

FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT

3.01-ACRE CITY BLOCK

HIGHLY VISIBLE GERMANTOWN LOCATION

FRONTING JEFFERSON STREET



SOUTHEAST VENTURE

OPPORTUNITY

Located at 416 Jefferson Street in Germantown, just minutes from downtown Nashville, this 3.01-acre, full city block offers a rare, high-visibility development opportunity along the heavily trafficked Jefferson Street corridor. Available for sale, ground lease, or build-to-suit, the site provides exceptional scale and flexibility with easy access and proximity to major redevelopment projects including Neuhoff, River North, and the East Bank—positioning it to capture continued growth in one of Nashville's most active urban areas.

PROPERTY SUMMARY

ADDRESS	416 Jefferson Street, Nashville, TN 37208
SITE SIZE	3.01 Acres
PARCEL	08213025700
ZONING OVERLAYS	MDHA-PJ / OV-HPR / OV- UZO

Contact brokers for pricing guidance



POINTS OF INTEREST

LOOKING DOWNTOWN



NISSAN
STADIUM

MUNICIPAL
AUDITORIUM

STATE
CAPITOL

CHAMBERLAIN
HOUSE

BEXLEY
STOCKYARDS

STARLING

BICENTENNIAL
CAPITOL MALL
STATE PARK

BROOKLYN
BOWL

FIRST HORIZON
PARK

TAILGATE

EROD'S

CARILLON
APARTMENTS

TENNESSEE STATE
LIBRARY & ARCHIVES

DESANO

BARREL PROOF

GEIST

THE NEIGHBORS
NASHVILLE

GERMANTOWN
PLACE

JEFFERSON STREET

VISTA
GERMANTOWN

4TH AVENUE

5TH AVENUE

WALDO'S
CHICKEN & BEER

LITTLE HATS
ITALIAN MARKET

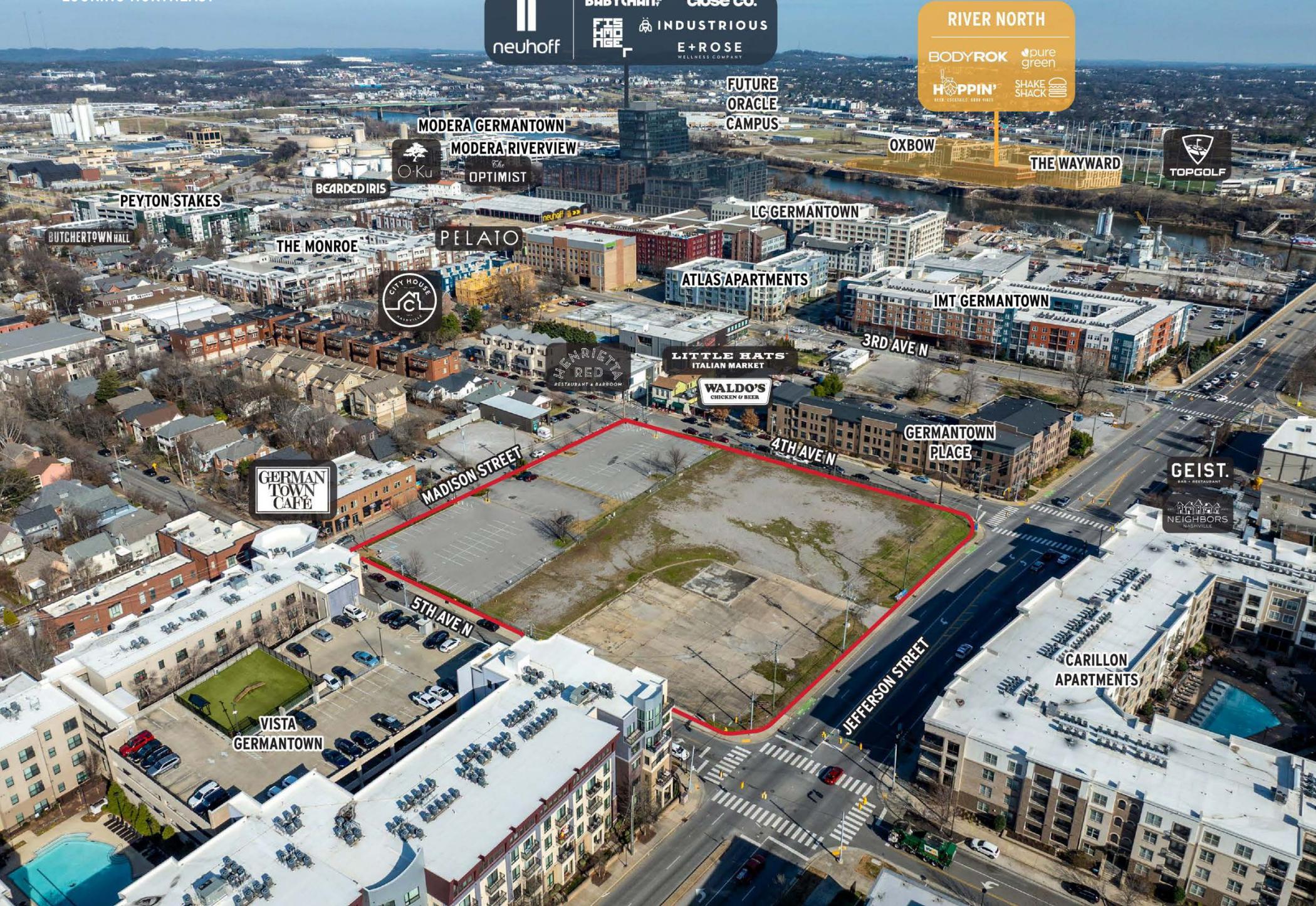
GERMAN
TOWN
CAFE

HENRIETTA
RED
RESTAURANT & BARROOM



POINTS OF INTEREST

LOOKING NORTHEAST



neuhoff | **BABYCHAN** | **close co.**
FIS HOME | **INDUSTRIOUS**
E+ROSE
WELLNESS COMPANY

RIVER NORTH
BODYROK | **pure green**
HOPPIN' | **SHAKE SHACK**
BEER CRAFTS | GOOD VIBES

MODERA GERMANTOWN

FUTURE ORACLE CAMPUS

MODERA RIVERVIEW

OXBOW

THE WAYWARD



BEARDED IRIS

OPTIMIST

PEYTON STAKES

BUTCHERTOWN HALL

THE MONROE

PELATO

LG GERMANTOWN



ATLAS APARTMENTS

IMT GERMANTOWN



LITTLE HATS ITALIAN MARKET

3RD AVE N



GERMANTOWN PLACE



MADISON STREET

4TH AVE N



5TH AVE N

JEFFERSON STREET

CARILLON APARTMENTS

VISTA GERMANTOWN

ACCESS MAP



416 Jefferson

WALKABILITY

Neuhoff District
0.5 miles

Bicentennial Capitol Mall
State Park
0.2 miles

First Horizon Park
0.3 miles

Downtown Nashville
1.2 miles

ORACLE
CAMPUS

RIVER NORTH

TOP GOLF

EAST BANK

**DOWNTOWN
NASHVILLE**

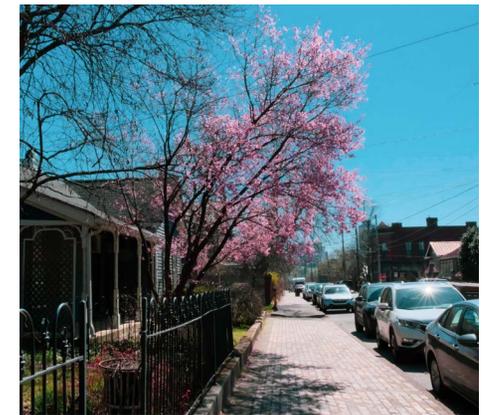
NISSAN STADIUM



DISCOVER GERMANTOWN



One of Nashville's most established and sought-after urban neighborhoods, Germantown blends historic character with forward-looking growth just north of downtown. Known for its walkable streets, thoughtfully preserved architecture, and strong sense of place, Germantown has evolved into a vibrant mixed-use district anchored by local restaurants, boutique residential, and proximity to major employment centers. The neighborhood benefits from immediate access to the Central Business District, Jefferson Street, and key interstate connections, while also sitting at the doorstep of transformative redevelopment initiatives including Neuhoff, River North, and the East Bank. With limited remaining development sites and continued public and private investment reshaping the surrounding urban core, Germantown offers a compelling mix of authenticity, accessibility, and long-term growth potential.

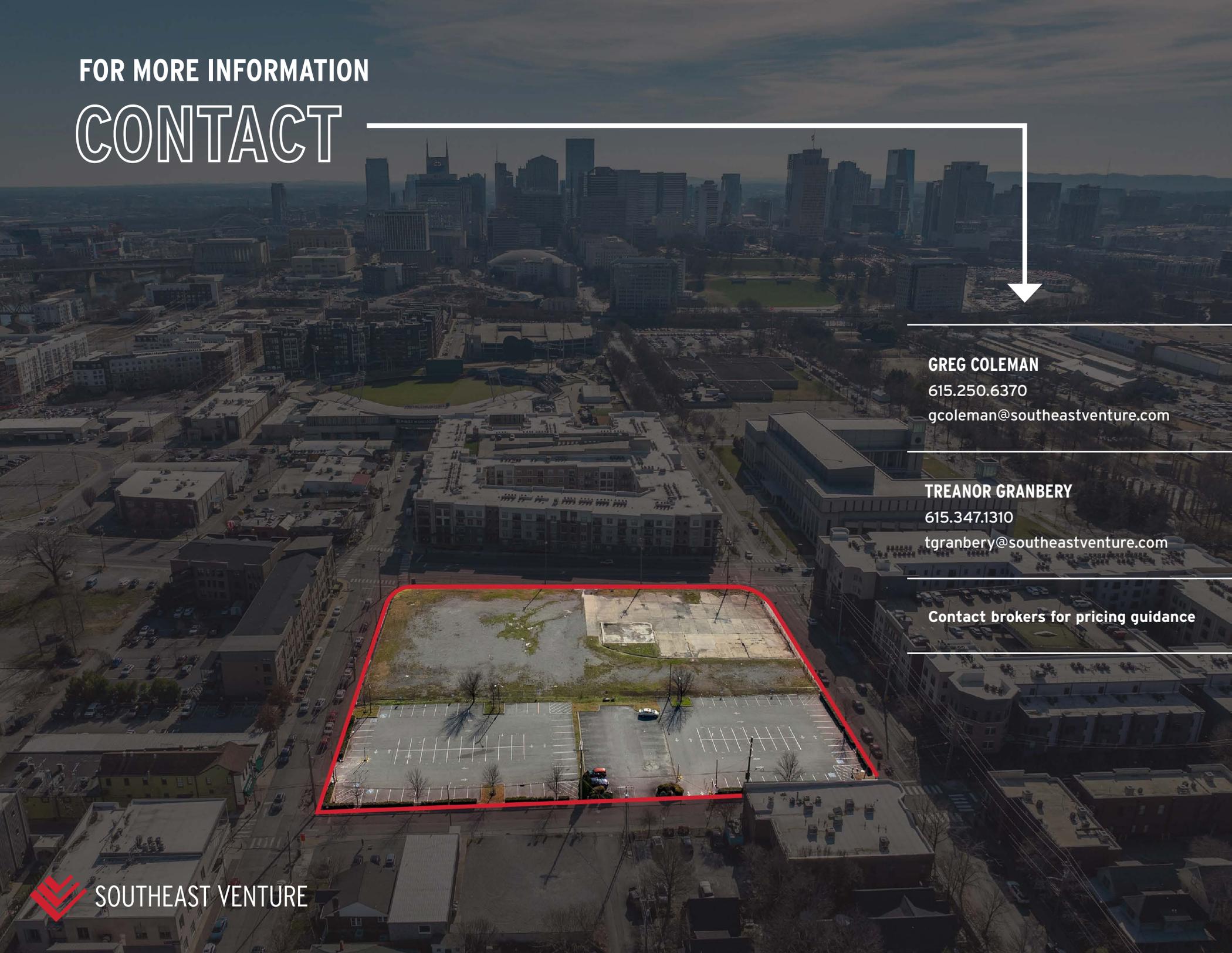


Images from Nashville Guru, Neuhoff District,

ADDITIONAL IMAGES



FOR MORE INFORMATION CONTACT



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