI

**GYM 5**



RAMSEY STREET



tend



S 11TH STREET



S 12TH STREET

MAIN STREET

**WAYMORE'S**  
GUEST HOUSE AND CASUAL CLUB

Attaboy



**LOVE & EXILE**  
BAR



WOODLAND STREET



RUSSELL STREET



RUSSELL STREET



FATHERLAND STREET

# EAST NASHVILLE OVERVIEW

Located along the east bank of the Cumberland River in Downtown, East Nashville is one of the most eclectic and culturally diverse areas in the city. The neighborhood features historic homes dating back to the 1900s, along with a vibrant mix of craft cocktail and dive bars, coffee shops, and vintage stores. Developers are increasingly bullish on the area, drawn by its proximity to Nissan Stadium, the planned Oracle headquarters campus on the East Bank, Downtown Nashville, and other hip neighborhoods like Five Points and Inglewood. These areas have become hubs for the city's contemporary dining, art, and music scenes.

East Nashville is rapidly emerging as Nashville's own version of Silverlake in Los Angeles or Williamsburg in New York thanks to its thriving cultural scene, vibrant creative energy, and impressive growth. With world-class hospitality just steps away, including iconic spots like Sean Brock's Audrey, Attaboy (voted best cocktail bar in the United States), Folk, Peninsula, and more, the area offers a unique fusion of vibrant local culture and upscale dining and entertainment. It's a place where Nashville's dynamic spirit thrives, making it an increasingly sought-after destination for both living and investment.

The Nashville condo market remains strong heading into 2025, with over 5,200 sales in 2024 and around 1,600 active listings. Developers are increasingly focusing on neighborhoods like East Nashville, where more affordable pricing supports a transient lifestyle. Recent projects have seen impressive pre-sales, and new developments are underway, reflecting Nashville's growing appeal on the international stage

## East Nashville development pipeline

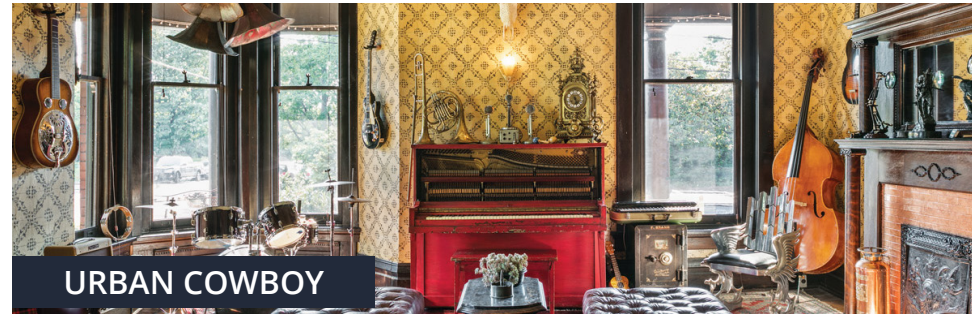
	RETAIL	MULTIFAMILY	HOSPITALITY
Under construction	34,456 sf	355 units	0 rooms
2024 deliveries	3,983 sf	1,288 units	0 rooms



ATTABOY



PENINSULA



URBAN COWBOY



FOLK



SEAN BROCK'S AUDREY



**EAST BANK**

## EAST BANK OVERVIEW

East Nashville's East Bank, a rapidly developing area along the Cumberland River, is quickly becoming a focal point for the city's growth and transformation. Once known for its industrial and riverfront uses, the East Bank is now undergoing a significant revitalization with new mixed-use developments, parks, and entertainment venues emerging. A key driver of this change is Oracle's new North American headquarters, which will bring thousands of jobs and further boost the region's tech and business sectors. The campus will span 70 acres, feature over 2 million square feet of office space, and include 1,500 residential units, with more than 40% designated for affordable housing. As Nashville continues to evolve, the East Bank stands as a symbol of the city's modern growth, seamlessly blending its rich history with exciting new opportunities.



**NEW NISSAN STADIUM DELIVERING IN 2026**

Under the vision of Perkins Eastman, renowned for its master planning of projects like The Wharf in Washington D.C. and Battery Park City in Manhattan, Metro Nashville's Planning Department is working to transform the East Bank. The plan, called Imagine East Bank, outlines a framework for four walkable neighborhood districts. Development is already underway on a new domed stadium for the NFL's Tennessee Titans, and discussions are in progress to relocate the Tennessee Performing Arts Center to the riverfront. Boston-based Fallon Company will spearhead the first 30 acres of development with plans to expand across up to 338 acres, which will include a childcare center and 1,550 housing units, 45% of which must be affordable.



**ORACLE CAMPUS**

# NASHVILLE MARKET OVERVIEW

**#1**

BEST LEISURE  
DESTINATION  
IN THE U.S.

*Global Traveler,  
2024*

**TOP 5**  
MARKET TO  
WATCH

*ULI Emerging Trends in  
Real Estate, 2025*

**2.1M**

MSA  
POPULATION

**#2**

BEST LARGE AIRPORT

*USA Today, 2024*

**3%**

UNEMPLOYMENT  
RATE

**#3**

METRO ECONOMIC  
STRENGTH

*Policom, 2024*

**1.1M**

REGIONAL  
WORKFORCE

**#3**

BEST CITY IN  
THE SOUTH

*Southern Living,  
2024*

**#6**

BEST  
PERFORMING  
CITY

*Milken Institute, 2024*

**75%**

OF U.S. MARKETS  
ARE WITHIN A  
TWO-HOUR FLIGHT  
OF NASHVILLE

**#6**

TRAVELER'S CHOICE  
AWARDS - BEST OF  
THE BEST,  
U.S. DESTINATIONS

*Trip Advisor, 2025*



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