



SUBJECT PROPERTY RENDERING



PEGASUS



184 2ND AVE N
— NASHVILLE, TENNESSEE —

**RETAIL & RESTAURANT
SPACE FOR LEASE**

184 2ND AVE N | NASHVILLE, TENNESSEE [VIEW ON MAP](#)

In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6585 | A Licensed Tennessee Broker #264531



SUBJECT PROPERTY RENDERING

184

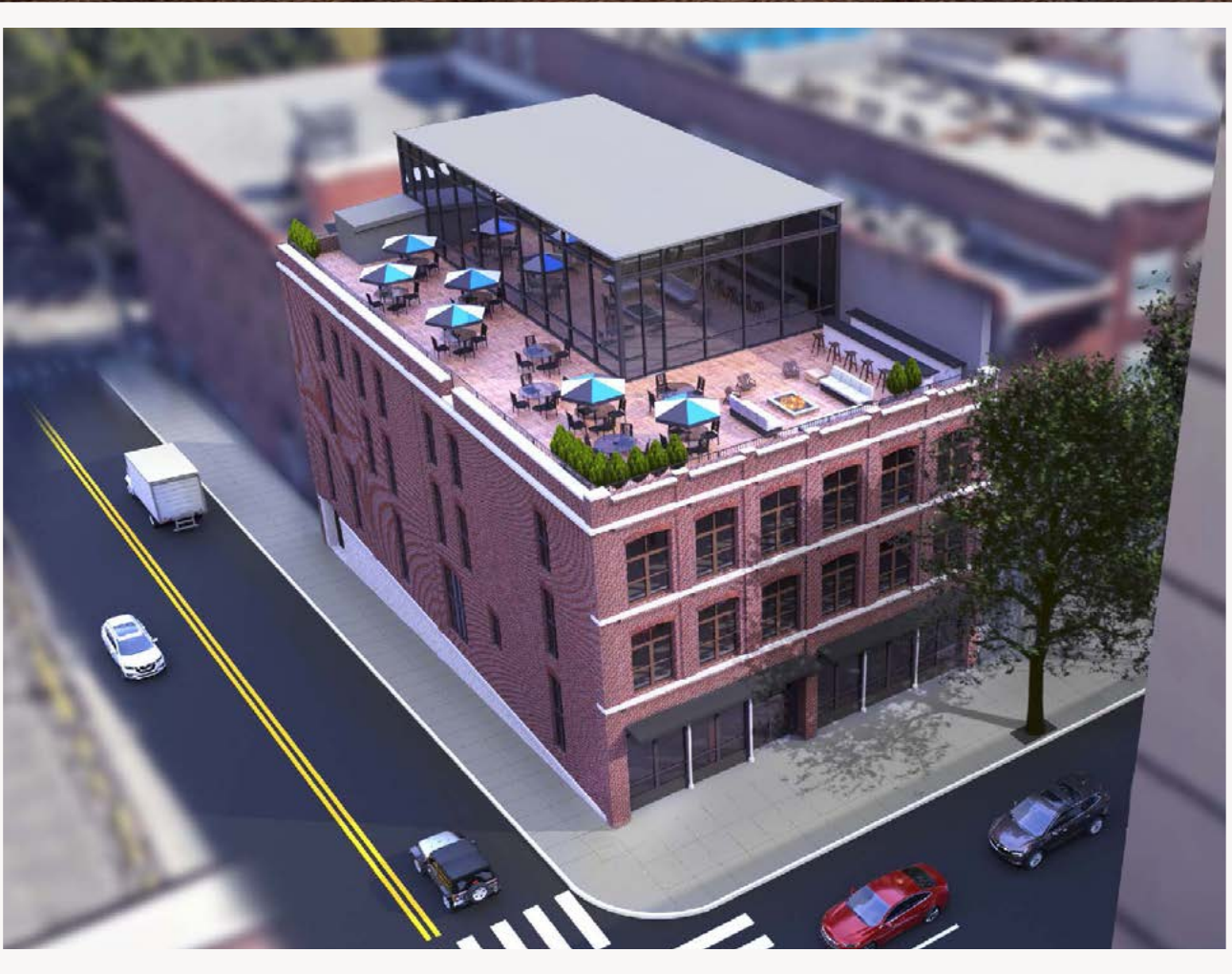
2ND AVE N

Pegasus Asset Management is proud to present 184 2nd Ave N, a premier leasing opportunity in downtown Nashville. 184 2nd Ave N is a historic and iconic masonry building situated on famed 2nd Avenue in Downtown Nashville, with the well-earned reputation as the “Soul of the City”. The offering is for all or part of the five floors of the structure (three stories above ground, plus a potential activated rooftop, and a built out lower level which has entrances facing both streets of this corner property). Once known as Market Street, 2nd Avenue has always been an enviable address for live music, restaurants, bars, and retailers, just off of Broadway with a vibe and excitement all its own, and surrounded by a myriad of hotels, apartment buildings, and office buildings.

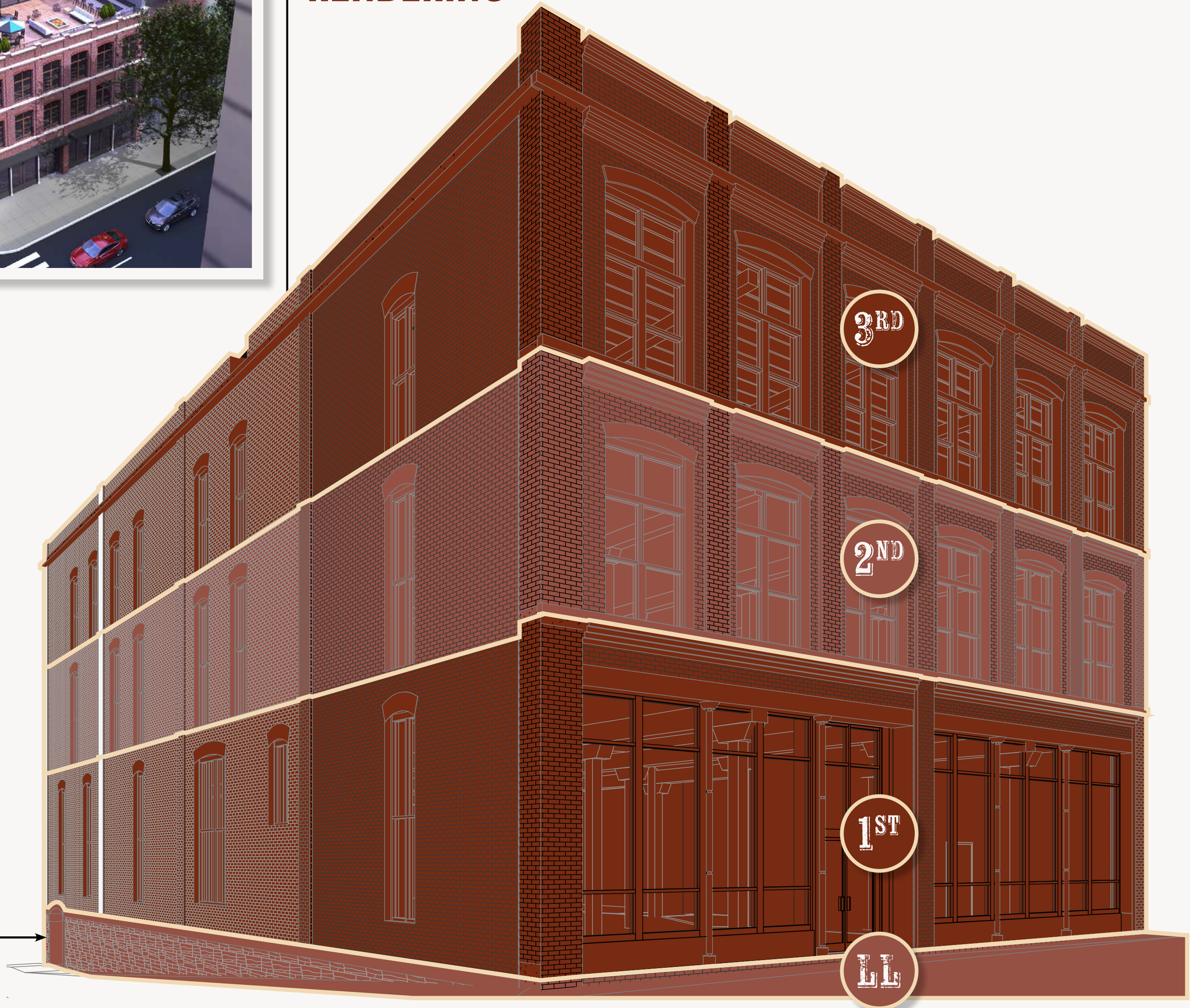
Following the damage that occurred on the street in 2020, the City of Nashville has dedicated thought, significant funding, and resources to revitalize 2nd Avenue by creating a walker’s paradise for tourists and residents alike. Further, the City is creating a breezeway mid-block linking 2nd Avenue to the riverfront on 1st Avenue, where the City is simultaneously expending funds to revitalize and activate the riverfront. Additionally, the City is expanding the width of the 2nd Avenue sidewalks, adding outdoor seating, pedestrian crossings, and constructing other betterments, all the while maintaining 2nd Avenue’s historic character. The renaissance is on the horizon, and we are seeking an iconic brand or brands to join what promises to be the best new street in Nashville!

JOIN THE
ACCLAIMED & REVITALIZED
2ND AVENUE CORRIDOR





**4TH FLOOR
ROOFTOP PATIO
RENDERING**



3RD



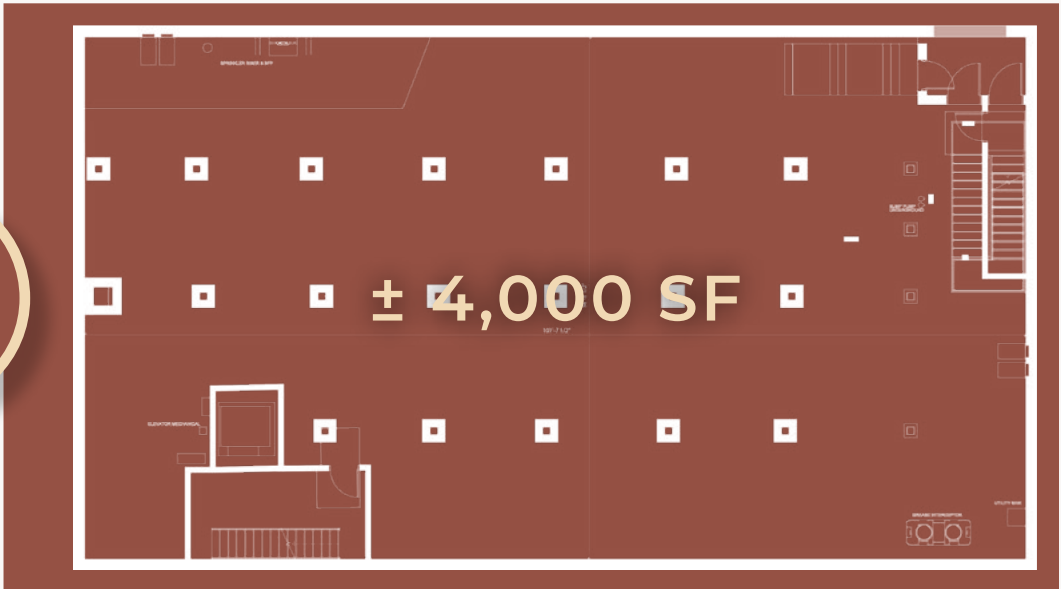
2ND



1ST



LL



**ENTRANCE TO
LOWER LEVEL ON
CHURCH STREET**



Musician Hall of Fame & Museum

Music City Central

NISSAN STADIUM



Rendering of Forthcoming New Titans Stadium

TENNESSEE STATE UNIVERSITY
Avon Campus

TPAC TENNESSEE PERFORMING ARTS CENTER

DUNKIN'

Steakhouse

DOUBLETREE BY HILTON

Black Rabbit

SKULL'S

Subject

GRAY & DUDLEY

COYOTE UGLY

Sheraton HOTELS & RESORTS

417 UNION

LEGENDAIRY Milkshake Bar

Chicken Crisp

THE MUSIC CITY CIRCLE

MORTON'S THE STEAKHOUSE

frothy monkey FOOD • COFFEE • WINE

Casa Rosa MIRANDA LABRET'S

REB

Hard Rock CAFE

Publix

HOMEWOOD SUITES Hilton

PUCKETT'S RESTAURANT

THE MUSIC CITY CIRCLE

ACME FEED & SEED

Nashville Public Library

Rippy's HONKY TONK

Robert's WESTERN WORLD

JOHNNY CASH MUSEUM

amazon Operations

RED PHONE BOOTH

Hattie's CHICKEN

Merchants EST. 1892

JASON ALDEAN'S KITCHEN + ROOFTOP BAR

PiNS MECHANICAL COMPANY

BRIDGESTONE ARENA

THE MUSIC CITY CIRCLE

Country Music Hall of Fame Museum

WHOLE FOODS MARKET

GRAND HYATT

Music City CENTER

DOWNTOWN NASHVILLE

32,000 VPD

Church St - 14,000 VPD

Broadway

41



NASHVILLE, TENNESSEE

COUNTRY MUSIC CAPITAL OF THE WORLD

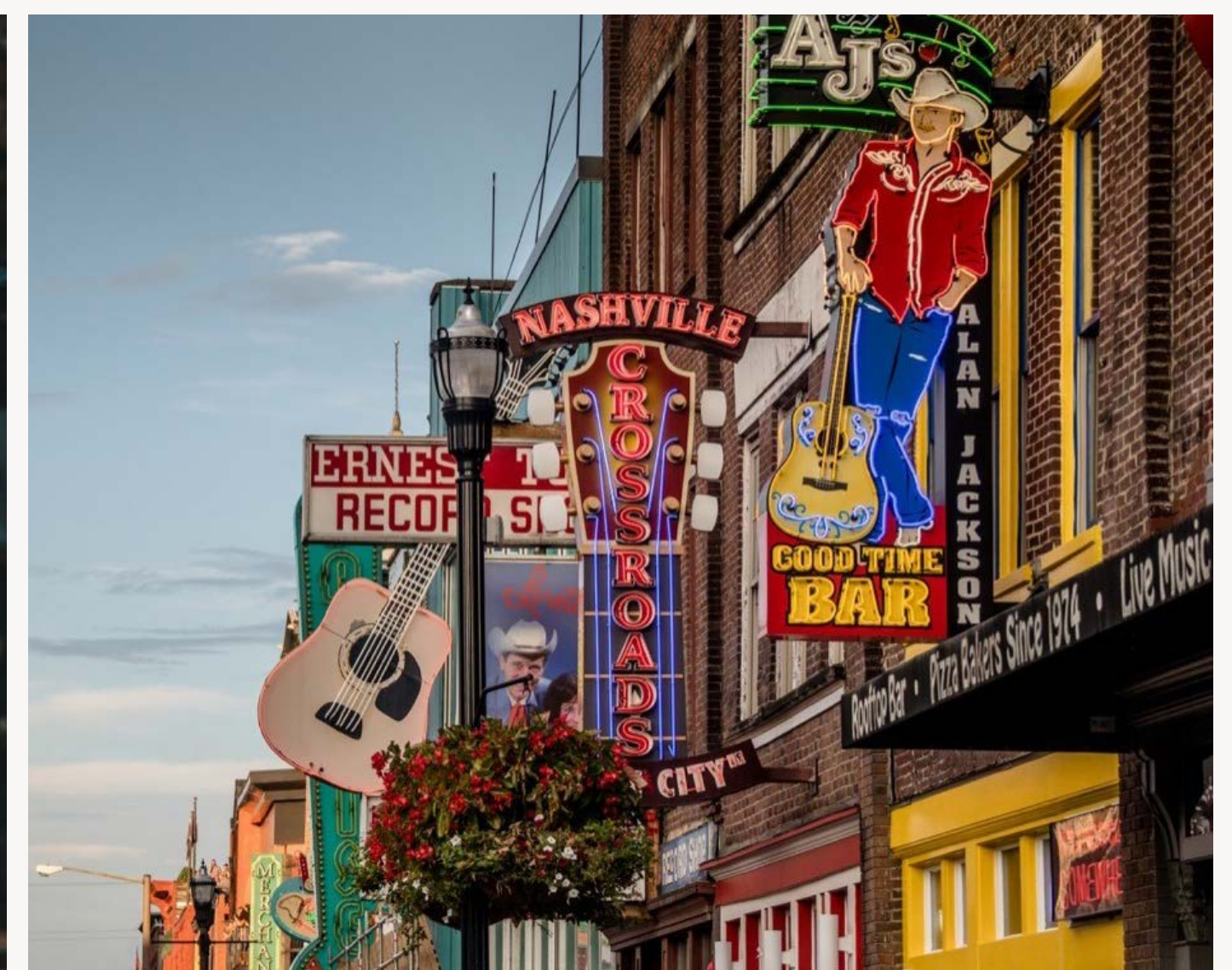
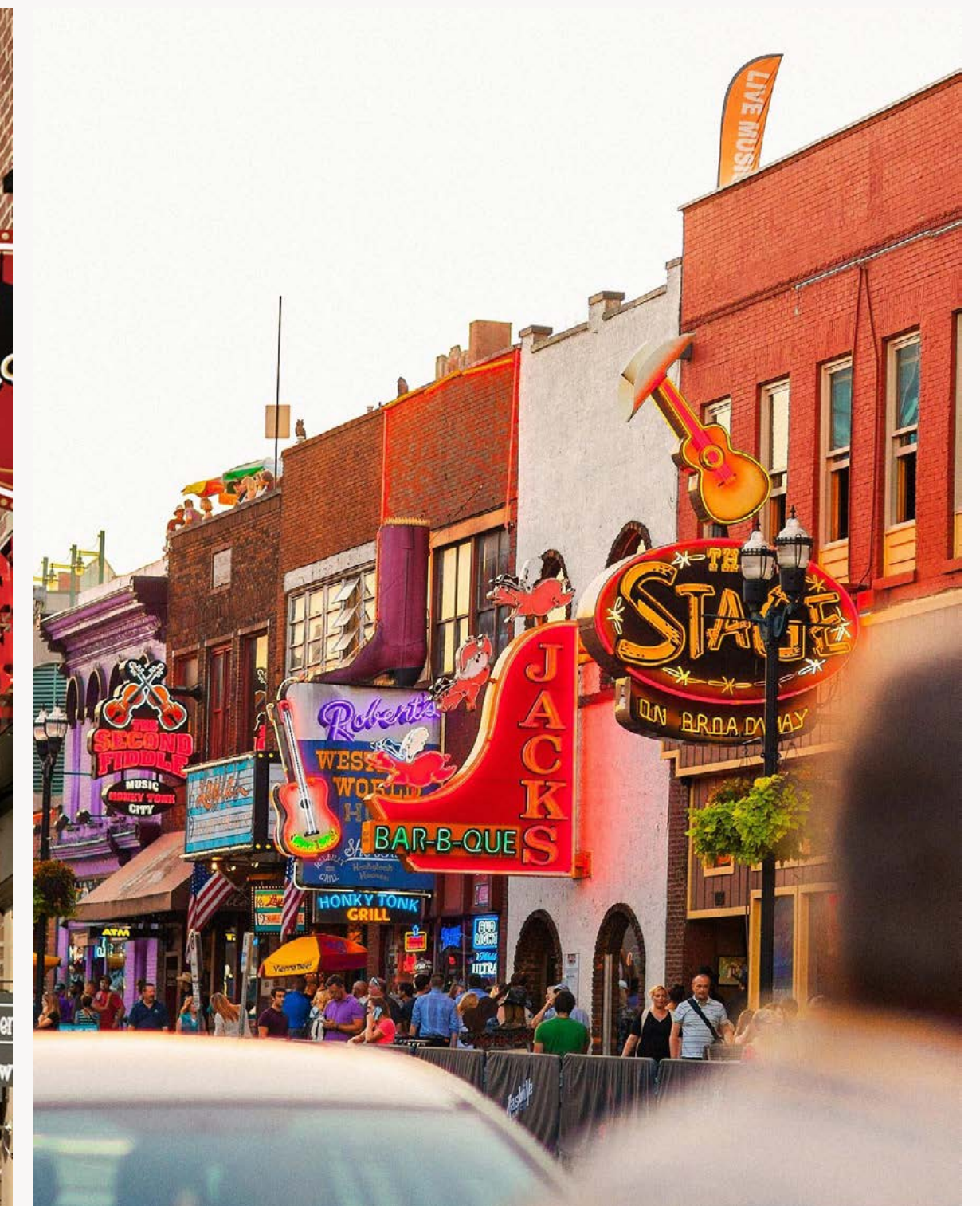
Nashville is the largest city in the state of Tennessee, with nearly 2 million residents in the metropolitan area. In the last 25 years, Nashville has grown over 35%, making it one of the fastest-growing in the nation.

Nearby economic drivers and tourist destinations include the Nashville convention center, Nissan Stadium, Bridgestone Arena, Music City Center, the Riverfront, Musicians Hall of Fame, Fifth & Broadway, John Seigenthlaer Pedestrian Bridge, and the Tennessee State Capitol.

For their 2022 report, the Urban Land Institute (ULI) ranked Nashville as the #1 city in the US for real estate and real estate investors. Nashville is classed as a “Supernova,” which are city experiencing explosive growth.

	1-Mile	3-Mile	5-Mile
POPULATION	16,000	125,020	250,029
HOUSEHOLDS	8,529	53,842	107,247
AVG. HH INCOME	\$106,443	\$85,787	\$89,967





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