

2600 8TH AVENUE S #102

For Lease | 9,573 SF | F&B

OJAS





ABOUT THE PROPERTY

Unique 9,573 SF restaurant space in a former historic theater on bustling 8th Ave South. This property combines vintage charm with modern potential, featuring an open floor plan, high ceilings, and ample room for a custom dining layout. Enjoy high visibility, ample parking, and easy access to downtown Nashville and I-65. A rare opportunity to create a standout destination in the heart of Nashville’s thriving culinary scene.

PROPERTY SPECIFICATIONS

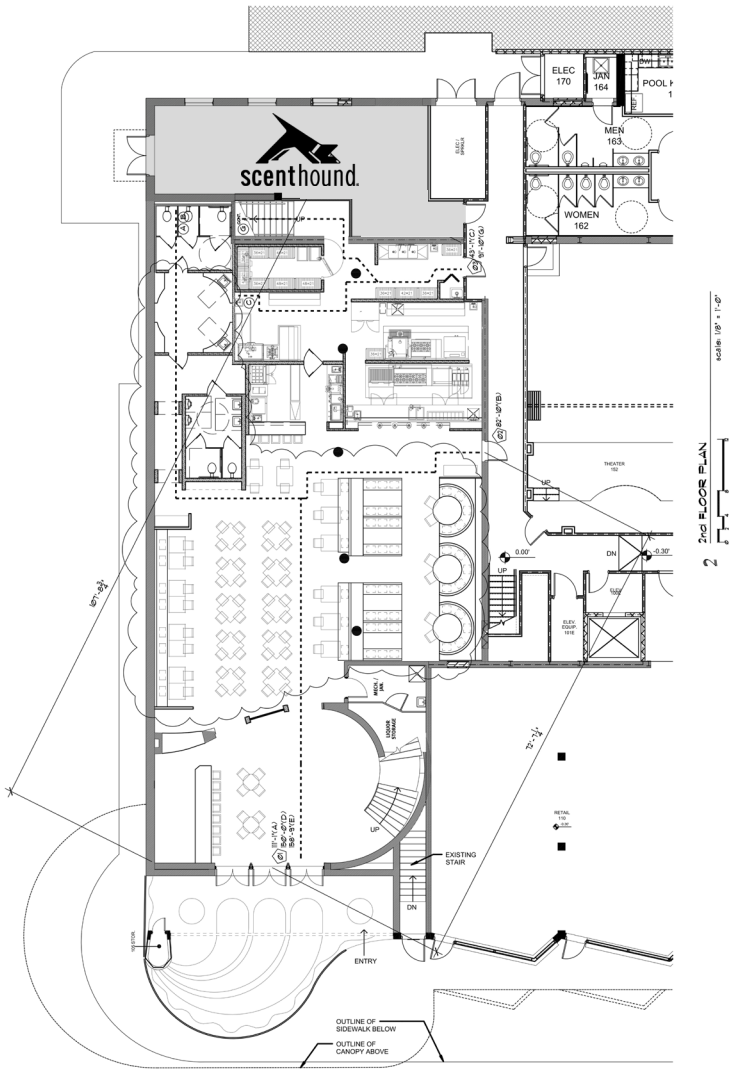
Space Available	9,573 SF
Delivery Condition	2nd Gen
Delivery Date	Available Now

PROPERTY FEATURES

- 2nd Gen restaurant
- Fully operational kitchen infrastructure
- 2 Full bars
- Multi-level space
- Walk-in freezer/cooler
- Built-out booths
- 130+ parking spaces

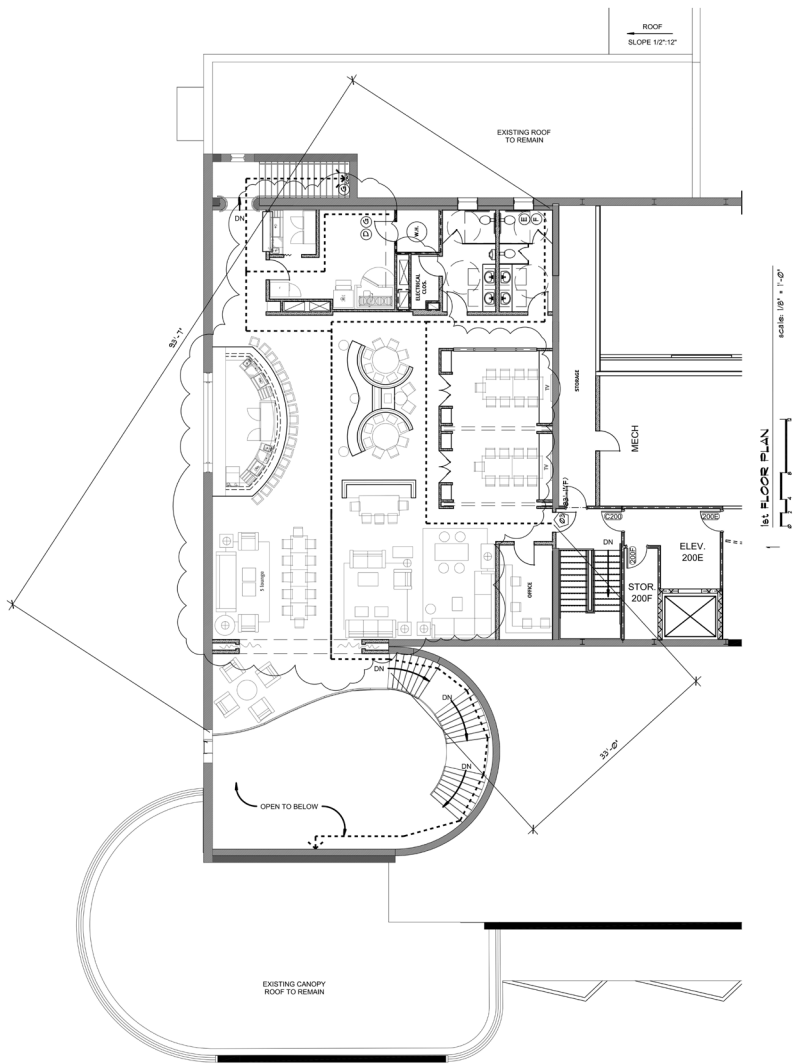


FIRST FLOOR



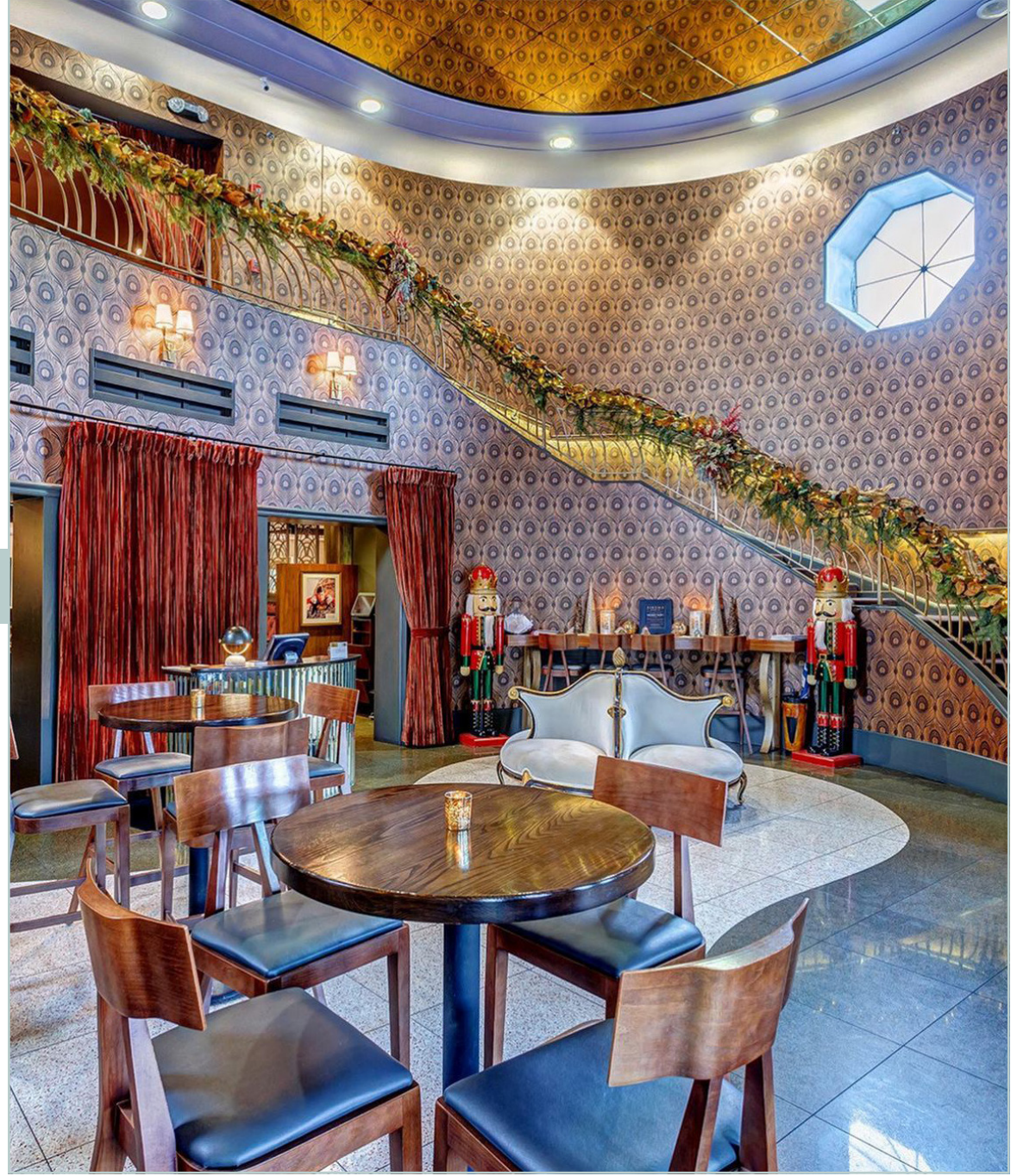
8TH AVENUE S

SECOND FLOOR



8TH AVENUE S







# MELROSE

Melrose is situated just south of the popular 12 South neighborhood. Its close proximity allows residents and visitors to easily access the unique shops, restaurants, and coffeehouses that characterize both neighborhoods. 8th Avenue serves as a key thoroughfare, linking Franklin to downtown Nashville and enhancing accessibility. This major route promotes significant traffic flow, making it a vital artery for commuters and visitors alike.

At the heart of the neighborhood is The Melrose, a prominent mixed-use development with hundreds of residents onsite. Conveniently located near several college campuses, The Melrose adds youthful energy to the area while offering easy access to major interstates for travel to surrounding regions. Positioned just south of Wedgewood Houston, it also benefits from nearby destinations like the Fairgrounds and the newly developed Geodis Park, which draw visitors for events. Across the broader Melrose area, approximately 1,720 residential units accommodate a diverse community of young professionals, families, and longtime residents. Traffic density around Melrose is typically high, especially along 8th Avenue, highlighting its connectivity and importance within Nashville's dynamic landscape.





19,340

TOTAL  
POPULATION

22,150

TOTAL  
DAYTIME  
POPULATION

\$140K

AVERAGE  
HOUSEHOLD  
INCOME

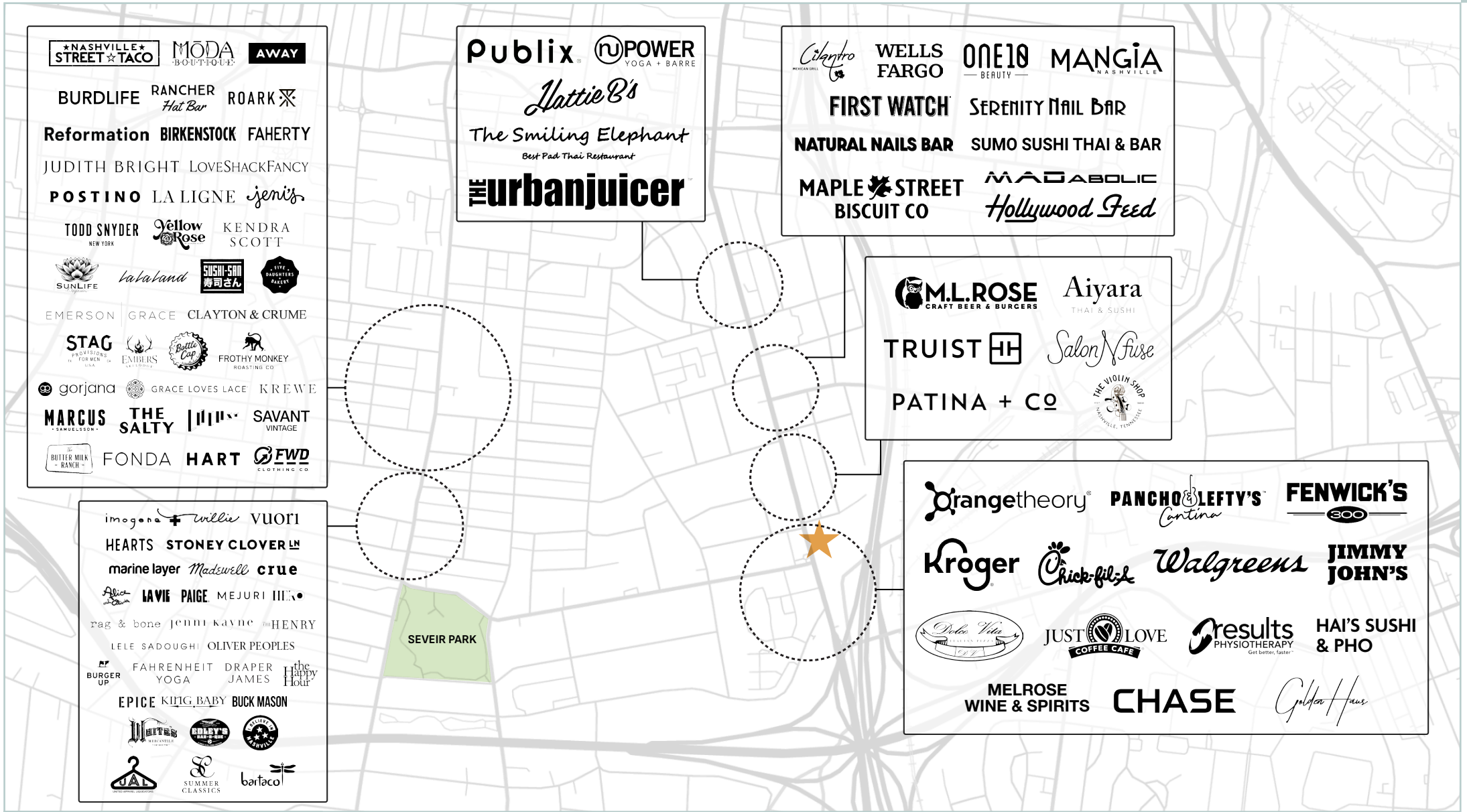
28.9

MEDIAN AGE

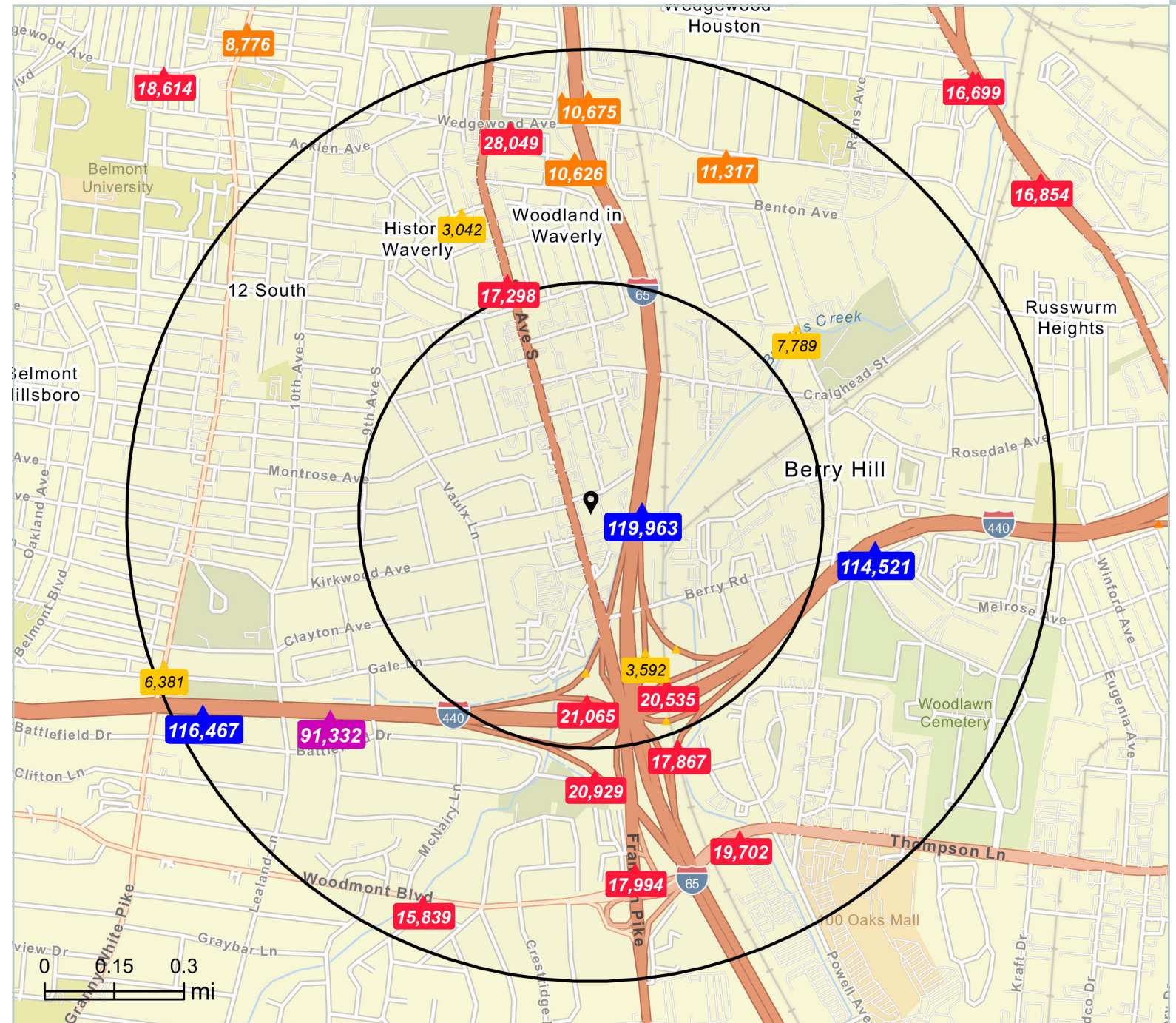
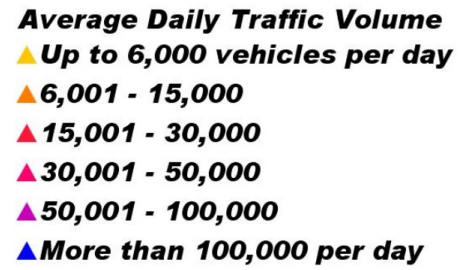
8,132

TOTAL  
HOUSEHOLDS

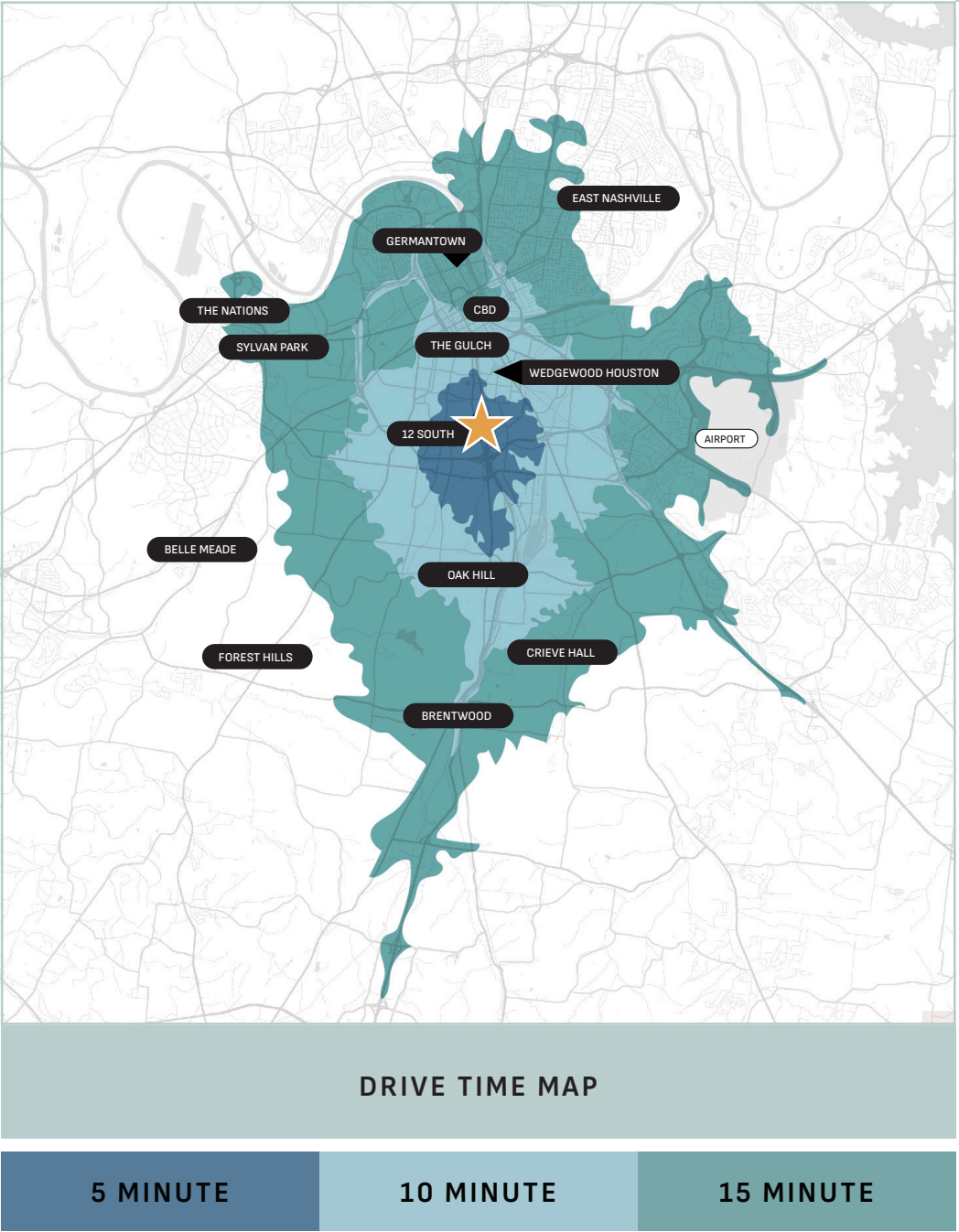
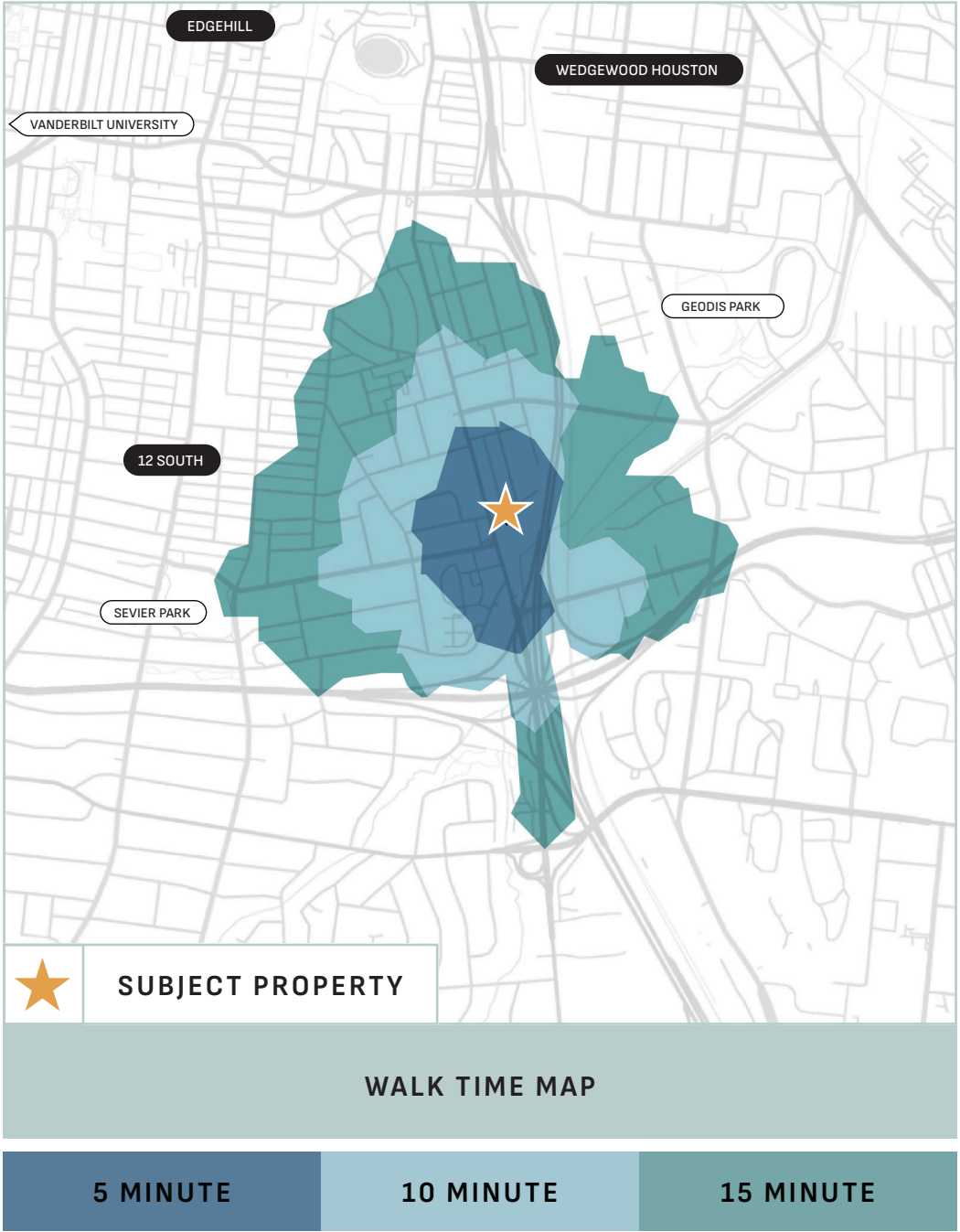
These statistics represent the demographics within a 1-mile radius of the neighborhood's central point.













# NASHVILLE

The Nashville retail market has taken off, attracting first-in-class, national retailers and restaurant operators who are looking to expand in the Sunbelt markets. Given Nashville's business-friendly practices, the influx of corporations, and the music & entertainment scene, the retail consumer familiar with bespoke retailers & best-in-class restaurants has migrated from primary markets such as Los Angeles, New York, and Chicago. Brands and restaurants with cult followings have paid attention to this migration and are establishing their presence throughout the city's array of emerging urban retail destinations.

National, esteemed restaurateurs and hospitality groups such as **Jean-George** (Drusie & Darr, The Pink Hermit), **Sean Brock** (Audrey, Bar Continental, June), **Andrew Carmellini** (Carne Mare), **Starr Restaurants / Keith McNally** (Pastis), **Boka Restaurant Group** (Momotaro), **Lettuce Entertain You** (Aba, Sushi-San), **Castellucci Restaurant Group** (Iberian Pig), **Ford Fry** (Superica, The Optimist, Le Loup, Star Rover), **Fox Restaurant Concepts** (Pushing Daisies, The Henry), and **Indigo Road Hospitality** (O-Ku, Oak), have all added Nashville to their roster. Not only has Nashville been the destination for restaurant expansion, but the city has enticed these operators such as New York - based Anthony Scotto (**Pelato, Luogo**), Tara and Henry Roberts (**Two Hands**), and John Burns Patterson (**Frankies**) to relocate their lives to the city.

As Nashville quickly becomes one of the top tourist destinations in the country, an influx of high end hotels including the **Four Seasons**, **St. Regis**, **Pendry**, **1 Hotel**, **The Edition**, and **Soho House** have identified locations to plant a flag in the market. The luxury retail brands are following suit. **Kirna Zabete** recently opened in Green Hills, and others, including **Hermès**, are set to open in Wedgewood Houston, having identified their customer through their e-commerce channels.

The city's appeal is undeniable, attracting brands such as **La Ligne**, **Sezane**, **Todd Snyder**, **Aviator Nation**, **Little Words Project**, **Love Shack Fancy**, **Reformation**, **Jenni Kayne**, **Kendra Scott**, **Hart**, **Birkenstock**, and **Stoney Clover Lane**. Furthermore, and unprecedented for a city of its size, the city is seeing young brands such as **Buck Mason**, **Gorjana**, **STUDS**, **Faherty**, and **Vuori** executing on second locations within the urban core showing the strength in sales volumes they are experiencing in their first location in the market. Nashville has a national spotlight, attracting best-in-class **Sid & Ann Mashburn** and **Walt Grace Vintage**, but is also home to artisan, local retailers, including **Savas**, **Weiss Watch**, and **Imogene + Willie**, who round out the retail offering and create a unique and dynamic retail environment worthy of putting Nashville on the map.

TOP 10

Large Metros  
for job growth  
and population  
growth for the  
past 9 years<sup>1</sup>

3.2%

Retail Vacancy  
Rate<sup>2</sup>

15M

Visitors to  
Nashville in  
2023<sup>1</sup>

\$5B

Generated  
every year from  
Nashville’s F&B  
industry<sup>3</sup>

4TH

Best Real  
Estate Market  
in the US<sup>4</sup>

75%

of the US  
is within a  
2-hour flight of  
Nashville<sup>1</sup>

\$102K

Average  
Household  
Income<sup>5</sup>

2.01M

People living in  
Nashville’s  
Metro Area<sup>6</sup>

1. Nashville Business Journal | 2. Matthews Real Estate Investment Service | 3. Tennessee Hospitality and Tourism Association | 4. Rocket Mortgage | 5. Point2homes.com | 6. Nashville Chamber of Commerce



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