

# 730 MAIN STREET EAST NASHVILLE

For Sale | 5,614 SF (demisable)



OJAS

ABOUT THE PROPERTY

Located at 730 Main Street in East Nashville, this upcoming mixed-use development offers a prime opportunity for commercial ownership in one of the city’s most dynamic neighborhoods. Situated near the bustling Five Points area, the six-story project will feature ground-level retail space alongside 58 residential units, promising built-in foot traffic and a strong community atmosphere. The property will benefit from planned improvements to Main Street’s design, enhancing accessibility and aesthetics, while its proximity to the highly anticipated East Bank redevelopment positions it as a gateway to future growth and connectivity.

PROPERTY SPECIFICATIONS

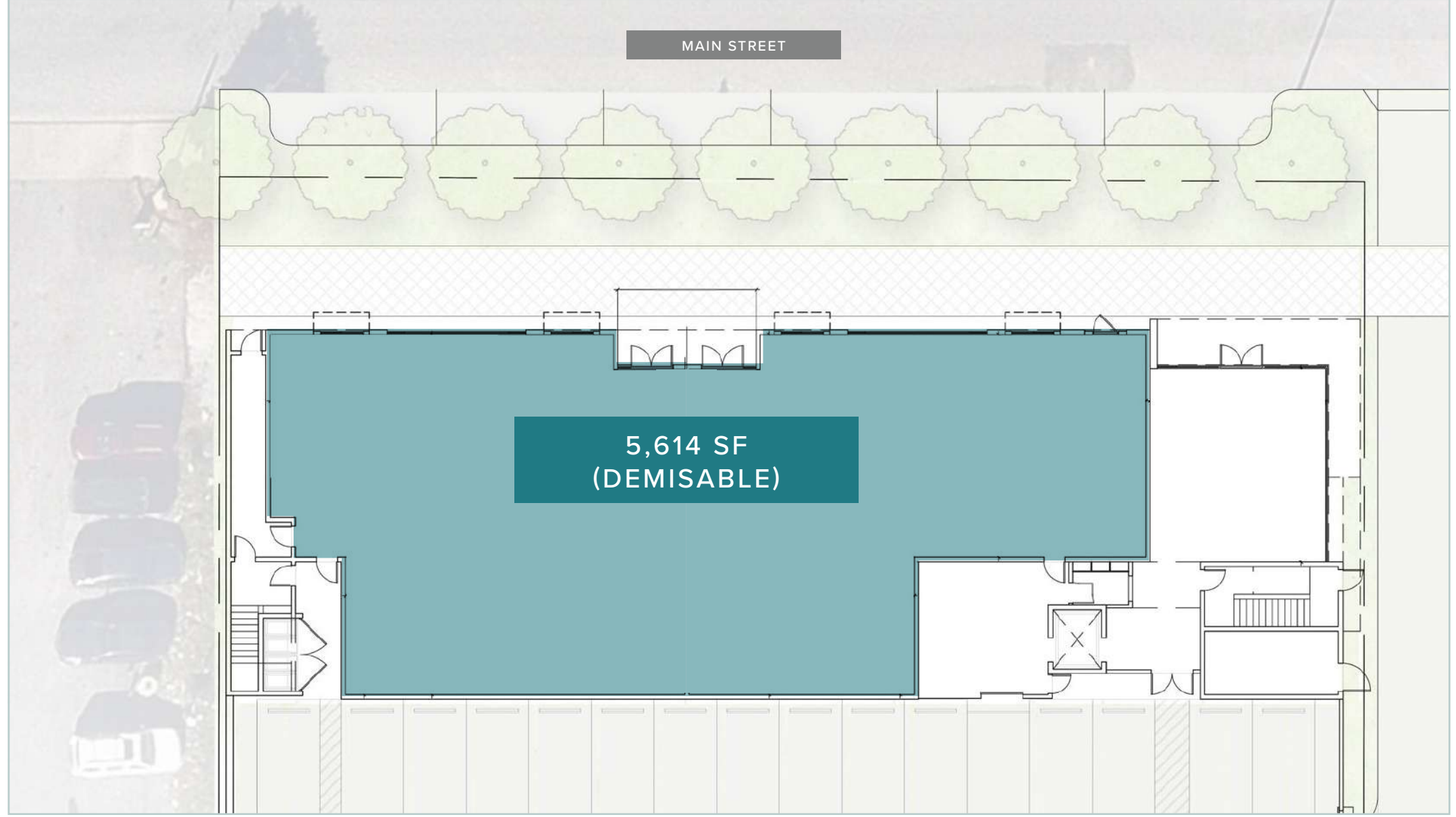
Space Available	5,614 SF (demisable)
Ceiling Heights	20’
Delivery Date	2026

PROPERTY FEATURES

- 66 transient retail and STR parking
- Over 2K daytime workers within 1/2 mile
- 58 short term rental units above



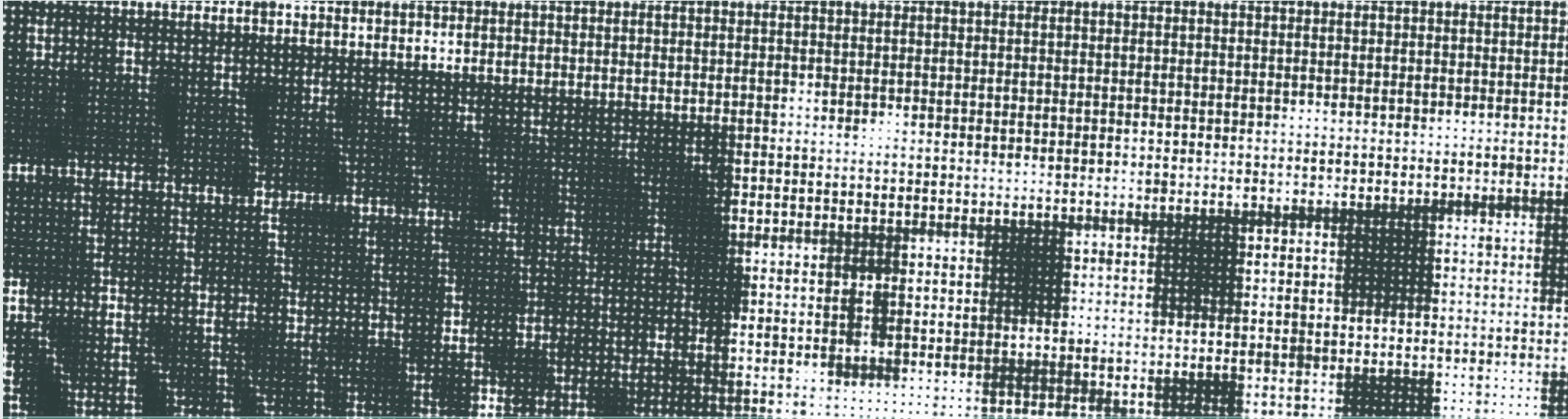




# EAST NASHVILLE

Over the past few years, East Nashville has undergone a remarkable transformation, evolving into one of Nashville's most sought-after neighborhoods. Historically known for its artistic flair and eclectic vibe, East Nashville has seen a surge in popularity, attracting a diverse mix of residents and businesses. The demographic landscape has shifted, with a blend of young professionals, families, and artists now calling the area home. This influx of new residents has brought with it a demand for new amenities, leading to a boom in commercial real estate opportunities.

East Nashville's appeal lies in its unique blend of urban convenience and local charm. Situated just across the Cumberland River from downtown Nashville, the neighborhood offers easy access to the city center while maintaining a distinct residential feel. This proximity to downtown, coupled with its vibrant local scene, has made East Nashville a hotbed for new retail and restaurant ventures. The area is teeming with trendy eateries, boutique shops, and art galleries, making it a prime location for businesses looking to tap into Nashville's thriving market. With its rich history, diverse community, and bustling commercial scene, East Nashville continues to be a dynamic and desirable neighborhood for both residents and businesses alike.



73,158

TOTAL  
POPULATION

37.1

MEDIAN AGE

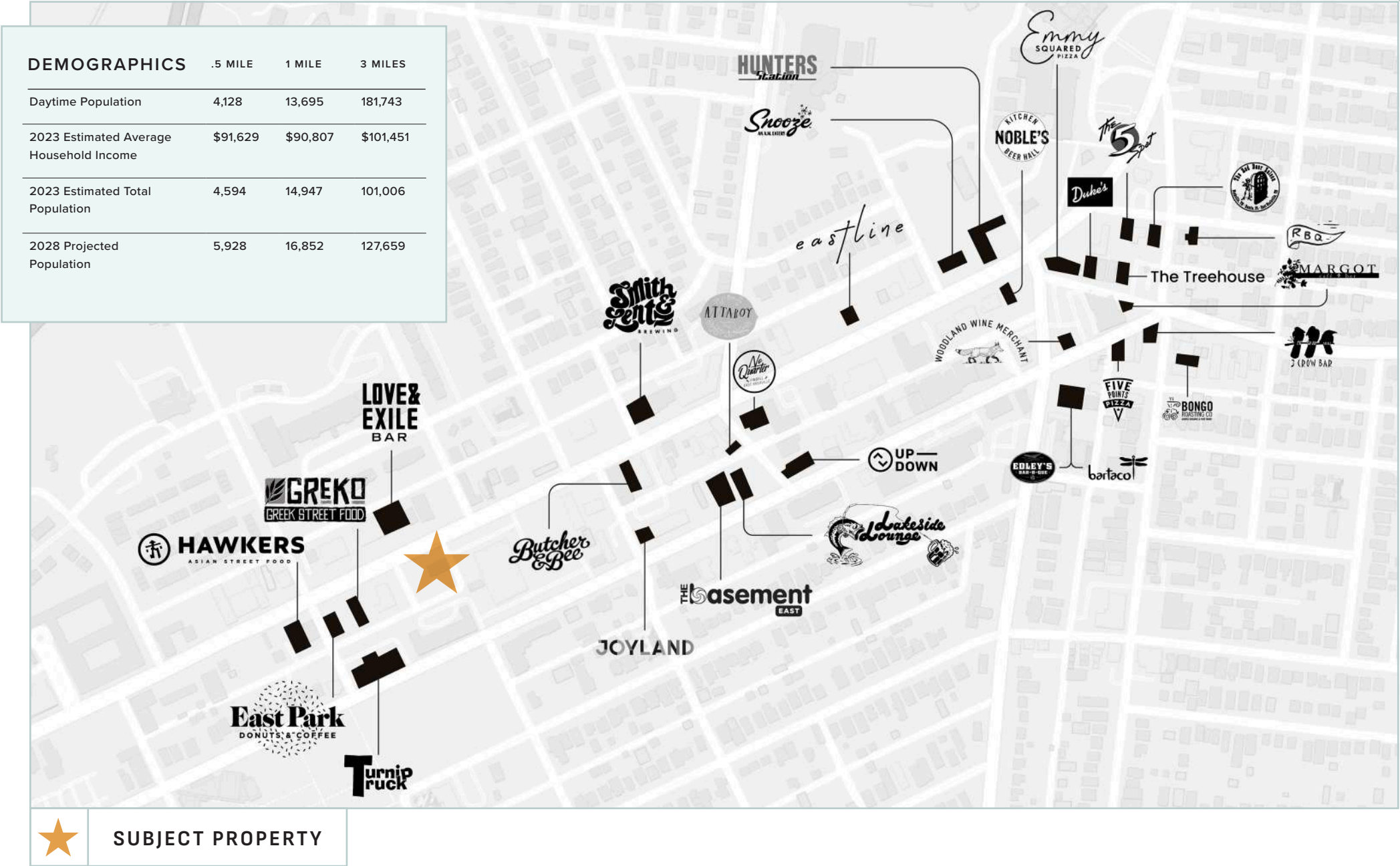
\$99K

AVERAGE  
HOUSEHOLD  
INCOME

32,519

TOTAL  
HOUSEHOLDS

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







# INCOMING STREETSCAPE IMPROVEMENTS

## ABOUT THE INITIATIVES

The Gallatin Pike and Main Street Vision Plan aims to transform key corridors in East Nashville into vibrant, accessible “Complete Streets” that prioritize safety and usability for everyone—pedestrians, cyclists, transit riders, and drivers alike. Spanning Main Street from South 5th to South 10th and Gallatin Pike from South 10th to Briley Parkway, the plan incorporates community input and innovative design concepts to create a multimodal streetscape that reflects the needs of residents and businesses. With targeted improvements from South 5th Street to Eastland Avenue, this project will set the stage for a safer, more connected, and thriving East Nashville.

Concept A



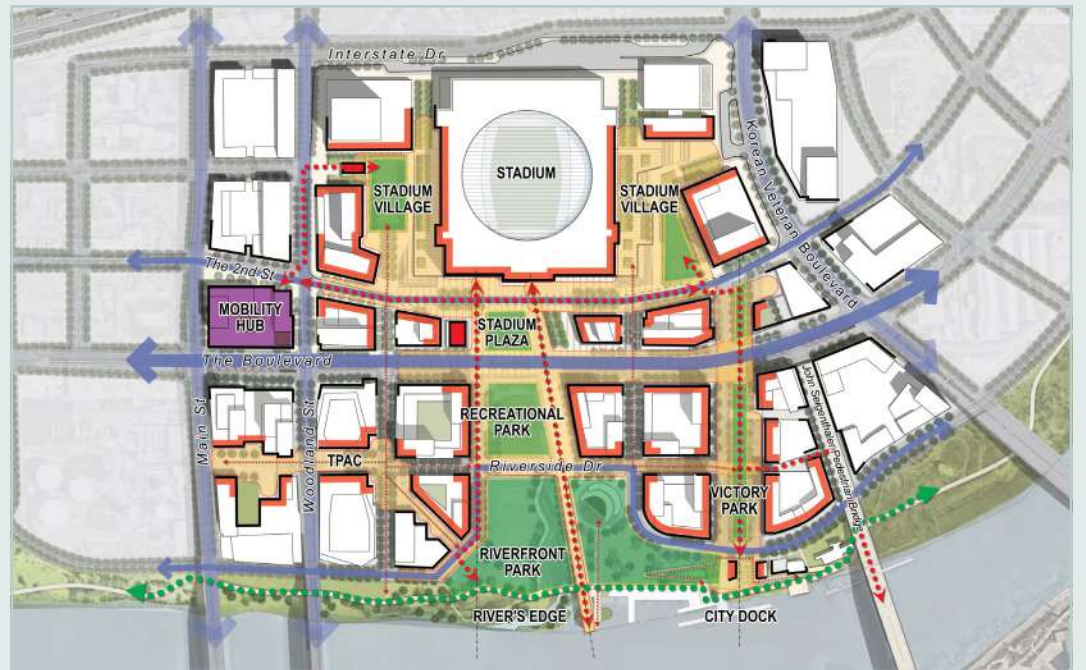
Concept B



# RESIDENTIAL AT EAST BANK DEVELOPMENT

The East Bank Development represents a transformative vision for Nashville's urban future, reshaping 550 acres of underutilized industrial land into a vibrant, mixed-use community. Born from the Imagine East Bank planning process, which engaged thousands of residents over two years, the plan prioritizes accessibility, sustainability, and inclusivity. Anchored by a reimagined Nissan Stadium, the area will feature a "stadium village" with residential, retail, hotel, and office spaces surrounded by public plazas, parks, and a robust multimodal network designed to reduce car dependence and connect the neighborhood seamlessly to the rest of the city.

Housing plays a central role in the East Bank's future, with a commitment to affordability and diverse living options. The Fallon Company will develop the first 30 acres near the stadium, delivering 1,550 housing units over the next decade, nearly 45% of which will be affordable. The initial phase includes 300 affordable units, thoughtfully designed to reflect the area's median income, and will incorporate amenities such as a childcare center. This development ensures the East Bank grows as an inclusive, thriving community for all Nashvillians.



DRIVE TIME MAP  
FROM PROPERTY

5 MINUTE

10 MINUTE

15 MINUTE



# 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 are circling neighborhoods like Wedgewood Houston, having identified their customer through their e-commerce channels.

The city's appeal is undeniable, attracting brands such as **La Ligne**, **Sezane**, **Roark**, **Aviator Nation**, **Little Words Project**, **Love Shack Fancy**, **Reformation**, **Jenni Kayne**, **Hart**, 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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