

For Sale: 5,514 SF

**Stand-alone building in Germantown
Adaptive re-use potential**

1226 6th Ave N,
Nashville, TN 37204



OFFERING DETAILS

Address: 1226 6th Ave N, Nashville, TN. 37208

Building Size: 5,514 RSF

Stories: 1

Parking: 4 spaces, ample street parking available

Lot Size: 0.16 Acres

Location: Germantown

Zoning: MUN - Mixed-Use Neighborhood



BUILDING SUMMARY

JLL is pleased to offer 1226 6th Ave N in Nashville, TN for sale. The 5,514 RSF building is located in the high-growth neighborhood of Germantown. The building offers a wide range of possible redevelopment opportunities given it is not historic, unique for the neighborhood.



Central location in Germantown



One of Nashville's top neighborhoods for young professionals



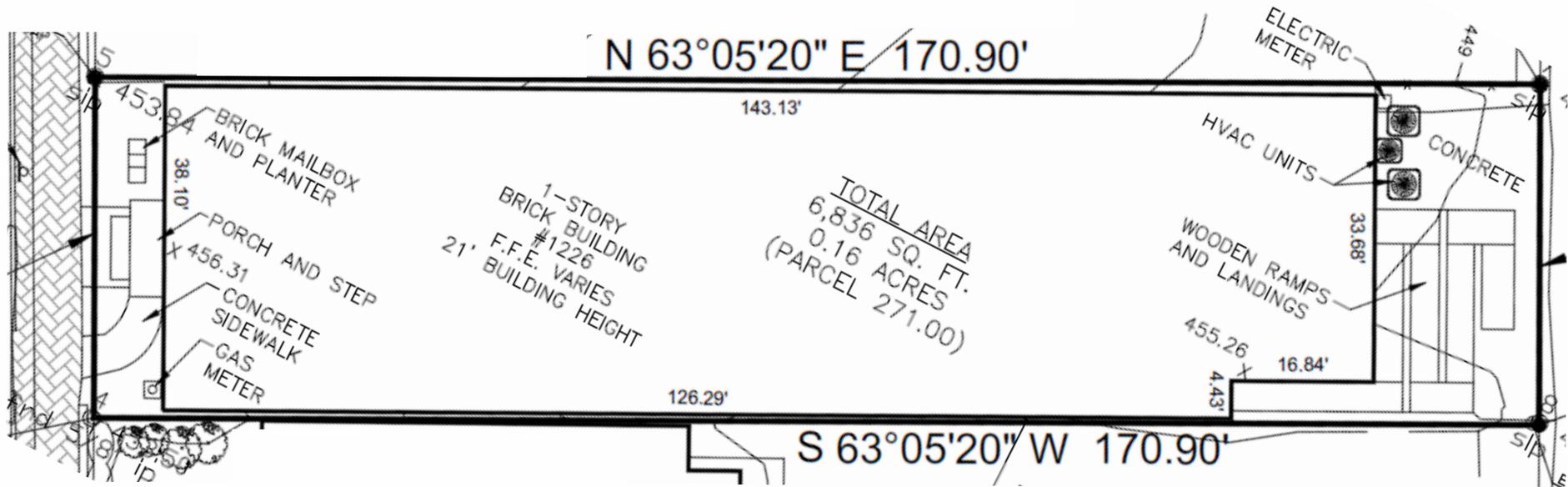
Prime F&B corridor

Neighborhood

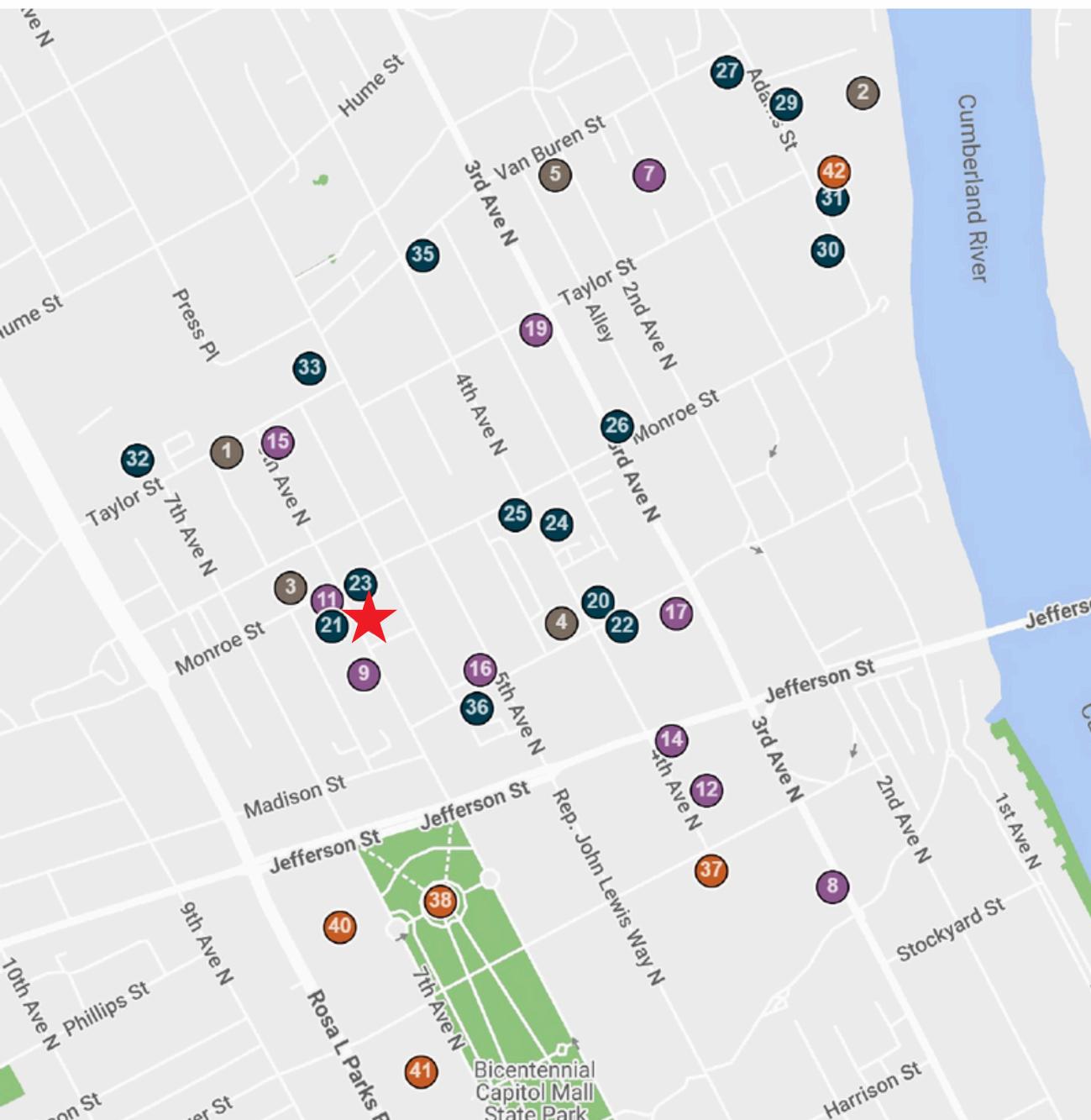
- Established dining / entertainment destination
- Strong event + visitor traffic (pedestrian friendly)
- Young professional demographic



SITE PLANS



LOCATION



Coffee

- 1 Steadfast Coffee
- 2 Elegy
- 3 Neighborlily
- 4 Juniper & Co.
- 5 Surefire Coffee Co.

Breweries / Beverages

- 6 Monday Night brewing
- 7 Bearded Iris
- 8 Tailgate
- 9 Sauced Wine Bar
- 10 Close Company
- 11 Mothers Run
- 12 Barrel Proof
- 13 Le Loup
- 14 Neighbors
- 15 Sonny's
- 16 Green Hour
- 17 Jack Browns
- 18 Charmers
- 19 Streetcar

 1226 6th Ave N, Nashville

Dinning

- 20 Henrietta Red
- 21 Monell's
- 22 Little Hats
- 23 Taco Mamacita
- 24 City House
- 25 312 Pizza
- 26 Pelato
- 27 Oku
- 28 Optimist
- 29 Star Rover
- 30 Babychan
- 31 Fishmonger
- 32 Rolf & Daughters
- 33 5th & Taylor
- 34 E & Rose
- 35 Butchertown Hall
- 36 Emmy Squared

Activities and Experiences

- 37 Sounds Baseball Stadium
- 38 Bicentennial Park
- 39 Sensa Padel
- 40 Tennessee State Museum
- 41 Nashville Farmers Market
- 42 Neuhoff District



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