



1231 6<sup>th</sup> Ave N  
FOR LEASE 2,289 SF + 750 SF GARAGE



# Property Overview

## 1231 6th Ave N

- For Lease
- 2,289 SF + 750 SF Garage
- Available Now
- Kitchen

Located in the heart of Germantown, this stand-alone commercial property offers 2,289 square feet of interior space along with a 750-square-foot detached garage.

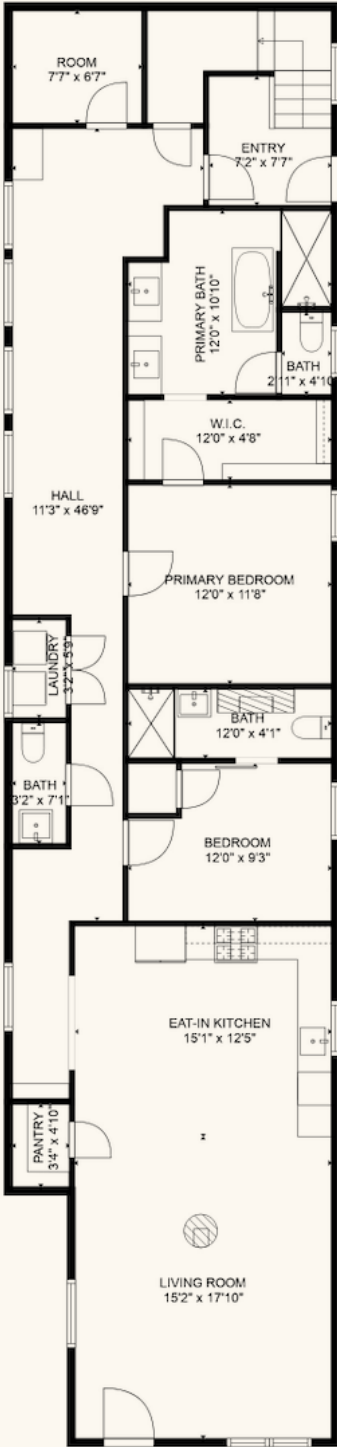
The flexible layout suits a wide range of uses, including creative offices, boutique retail, studio, wellness, or specialty services.

Positioned in a highly walkable area surrounded by local restaurants, shops, and steady foot traffic, this is a rare opportunity to lease a freestanding building in one of Nashville's most sought-after urban neighborhoods.





# Floor Plan



FLOOR 1



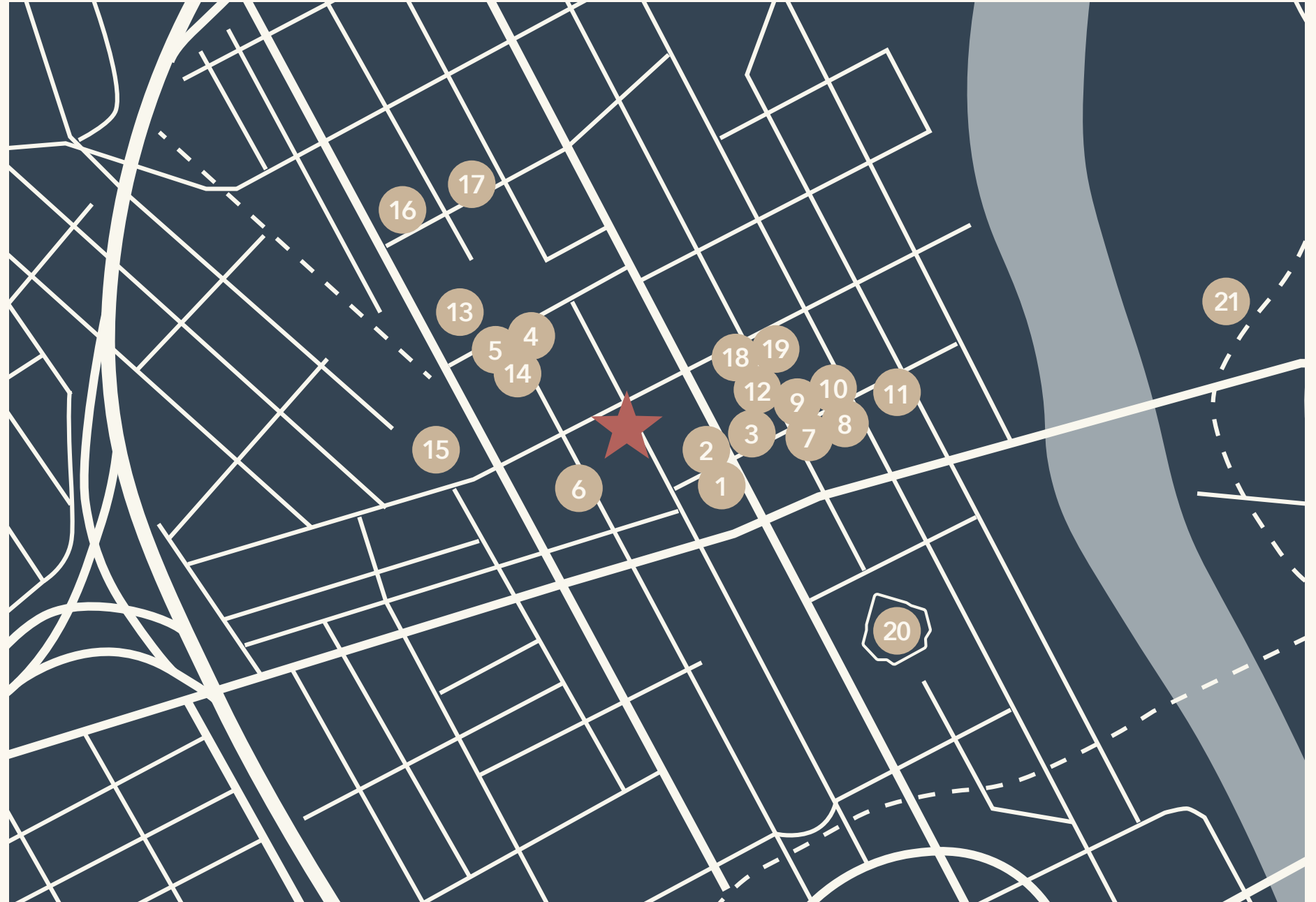
FLOOR 2



# Area Map

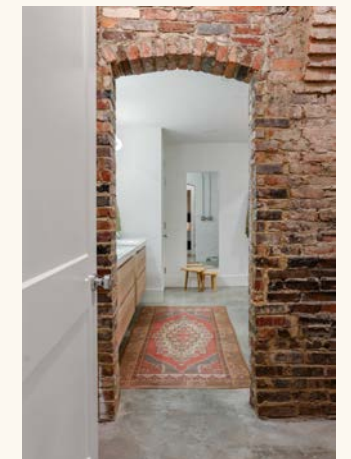
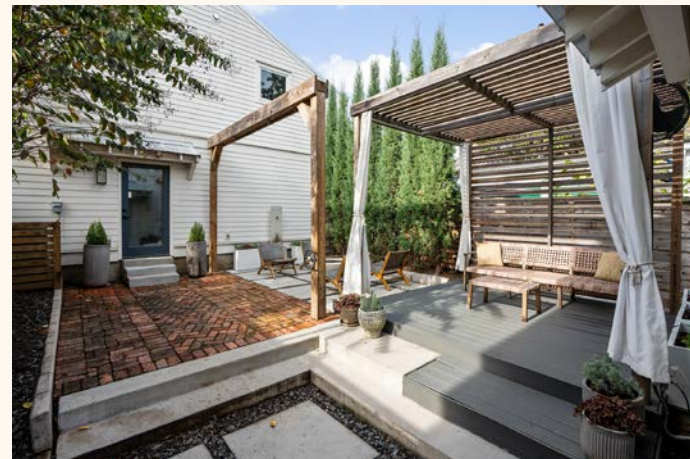


1. Emmy Squared
2. Green Hour Cocktail & Absinthe Lounge
3. Red Bicycle Coffee
4. Taco Mamacita
5. Mother's Ruin
6. Walgreens
7. Little Hats Market
8. Waldo's Chicken and Beer
9. Henrietta Red
10. Golden Slipper Boutique
11. Jack Brown's Beer & Burger Joint
12. Bits and Pieces Antique Boutique
13. Poppy and Monroe
14. Monell's
15. Kroger
16. Rolf and Daughters
17. 5th & Taylor
18. 312 Pizza Company
19. City House
20. First Horizon Park
21. Topgolf





# Gallery





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