



2ND & HART

RARE INVESTMENT OPPORTUNITY
LOCATED IN WEDGEWOOD-HOUSTON

STREAM

2ND & HART

16 Units: 3 Bedroom / 2.5 Bathroom

Master NNN lease agreement in place for all units. Term through 11/30/26. Tenant has one option to renew for a 3 year period at FMV

Walkable to abundance of retail and Wedgewood-Houston attractions

Short drive to Downtown Nashville

Airbnb use grandfathered in, minimal competitive set for Airbnbs in the future

All townhomes already separately parceled; ability to convert to multi-family or for sale townhomes

Ability to push NOI in near future

On-site parking

Financials available upon request



SITE OVERVIEW

16 Units: 3 Bed / 2.5 Bath

Total SF: 20,000

Unit 1: 1,196 SF

Unit 2: 1,196 SF

Unit 3: 1,154 SF

Unit 4: 1,167 SF

Unit 5: 1,167 SF

Unit 6: 1,167 SF

Unit 7: 1,220 SF

Unit 8: 1,242 SF

Unit 9: 1,307 SF

Unit 10: 1,307 SF

Unit 11: 1,224 SF

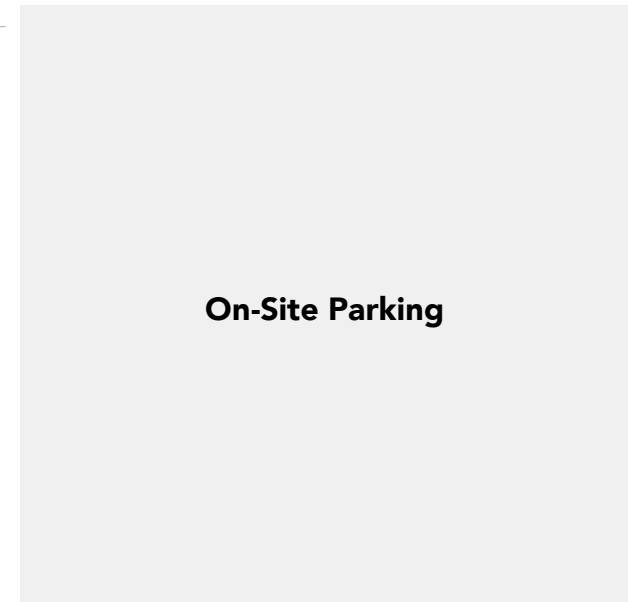
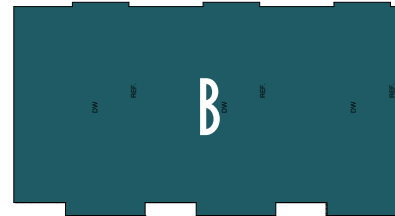
Unit 12: 1,224 SF

Unit 13: 1,363 SF

Unit 14: 1,363 SF

Unit 15: 1,485 SF

Unit 16: 1,218 SF







WEDGEWOOD-HOUSTON

Located a few blocks south of Downtown Nashville, Wedgewood-Houston has historically been known for its industrial activity that has housed makers and manufacturers alike. Nowadays, there's new lift being pumped into this urban neighborhood with trendy dining options, new housing, and an overall landscape that has attracted new employers from near and far. WeHo has recently landed itself on a shortlist of National "Up and Coming US Neighborhoods" by online travel magazine TravelMag. With a rich history and a bright future, WeHo is at the epicenter for the bulk of Nashville's urban growth.

TRENDSETTING TENANTS





MEET THE NEIGHBORS

The popularity of WeHo continues to increase for consumers in their late twenties and thirties. The residents income is above the U.S. average and they live close to their jobs and usually walk or use public transportation to get around the city.

- WELL-EDUCATED
- VALUE THE ARTS & CREATIVITY
- ENJOY WINE AT BARS & RESTAURANTS
- PARTIAL TO ORGANIC FOODS
- LEISURE ACTIVITIES INCLUDE YOGA & PILATES

33

MEDIAN AGE

\$ 78,953

MEDIAN HH INCOME

NEARBY AMENITIES & DEVELOPMENTS

RETAIL

- 1 FORKS DRUM CLOSET
- 2 MODISTE CLOTHING
- 3 COCOCO HOME
- 4 ILA BOUTIQUE
- 5 FORTS CLOTHING
- 6 HALCYON BIKE SHOP
- 7 RICHARDS BESPOKE
- 8 NASHVILLE DESIGN COLLECTIVE
- 9 SCHUMACHER BOUTIQUE
- 10 LA PARISIENNE HOME
- 11 HERMITAGE KITCHEN
- 12 PUBLIX

FOOD

- 1 HERO DONUTS & BUNS
- 2 DICEY'S TAVERN
- 3 MAY AT SOHO HOUSE
- 4 EARNEST BAR & HIDEAWAY
- 5 BASTION
- 6 ABA
- 7 HUMPHREYS STREET COFFEE
- 8 GABBY'S BURGERS
- 9 PINK DOOR COOKIES
- 10 PRESENT TENSE
- 11 IL FORNO
- 12 ELEGY
- 13 FUTURE UPSCALE ITALIAN
- 14 FUTURE UPSCALE MEXICAN
- 15 SLIM AND HUSKY'S PIZZA
- 16 FUTURE UPSCALE SUSHI
- 17 E + ROSE CAFE
- 18 IGGY'S ITALIAN
- 19 BARISTA PARLOR
- 20 MERCADO BY BUTCHERTOWN
- 21 CREST COFFEE HOUSE
- 22 POPPY & PEEP
- 23 MATRYKOSHKA COFFEE
- 24 8TH & ROAST
- 25 WEDGE PIZZA & PUB
- 26 HATTIE B'S HOT CHICKEN

ENTERTAINMENT

- 1 THE OUTFIELD PARK
- 2 FORT NEGLEY PARK
- 3 AMERICANO LOUNGE
- 4 FLAMINGO COCKTAIL CLUB
- 5 JACKALOPE BREWING CO
- 6 NEVER NEVER BAR
- 7 FAIT LA FORCE BREWING CO
- 8 THE VINYL LOUNGE
- 9 DAVID LUSK GALLERY
- 10 ZEITGEIST
- 11 PH CRAFT COCKTAILS
- 12 CORSAIR DISTILLERY
- 13 THE BASEMENT
- 14 GOODTIMES BAR
- 15 ZANIE'S COMEDY CLUB
- 16 GEODIS PARK - NASHVILLE SC
- 17 FAIRGROUNDS SPEEDWAY

MULTI-FAMILY DEVELOPMENTS

- 1 MEMOIR WEDGEWOOD
- 2 WOODSTOCK AT CHESTNUT
- 3 MARTIN FLATS
- 4 SIX10 MERRITT
- 5 THE FINERY RESIDENCES
- 6 MASLOW
- 7 STANDARD ASSEMBLY
- 8 WESTERLY HOUSE
- 9 FUSION TOWNHOMES
- 10 QUEENS WEDGEWOOD
- 11 83 FREIGHT
- 12 HIVE NASHVILLE
- 13 THE CODA
- 14 445 PARK COMMONS
- 15 EMBLEM PARK

16

RETAIL

26

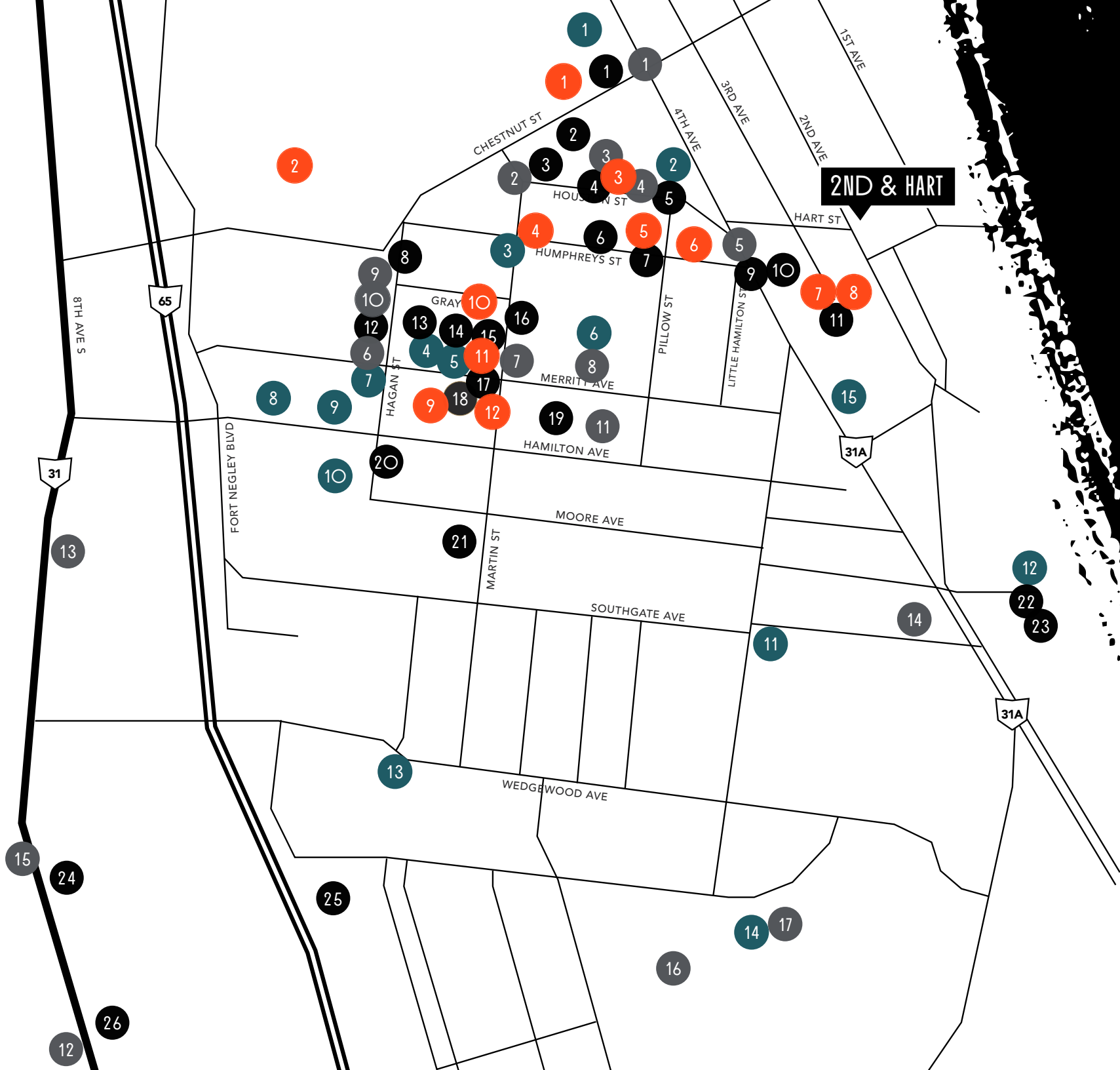
FOOD

17

ENTERTAINMENT

15

MULTI-FAMILY
DEVELOPMENTS



DRIVE TIMES

IN MINUTES

16
THE NATIONS

13
WEST END /
MIDTOWN

13
GREEN HILLS

7
12SOUTH

10
HILLSBORO
VILLAGE

8
MUSIC
ROW

8
GULCH

12
GERMANTOWN

5
DOWNTOWN

3
SOBRO

3
MELROSE

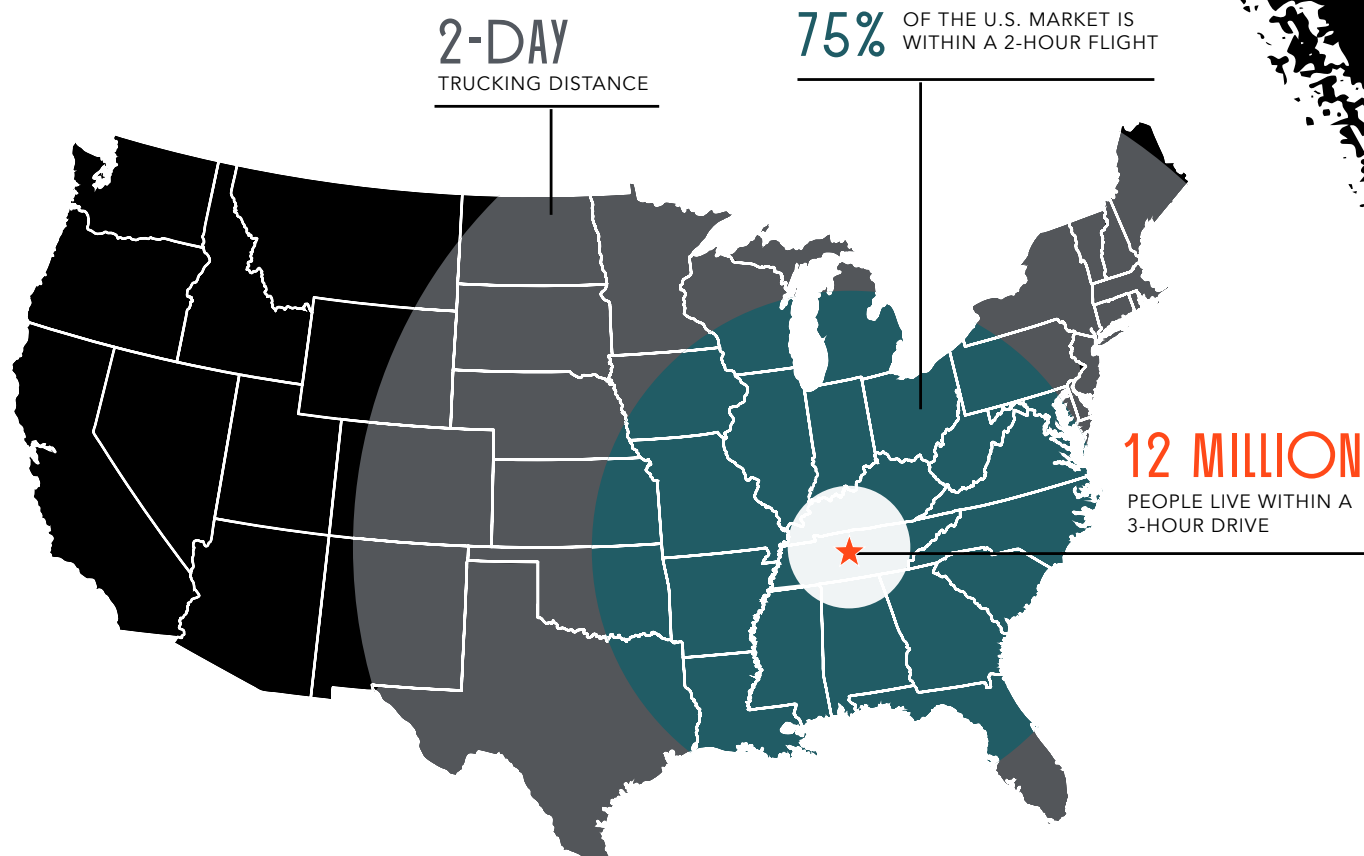
5
BERRY HILL

WEHO

2ND & HART

10
EAST NASHVILLE

MARKET ○ VERVIEW



NASHVILLE IN THE NEWS

#1 HOTTEST JOB MARKET
The Wall Street Journal, 2023

#3 BEST CITY TO
LAUNCH A CAREER
Bankrate, 2023

65%

OF COLLEGE GRADS
REMAIN IN NASHVILLE MSA
TO WORK

30.65%

JOB GROWTH
2013-2023

21.13%

POPULATION
GROWTH
2013-2023

86

NET NEW PEOPLE
PER DAY BETWEEN
2022-2023



ECONOMY & EMPLOYMENT

By investing in Nashville you gain exposure to ULI's **top-rated investment market**, which is being driven by new-to-market companies.

2.9%

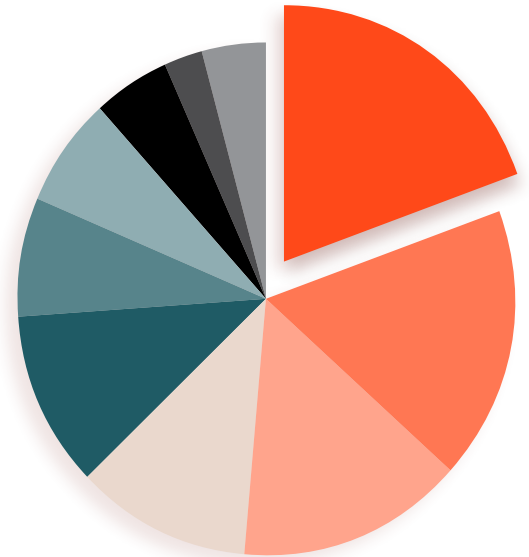
UNEMPLOYMENT RATE

42.4%

GDP GROWTH 2012-2022

NASHVILLE BOASTS A HEALTHY AND DIVERSE ECONOMY

- 21% Trade, Transportation, and Utilities
- 18% Professional and Business Services
- 16% Education and Health Services.
- 12% Leisure and Hospitality
- 12% Government
- 9% Manufacturing
- 8% Financial Activities
- 6% Mining, Logging, & Construction
- 4% Information
- 5% Other Services



TRAVEL HOTSPOT

#3

THE SOUTH'S BEST CITIES

Southern Living, March 2024

#3

MEETING DESTINATION

Cvent, 2024

#6

TOP DESTINATION
IN THE U.S.

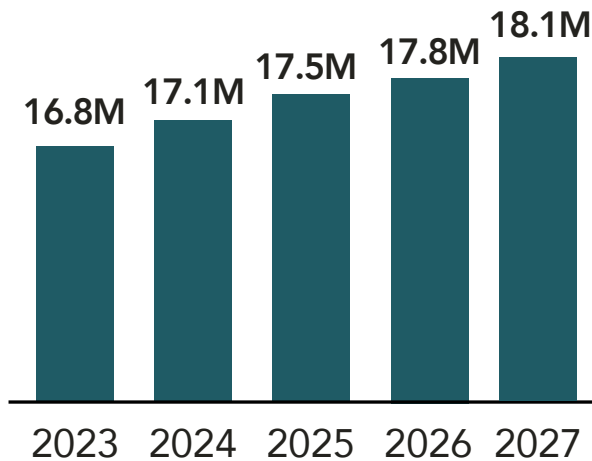
Tripadvisor, 2024

#8

FAVORITE CITY IN THE U.S.

Travel + Leisure, July 2023

NUMBER OF VISITORS PER YEAR





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