

FOR SALE

CHARLES
HAWKINS CO.

FRIDRICH
& CLARK
REALTY, LLC



1212

Germantown

1212 6th Avenue N., Nashville, TN 37208

**Rare Historic Germantown
Purchase Opportunity**

Move-in Ready, Multi-Use Building, Landscaped Double Lot,
17 Onsite Parking Spaces

1212

EXECUTIVE SUMMARY



UNIQUE OFFERING

Charles Hawkins Co. is pleased to bring to market a premier purchase opportunity on Historic Main Street (6th Avenue North) in the heart of Historic Germantown.

1212 6th Ave N. is a move-in ready, office/multi-use building situated on a landscaped double lot with 17 onsite parking spaces in the heart of Germantown.

Zoned MUN, the structure allows for multiple uses: **office, retail, event space, commercial studio, restaurant, boutique hotel, residential, training facility, salon, more.**

- [Click to link to improvements & inventory list](#)
- [Click to link to Zoning Table](#)

The building was originally built in 1999. It was built using the historic overlay and centered on 2 parcels creating an oversized lot.

The 1999 ground up build was adapted in 2012 from residential/commercial to an upscale tech business office. The current owner maintained its historic charm outside and updated with modern technology, contemporary furnishings, and top-of-the-line finishes, resulting in a high-end eclectic aesthetic. The building, located on Germantown's historic Main Street, is often referred to by its guests as a "**hidden gem**".

SALE PRICE: \$6,375,000

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PROPERTY HIGHLIGHTS

- Built in 1999 using the Historic Overlay on 2 parcels.
- Multiple indoor & outdoor spaces.

Additional Unique Features

- ⇒ Custom hand crafted colored and clear stained-glass windows throughout
- ⇒ Gorgeous wooden architectural doors throughout
- ⇒ Current electrical & plumbing
- ⇒ Full kitchen
- ⇒ Four HVAC units replaced within last 3 years and are under warranty, 1 split system HVAC in server room
- ⇒ Top of the line technical infrastructure
- ⇒ Security system with alarm and Meraki indoor & outdoor video cameras

Property Location

- ⇒ Immediately north of Downtown and Bicentennial Mall
- ⇒ Within 5 minutes of the Gulch & East Nashville
- ⇒ Less than 10 minutes from Music Row, 12 South, Vanderbilt, West End, & Hillsboro Village
- ⇒ Easy Access to I-24, I-40 & I-65
- ⇒ Airport is 12 minutes away
- ⇒ Major attractions such as Nissan Stadium, Top Golf, First Horizon Park, Bridgestone Arena, Music City Center, Ryman Auditorium, and Broadway Honkey Tonks, are all within a 2-mile drive

Property Specifications

Size:



±5,997 SF Total

±5,474 SF Building & 523 SF storage structure on 0.36 acres

Parking:



17 parking spaces on property & free street parking with several lots within 50 yards as needed

We're Calling It! Germantown Is Nashville's Hottest Neighborhood

- Conde' Nast Traveler



Photo Credit: Nashville Guru

“Modern day Germantown is undergoing a rebirth as it is restored to its original grandeur while bringing Nashvillians into the urban core to live, work and play.”

- Germantown Neighborhood Association

1212 ONE-OF-A-KIND COMMUNITY

Rich with history and full of character, the Germantown neighborhood overflows with sophistication and charm and sense of community.

Located adjacent to downtown, it is one of Nashville's most eclectic submarkets. Listed on the National Register of Historic Places, Germantown is one of the oldest walkable communities in Nashville. The area includes architectural treasures dating back to the mid-1800s, mixed with new and vibrant structures.

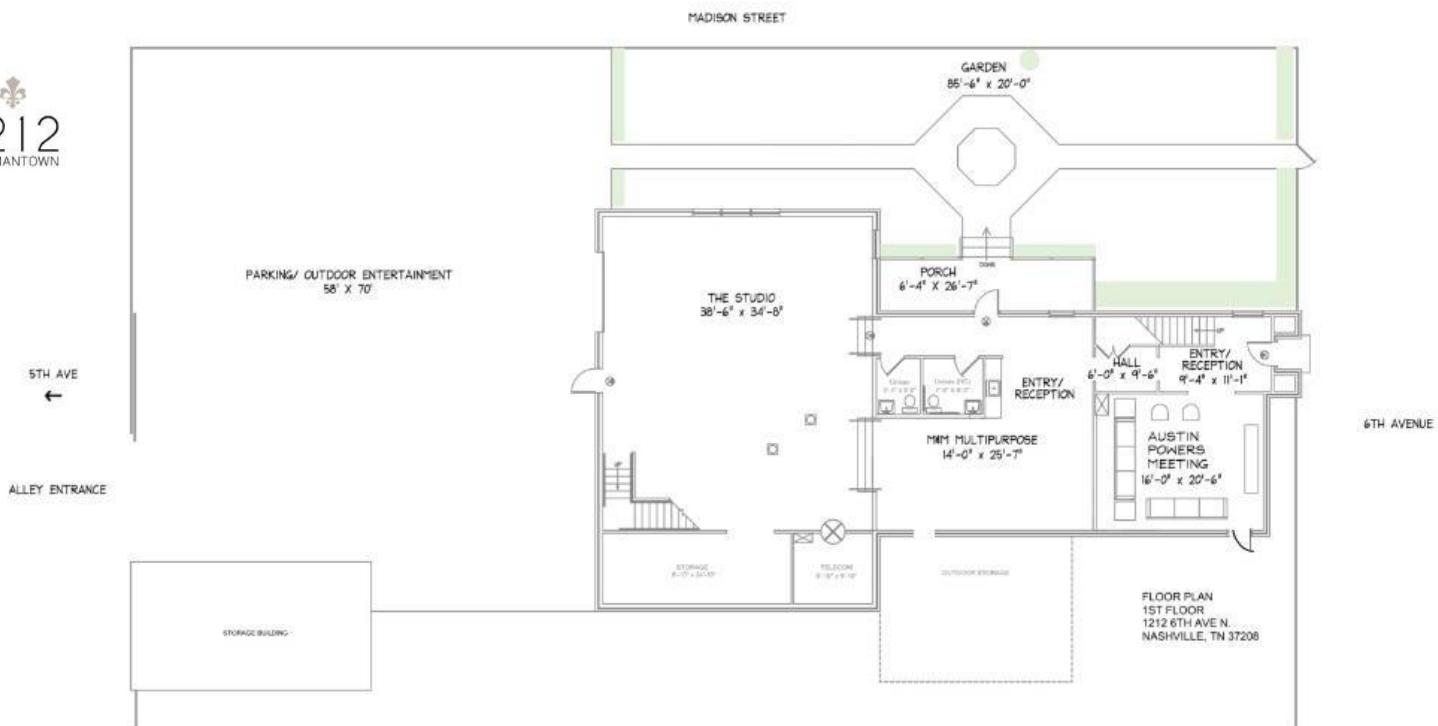
The diversified neighborhood is filled with upscale eateries and locally owned boutique shops. Convenient ingress/egress access to all Nashville interstates (I-40, I-24, I-65). Located a 12-minute average drive from Nashville's airport. All add to the neighborhood's convenience & appeal.



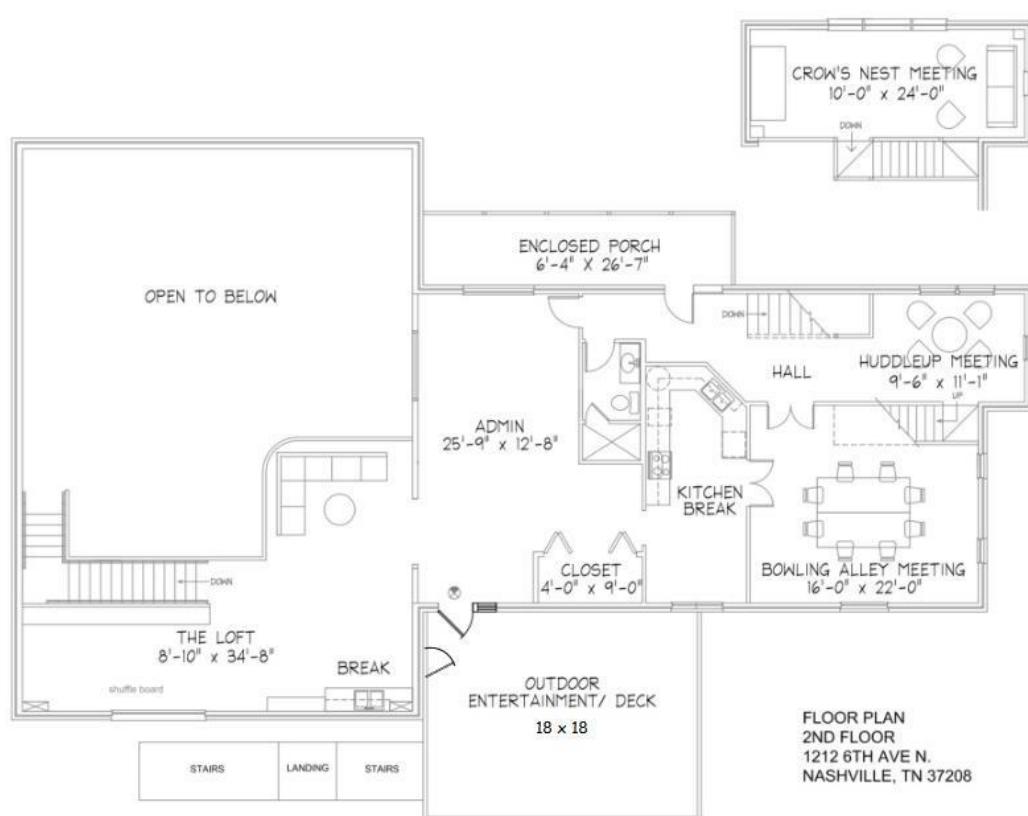
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FLOOR PLANS

1212
GERMANTOWN

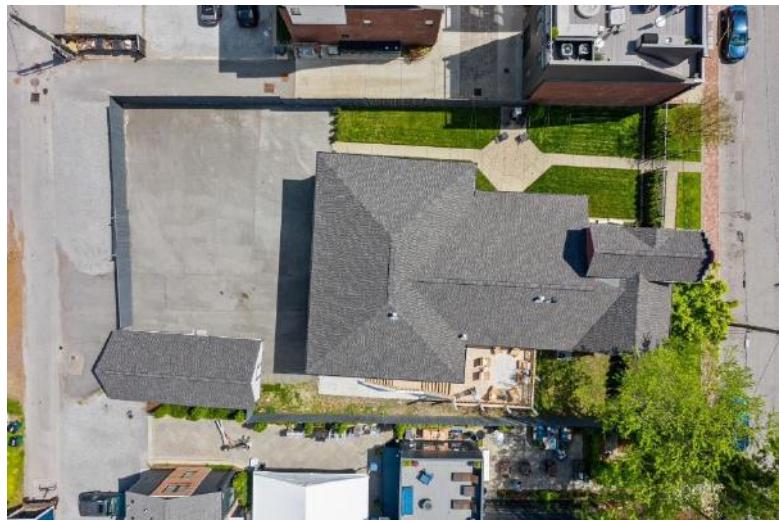


1212
GERMANTOWN



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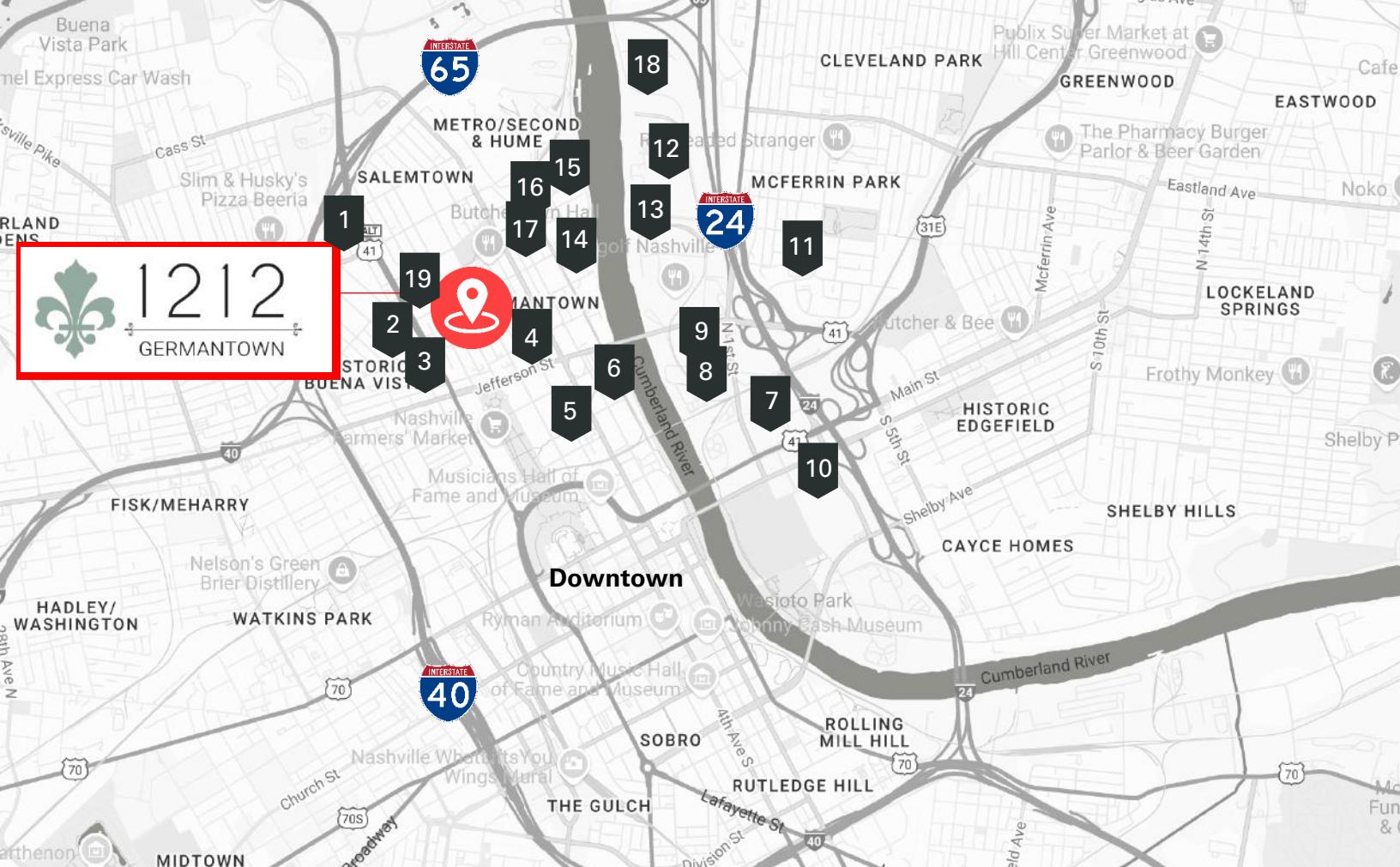












HOTSPOT FOR DEVELOPMENT

1. **Towne Nashville Apartments**
329-unit apartment complex.
2. **801 Monroe**
Apartment units and retail space spanning a 10-story building facing Rosa L. Parks Boulevard, a five-story building facing Monroe Street and a four-story building facing Ninth Avenue North.
3. **The Verse Rentals**
Furnished apartment rentals.
4. **Hill Center Germantown**
110,000 square feet of office space, 42,000 square feet of retail, 20,000 square feet of residential, nine townhomes and parking.
5. **Ballpark Village**
Apartment units and 17,000 square feet of retail and restaurant space around First Horizon Park.
6. **Proffitt Dixon Germantown apartments**
Phase one: six-story building housing 339 apartment units. Phase two: another building with office, retail and more apartments.
7. **Station East**
18-acre project with 1,400 residential units, 1.2 million square feet of office, at least 225,000 square feet of retail, and more than 600 hotel rooms.
8. **Stillwater Capital East Bank apartments**
Five-story, 370-unit apartment building with pool deck, sky lounge, and indoor and outdoor fitness areas.
9. **Range Water apartments**
350 apartment units on 3.6 acres.
10. **Nissan Stadium Project & East Bank Development**
1.8M SF new Nissan Stadium and 338-acre east bank mixed-use development led by Fallon Co.
11. **Riverchase redevelopment**
1,150 residential units.
12. **River North**
Redevelopment of 105 acres on Cumberland River's East Bank. Includes apartments, office (including an Oracle Corp. tech hub), retail and more by multiple private developers.
13. **The Landings at River North**
Mixed-use development including 1,100 residential units, at least 158,000 square feet of office and retail.
14. **Neuhoff**
Revitalization of former slaughterhouse into mixed-use development with office, apartments and retail.
15. **Modera Germantown**
800-unit apartment complex.
16. **2nd & Van Buren**
303 units across two seven-story buildings near the Cumberland and Magdeburg greenways in east Germantown.
17. **Germantown condos**
Seven-story building with roughly 100 condos.
18. **Oracle World Headquarters Campus**
7-Acre campus on the waterfront that will serve as the company's world headquarters.
19. **Future Restaurant Building**
4-Parcel property was recently acquired for \$7.2 million with a concept plan for a restaurant building that will house Terry Black's BBQ of Texas.

Nissan Stadium

Downtown

Bicentennial Capitol Mall

Carillon Apartments

First Horizon Park

Vista Germantown



SUPERIOR WALKABILITY

A local favorite hub for dining, retail, and nightlife, apartments, homes, and townhouses are all within walking distance in the Germantown neighborhood.

The site is also within walking distance of several highly touted restaurants, eclectic retail boutiques, Bicentennial Capitol Mall State Park, & First Horizon Park.

Local Businesses: Abednego, Made in TN, Crystal Shade Pottery, The Dress Theory, Nisolo, Nashville Farmers' Market, Truman Grey Salon & more.

Apartments & Condos: 909 Flats, Starling, Carillon, The Flats at Taylor Place, Modera Germantown, The Griff Apartments, Vista Germantown, Union Stockyards, The Monroe, LC Germantown, etc.

<https://www.historicgermantown.org/local-businesses>

A Local favorite hub for dining, retail, and nightlife

5TH & TAYLOR
american restaurant

Henrietta Red

The OPTIMIST
NASHVILLE

BUTCHERTOWN HALL

PELATO

GEIST.
BAR + RESTAURANT



BEARDED IRIS
BREWING



GERMAN TOWN CAFÉ

ROLF AND DAUGHTERS
SEVEN HUNDRED TAYLOR STREET
NASHVILLE





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Historic Germantown Neighborhood

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