

217 2nd Avenue North

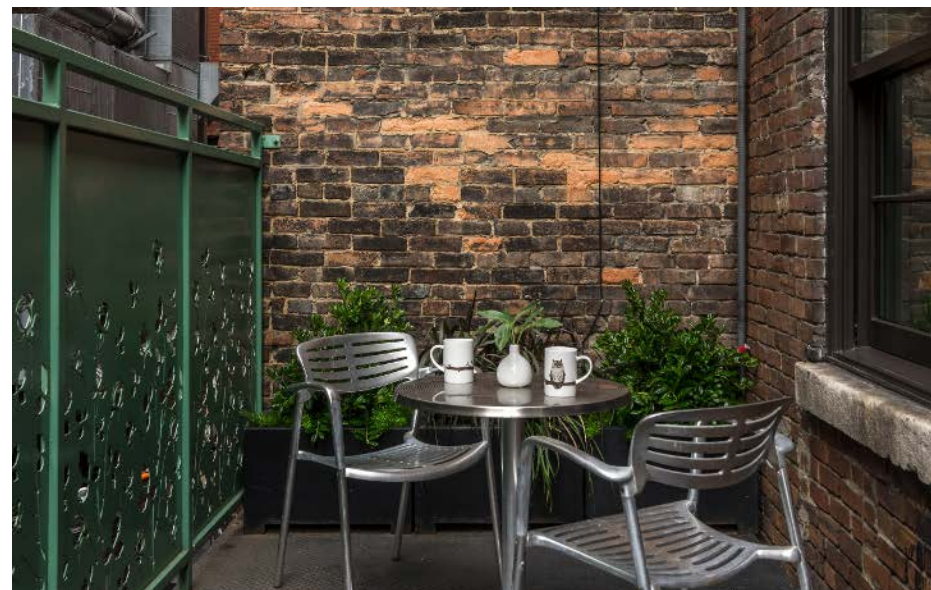
Nashville | TN | 37201





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Executive Summary

We are pleased to offer you a chance to own a rare piece of Nashville, with unmatched potential on Historic 2nd Avenue. As the metropolitan government eyes a contemporary wave of urban renewal in its existing downtown core and newly planned East Bank, the city center will continue to be essential to Nashville's sustained longevity as an iconic destination.



Historic 2nd Ave is in the midst of a generational redevelopment plan, seeing its streetscape renewed as a bid to increase walkability, tourism, and neighborhood activity. The North Block has just reopened in Spring 2024 and is home to some of the downtown district's most notable architecture and influential businesses. Previously known as Market Street, this iconic part of Nashville will continue to thrive into the city's next era.



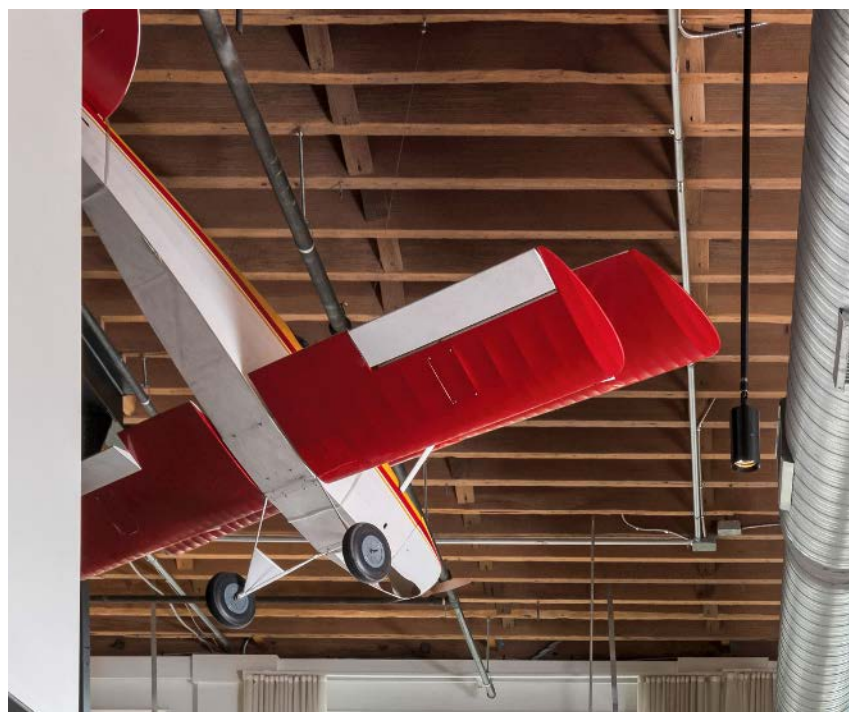


Property Overview

This one of a kind property is offered in its current form as a unique urban live/work experience with both commercial and residential units available for the next owner. Frontage along the highly desirable, and recently reopened, 2nd Avenue corridor makes this an attractive destination for locals and tourists alike.

The building is steeped in history going back to its construction in 1875 when it was acquired shortly after, in 1881, by the George Dickel company and was used by the whiskey brand as a Nashville outpost to the Cascade Hollow Distillery. Later occupants of the building included C.C. Waggoneer and Bro., an urban staple for agricultural supplies and notable importer of Dutch Tulips in the first half of the 20th Century. In the later half of the 1900's, civil rights pioneer and exemplary Nashville attorney "The Citizen" George Barrett called the 217 Building home to his offices, where he fought for national social issues in the public forum.

Today, the building is home to two of Nashville's most notable artists and their businesses, having revived the structure to its current modern marvel.





Roland D-10

YAMAHA

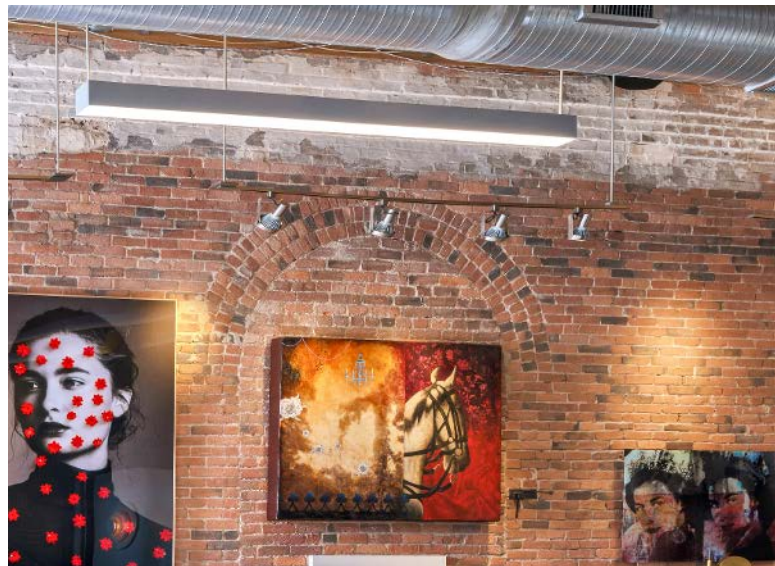
BMB

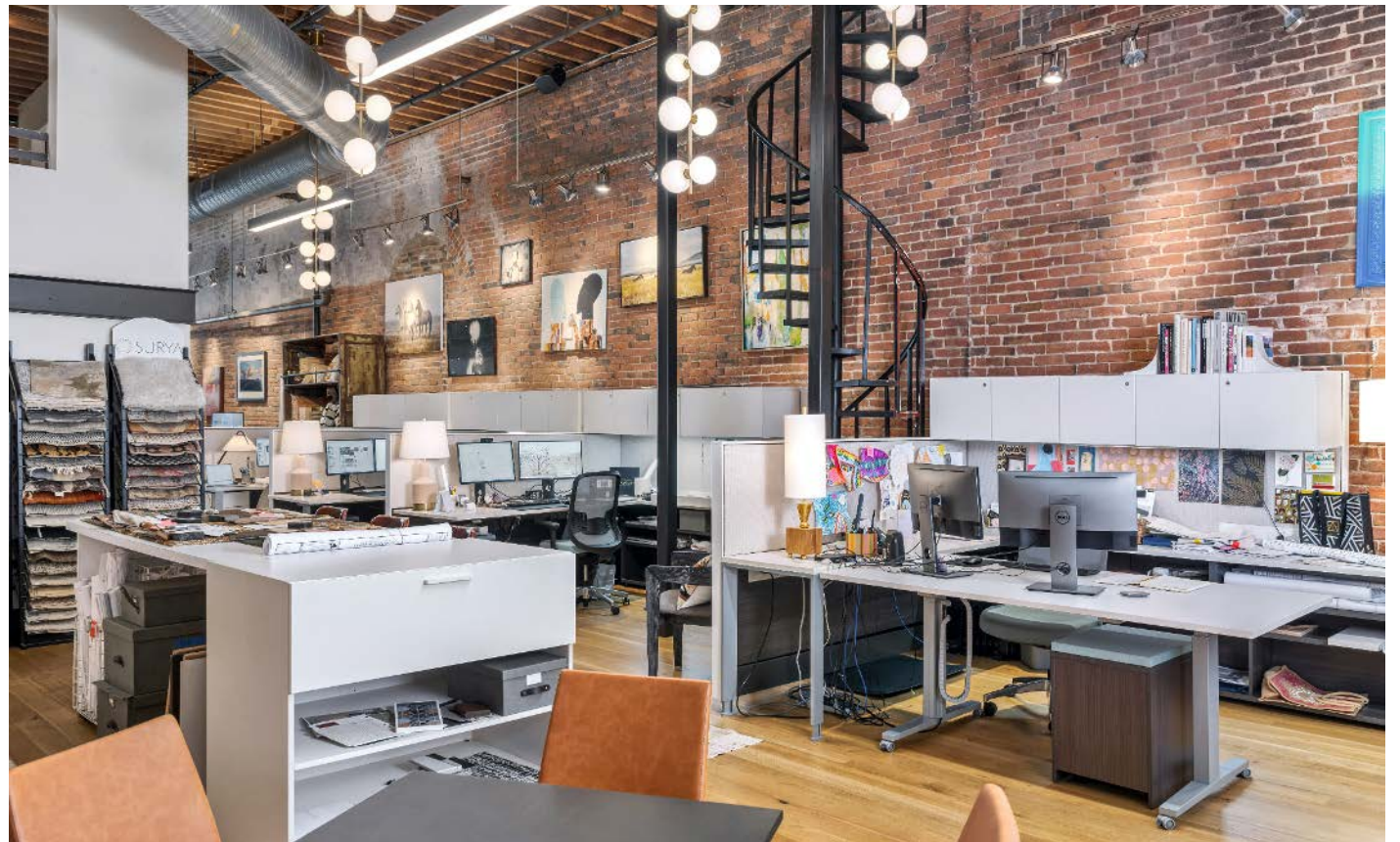




Property Features

- 9217 Square Feet
- Street-Level Retail/Showroom
- Recording Studio
- Refreshed Streetscape
- STR Eligible 3 bed/3 bath Unit
- Views of Nissan Stadium
- 15' Ceilings
- Original Masonry
- Alley Access
- Private Rear Patio
- Telecom Room
- Steel Architectural Stairwell
- Designer Finishes
- Full Kitchen + Kitchenette
- Historic Facade
- Expanded Sidewalks
- DTC Central Zoning
- Potential Rooftop Addition







Site Plan

BASEMENT LEVEL

Recording Studio | Materials Library

FIRST FLOOR

Office | Retail Showroom | Kitchenette

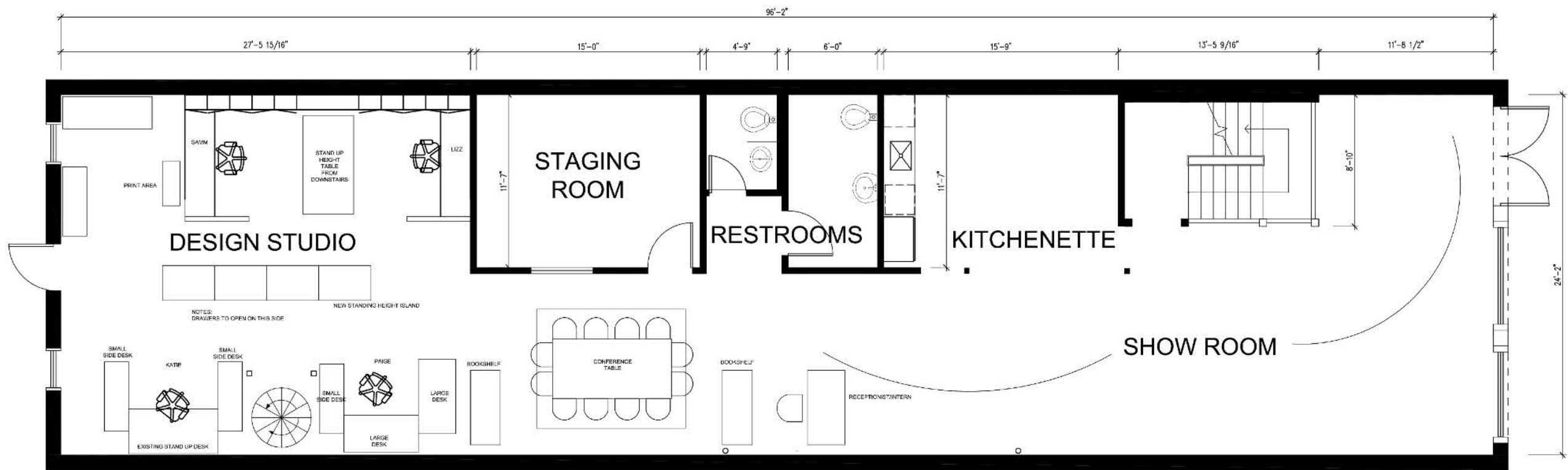
MEZZANINE

Office

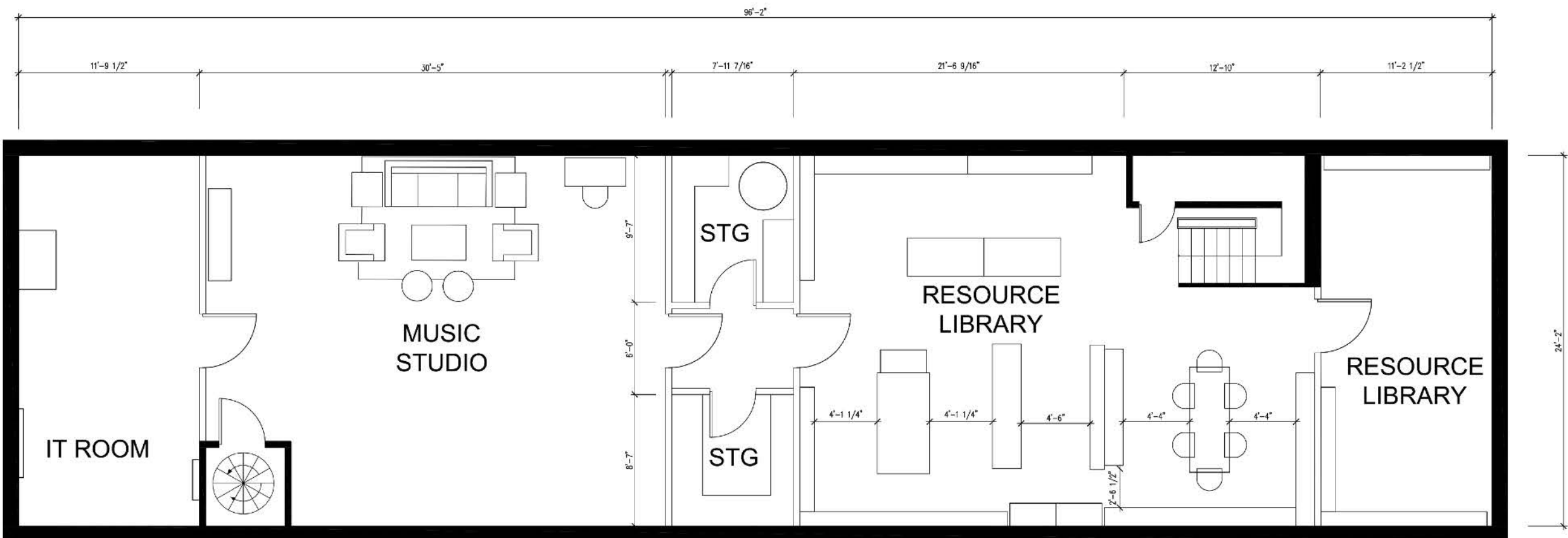
2ND FLOOR

3 bedrooms | 3 baths

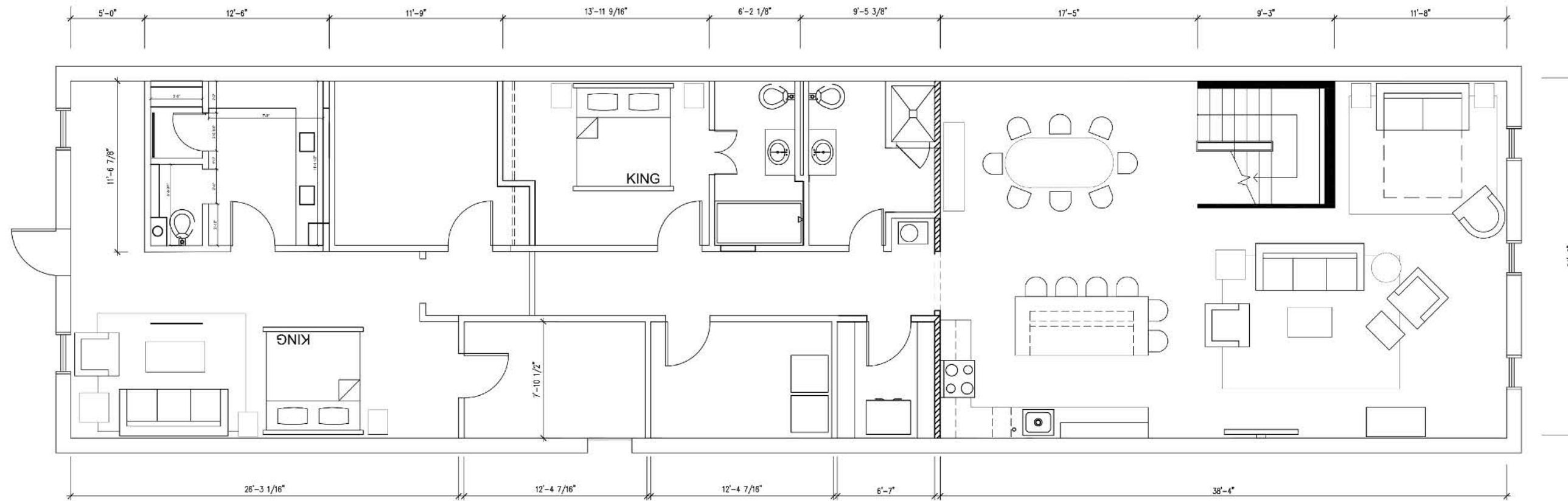




○ MAIN LEVEL
SCALE: 1/4" = 1'-0"

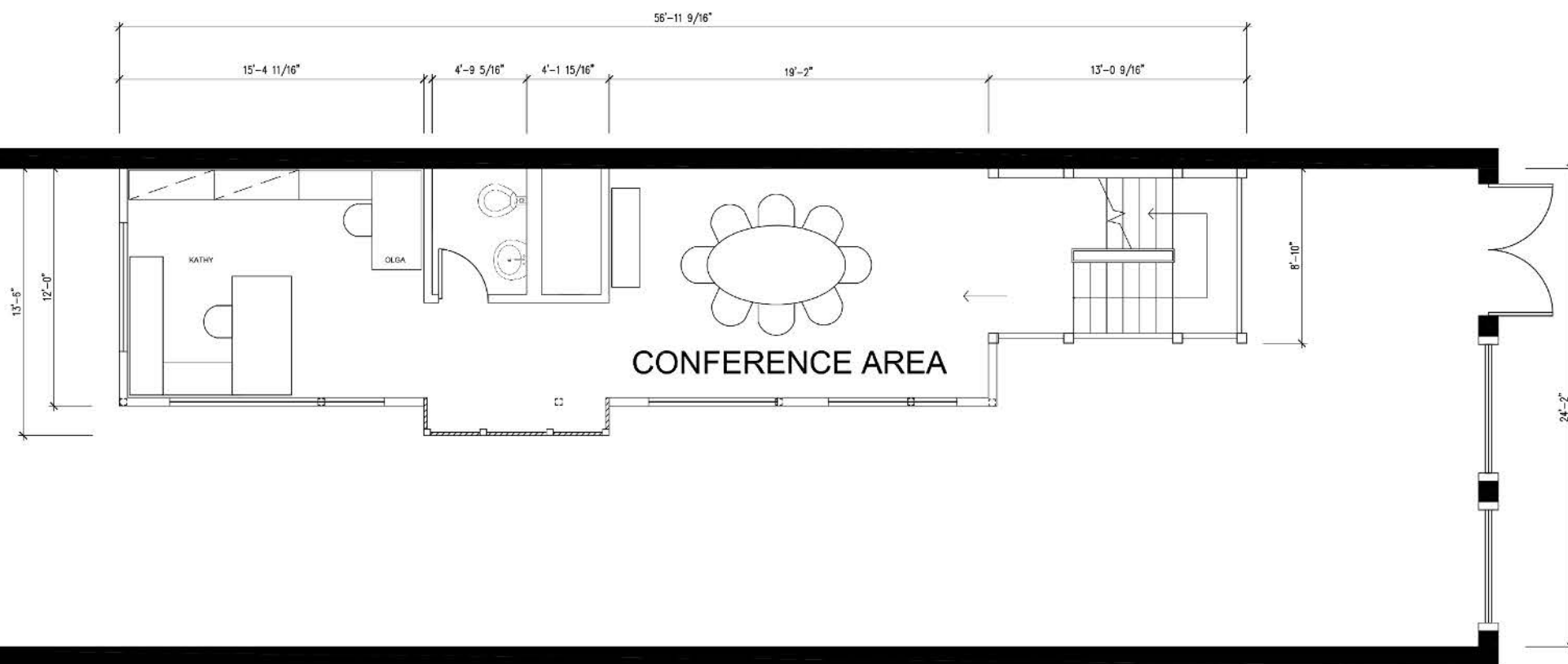


○ BASEMENT
SCALE: 1/4" = 1'-0"



MASTER SUITE

SCALE: 1/4" = 1'-0"



MEZZANINE

SCALE: 1/4" = 1'-0"



Location Overview

Facts and Figures

110

DRINKING PLACES DEMAND INDEX

154

SPENDING \$200+ PER MEAL INDEX

138

ANNUAL BAR/NIGHTCLUB VISIT INDEX

9.07%

ANNUAL POPULATION GROWTH (1 MI RADIUS)

165%

POST-COVID RETAIL RECOVERY RATE

13.9M

ANNUAL DTC TOURISM VISITORS

NASHVILLE

217 2nd Avenue North



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