

PROPERTY OVERVIEW





PROPERTY DETAILS

Address	801 Ewing, Nashville TN 22,216SF (0.51AC) 631 Fogg, Nashville TN 3,981SF (0.091AC)
Bldg Size	20,919 SF
Submarket	SoBro
Asking Price	8.49MM

FOUNDRY COMMERCIAL IS THRILLED TO PRESENT A REMARKABLE OPPORTUNITY TO ACQUIRE TWO PRIME PARCELS AT 801 EWING AND 631 FOGG IN THE HEART OF NASHVILLE, TENNESSEE.

This unique development opportunity stands out, benefiting from its strategic location in close proximity to notable developments, attractions, and cultural landmarks that make it an exceptional choice for businesses, developers, residents and visitors alike.

PROPERTY HIGHLIGHTS

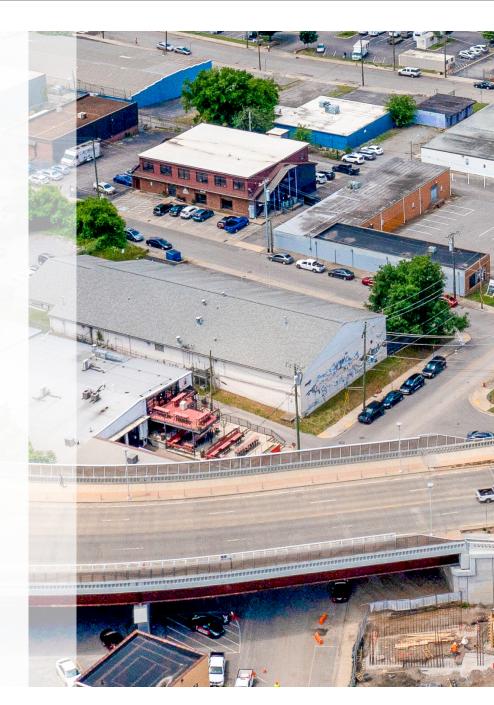
UNBEATABLE LOCATION: Situated in the heart of the vibrant SoBro submarket & surrounded by a plethora of new developments. This prime spot guarantees high visibility and exposure for your business or development.

WALKABILITY AT ITS FINEST: Embrace the convenience of a truly walkable neighborhood with a diverse array of popular restaurants, bars, coffee shops, breweries, and arts/music venues, all just steps away.

PREMIUM QUALITY & SCARCITY: A high quality opportunity for both ownerusers and developers. This is a unique and rare opportunity to purchase a +21K SF building on two parcels.

AMPLE PARKING: A rare gem in the SoBro area, the subject property provides 48 parking spaces, 26 of which are gated and secured, making it an ideal choice for owner-users seeking parking convenience or developers aiming to accommodate the needs of future tenants.

VERSATILE POTENTIAL: Whether you're an owner-user or a developer, this property offers endless potential, as it is zoned DTC which allows for an 8 story building by right expanding to 11 stories with the bonus height program. Customize the space to fit your unique business requirements or seize the opportunity to create a dynamic multipurpose development.



The subject property is surrounded Nashville's iconic cultural landmarks. The Music City Center, a state-ofthe-art convention center, hosts a multitude of events and conferences. drawing visitors from across the globe and providing abundant opportunities for networking and business growth.







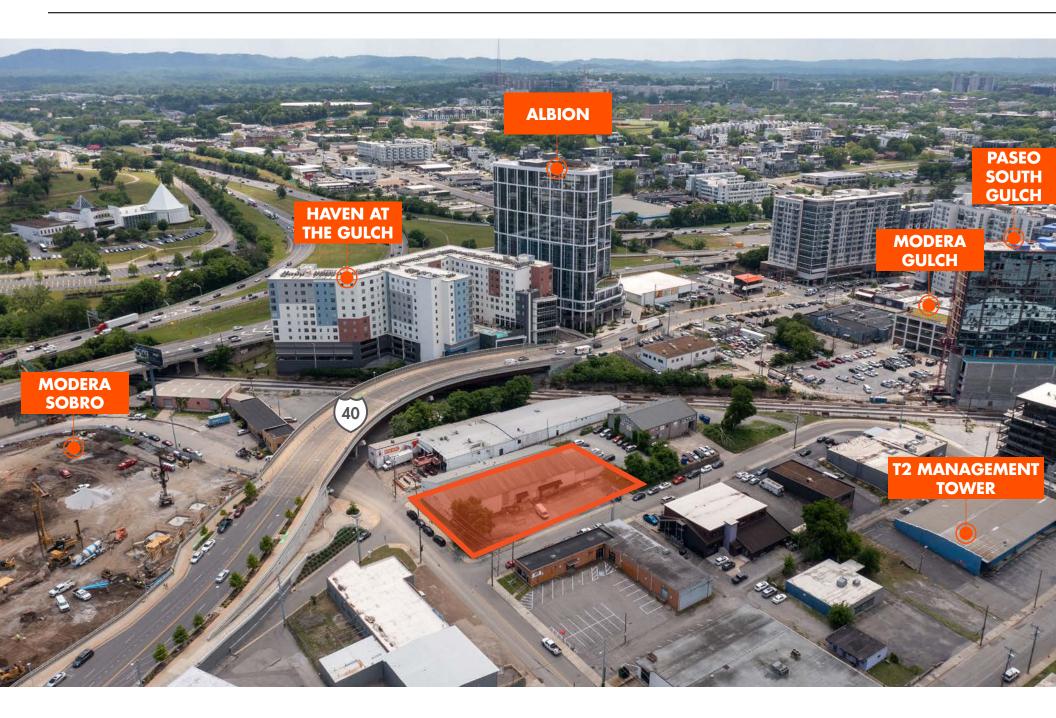


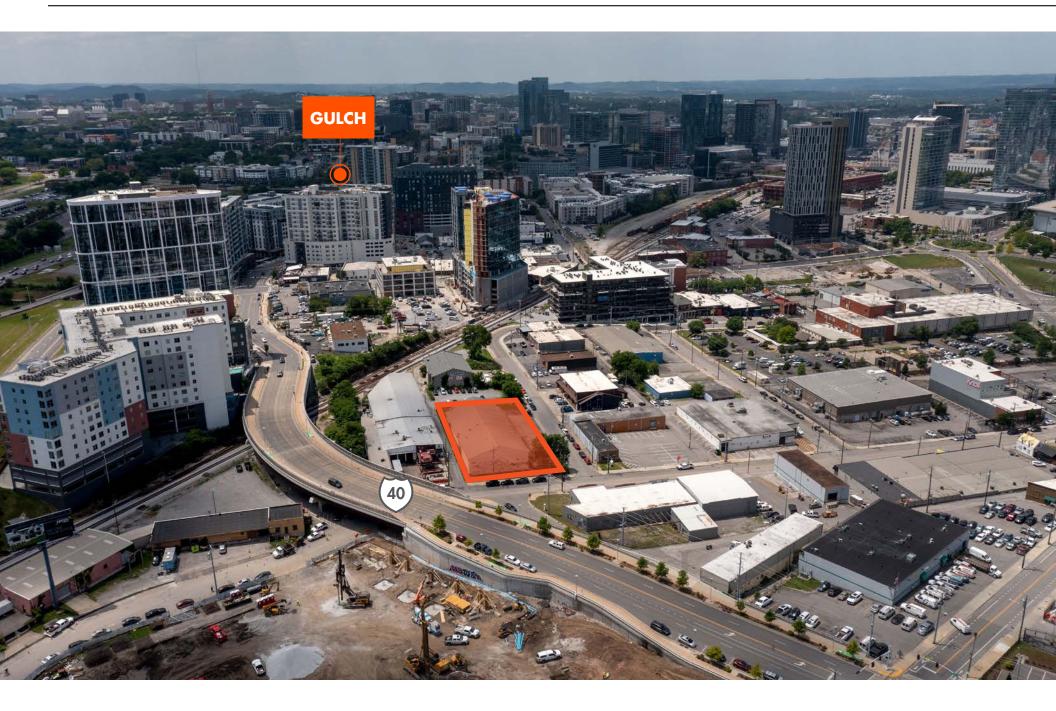




At the heart of SoBro lies a treasure trove of attractions, experiences, and amenities that make it a coveted destination for residents and visitors alike. The neighborhood boasts a remarkable array of cultural landmarks and entertainment venues.

With its unparalleled array of attractions, experiences, and recreational opportunities, SoBro presents a complete package for a day and night of exploration and enjoyment. Whether it's delving into the rich history of country music, savoring delectable culinary creations, immersing oneself in live performances, or simply reveling in the vibrant energy that permeates the streets, SoBro ensures a truly unforgettable experience.



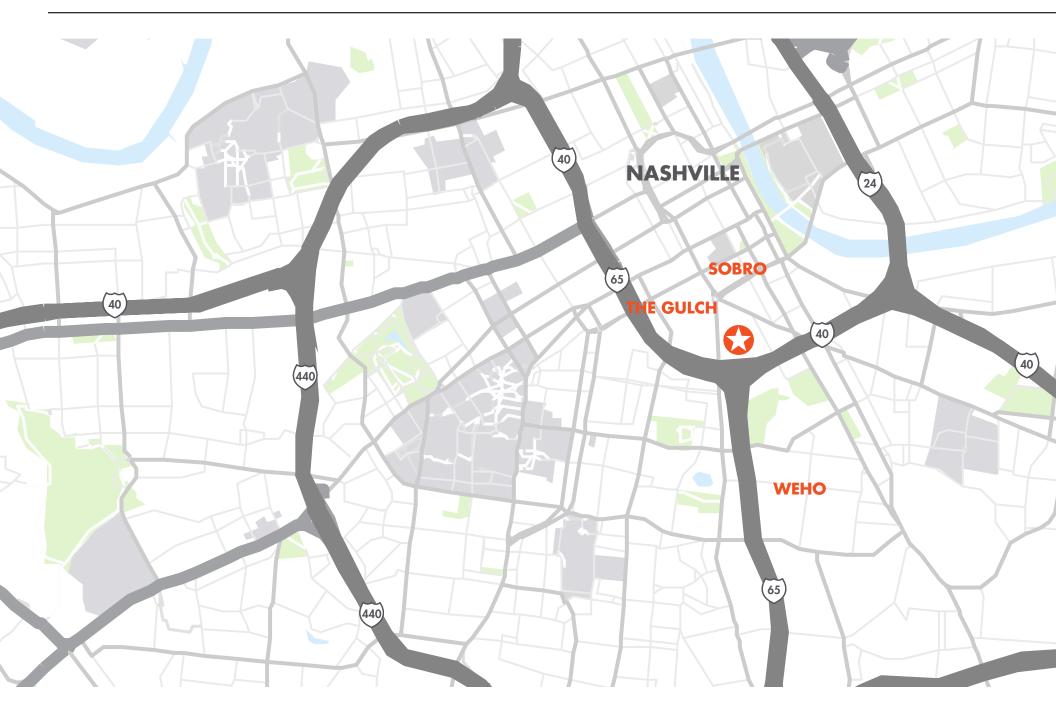




THE NASHVILLE REGION IS HOME TO 10 FORTUNE 1000 **COMPANIES INCLUDING 5 FORTUNE 500 HEADQUARTERS**

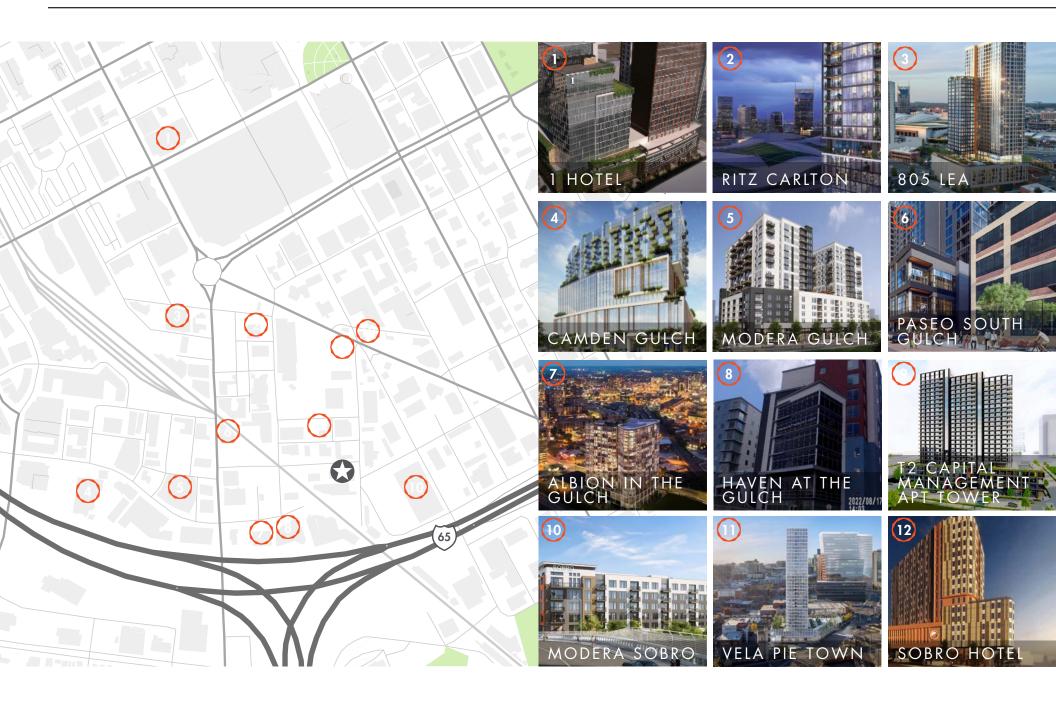
- In Economic Strength in the United States in 2019 & 2020 ~ POLICOM, March 2020
- City for Job Seekers in 2020 ~ Money Geek, 2020
- #2 Hottest U.S. Job Market ~ Wall Street Journal, February 2020
- #2 Best Place for New Businesses ~ Smart Advisor, 2019
- #3 Real Estate Prospects 2021 ~ ULI/PwC, October 2020
- Best City in the United States ~ Travel+Leisure, July 2021
- #9 Top Student Destination 2019 ~ Teach&Travel, May 2019

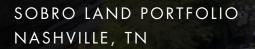
LOCATION MAP





DEVELOPMENT MAP





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