



# 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

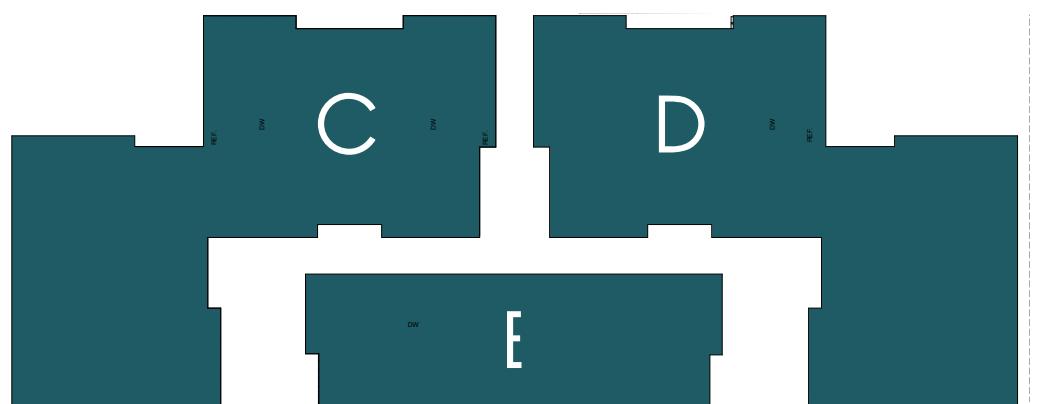
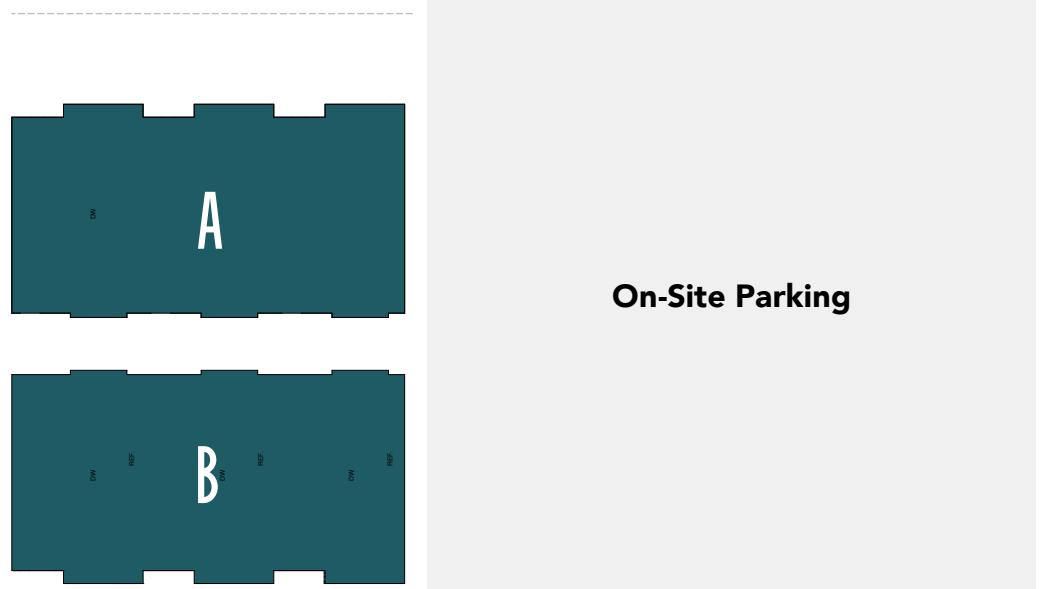


# SITE OVERVIEW

**16 Units: 3 Bed / 2.5 Bath**

**Total SF: 20,000**

<b>Unit 1:</b> 1,196 SF	<b>Unit 9:</b> 1,307 SF
<b>Unit 2:</b> 1,196 SF	<b>Unit 10:</b> 1,307 SF
<b>Unit 3:</b> 1,154 SF	<b>Unit 11:</b> 1,224 SF
<b>Unit 4:</b> 1,167 SF	<b>Unit 12:</b> 1,224 SF
<b>Unit 5:</b> 1,167 SF	<b>Unit 13:</b> 1,363 SF
<b>Unit 6:</b> 1,167 SF	<b>Unit 14:</b> 1,363 SF
<b>Unit 7:</b> 1,220 SF	<b>Unit 15:</b> 1,485 SF
<b>Unit 8:</b> 1,242 SF	<b>Unit 16:</b> 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 life 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

APPLE  
MUSIC

ascap

Capitol  
CMG LABEL GROUP

LIVE NATION  
ENTERTAINMENT

HERMÈS  
PARIS

RED BULL MUSIC

PASTIS

SOHO HOUSE

UNIVERSAL

Vector  
MANAGEMENT





## 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
- 4ILA 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

10  
HILLSBORO  
VILLAGE

13  
GREEN HILLS

12  
GERMANTOWN

5  
DOWNTOWN

8  
GULCH

3  
SOBRO

8  
MUSIC  
ROW

7  
12SOUTH

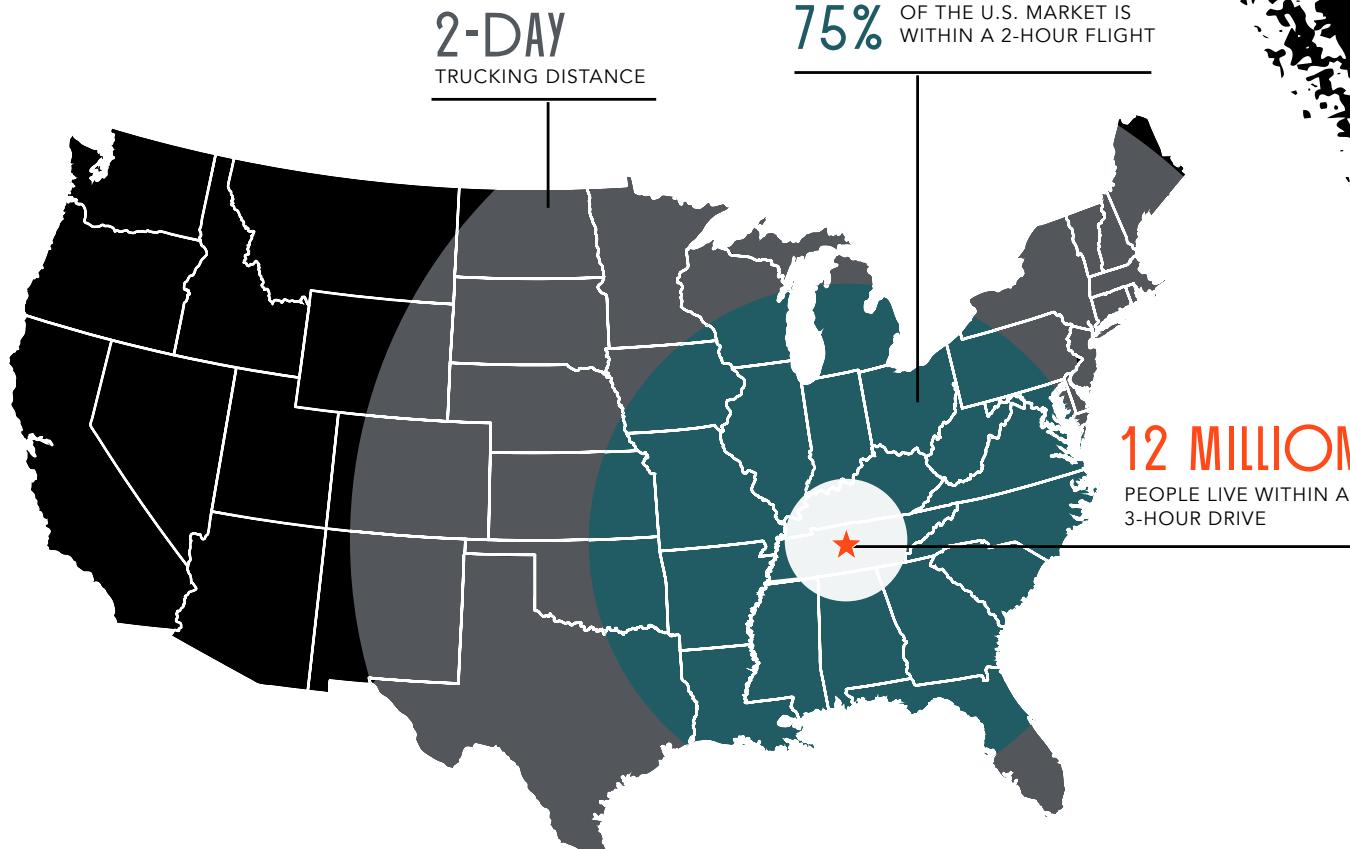
3  
MELROSE

5  
BERRY HILL

2ND & HART

WEHO

# MARKET OVERVIEW



## 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%

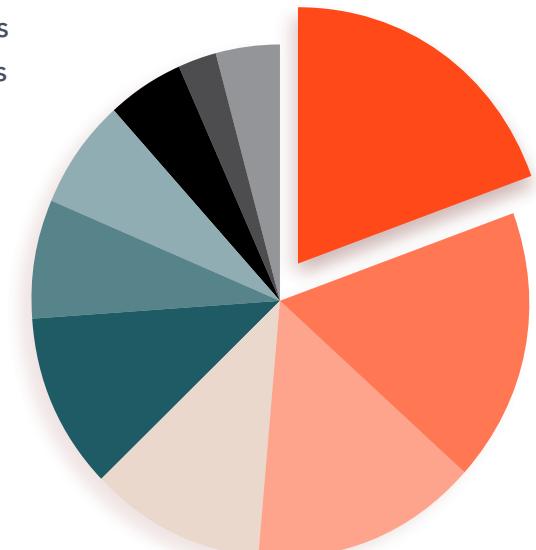
UNEMPLOYMENT RATE

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

#3

THE SOUTH'S BEST CITIES

Southern Living, March 2024

MEETING DESTINATION

Cvent, 2024

#6

#8

TOP DESTINATION

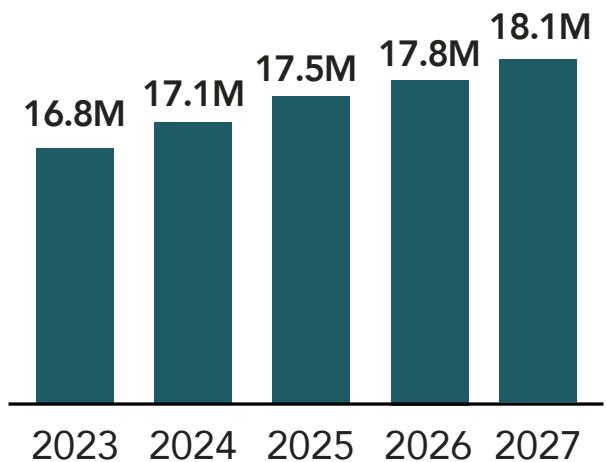
IN THE U.S.

Tripadvisor, 2024

FAVORITE CITY IN THE U.S.

Travel + Leisure, July 2023

NUMBER OF VISTORS PER YEAR





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