

# 1231 2ND AVENUE N

## GERMANTOWN

For Sale or For Lease | 3,800 SF | Retail Ground Floor Retail  
Fulton Residences Germantown



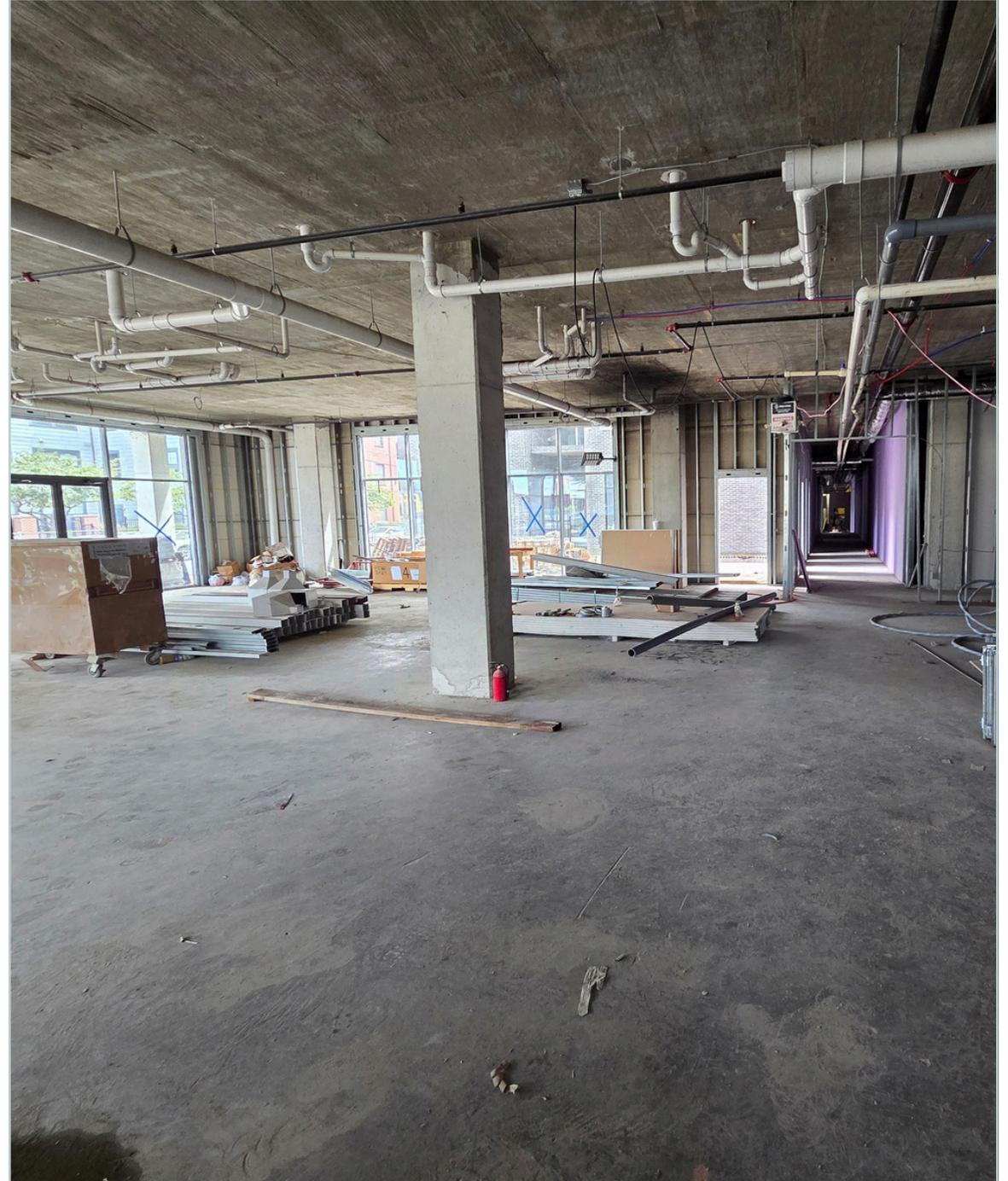
OJAS

## ABOUT THE PROPERTY

This 3,800 SF ground-floor retail space offers a rare chance to establish a presence in Germantown’s most high-profile corridor. Positioned directly across from the Neuhoff District and just steps from neighborhood favorites like Pelato, City House, and Mother’s Ruin, the location combines exceptional visibility with strong foot traffic. The space sits beneath the new Fulton Residences Germantown, set for delivery in Spring 2026, ensuring a built-in customer base from day one. With flexible zoning and infrastructure already in place, the property is ready for tenant design and build-out, making it an ideal opportunity for a wide range of retail or hospitality concepts.

## PROPERTY SPECIFICATIONS

Space Available	3,800 SF of Ground-Floor Retail
Ceiling Heights	10’6” clear to underside of plumbing drains
Delivery Condition	Delivered framed, curtain wall in place; no drywall or grease trap installed
Loading / Unloading	Front-door access
Trash Access	Via elevator/garage ramp, Monroe Street stairwell, or front gate
Parking	Convenient street parking
Outdoor Space	Small Private Terrace
Zoning	No restrictions—flexible permitted uses
Utilities	Infrastructure in place, ready for tenant design and build-out



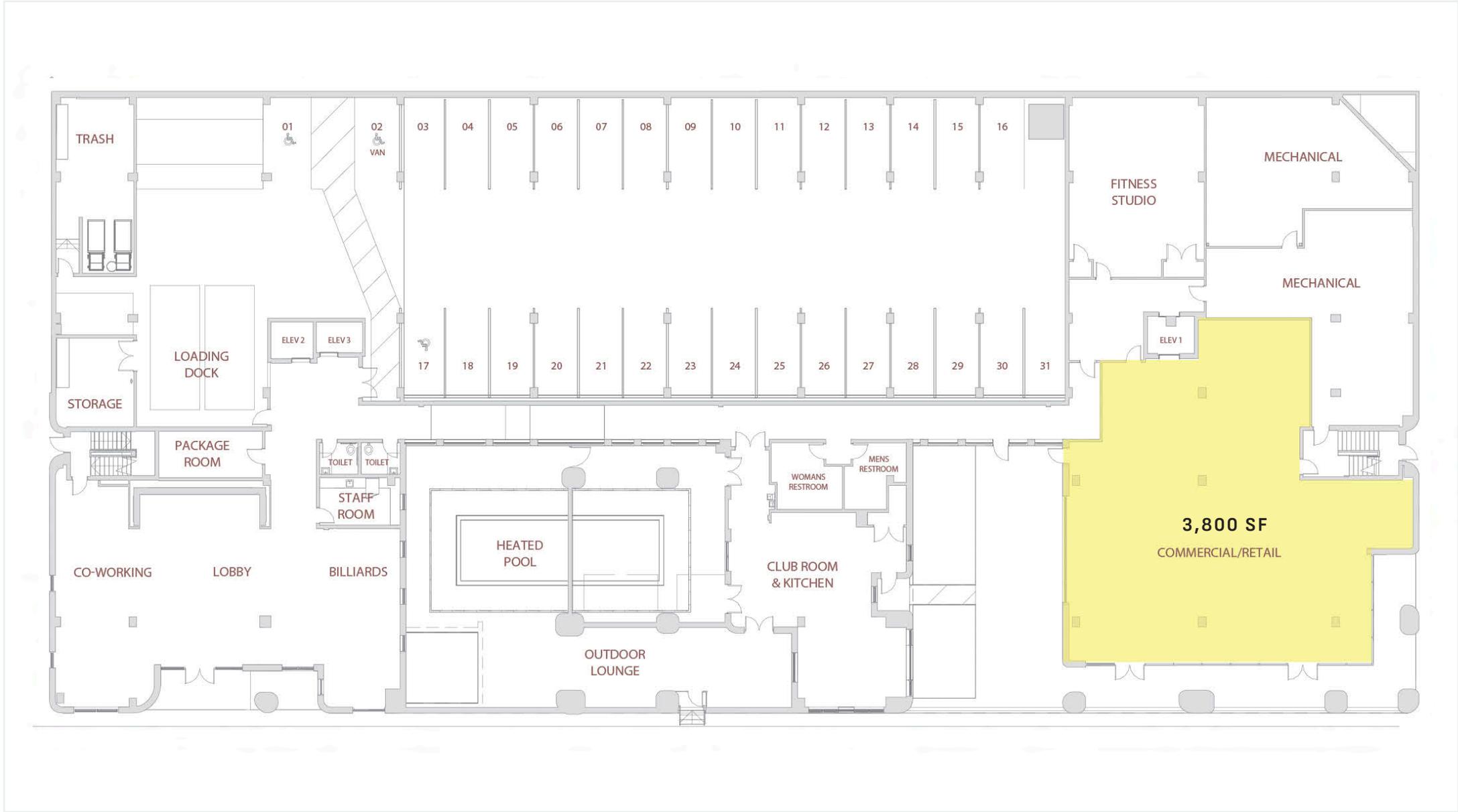
# FULTON RESIDENCES GERMANTOWN

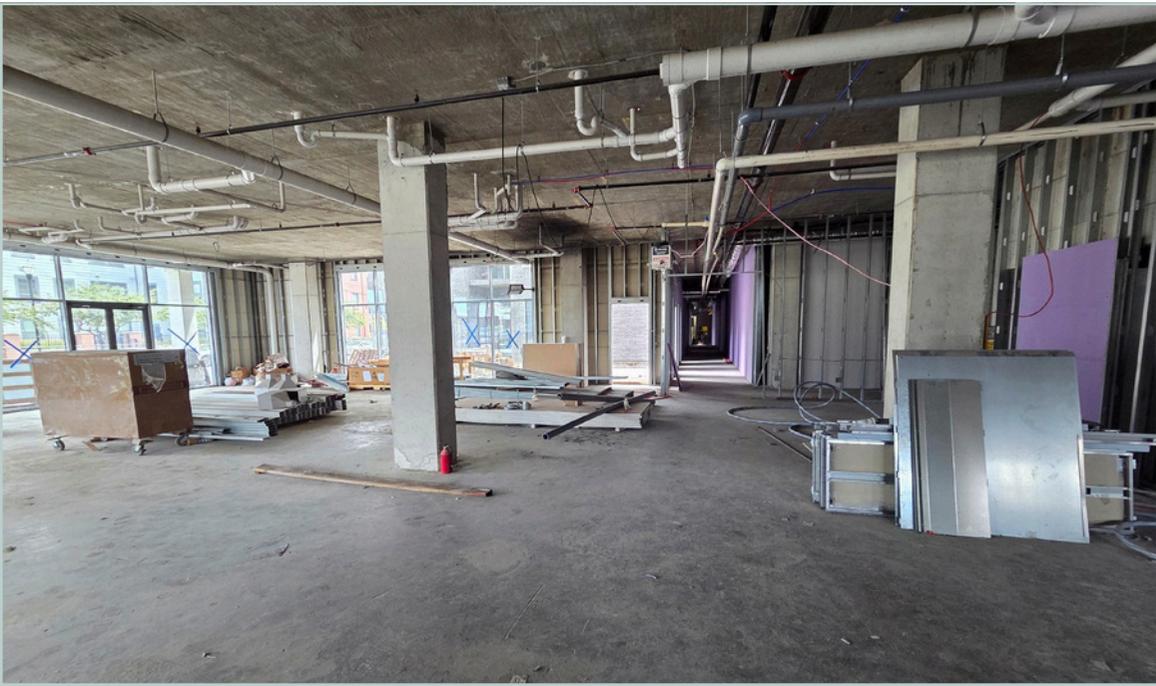
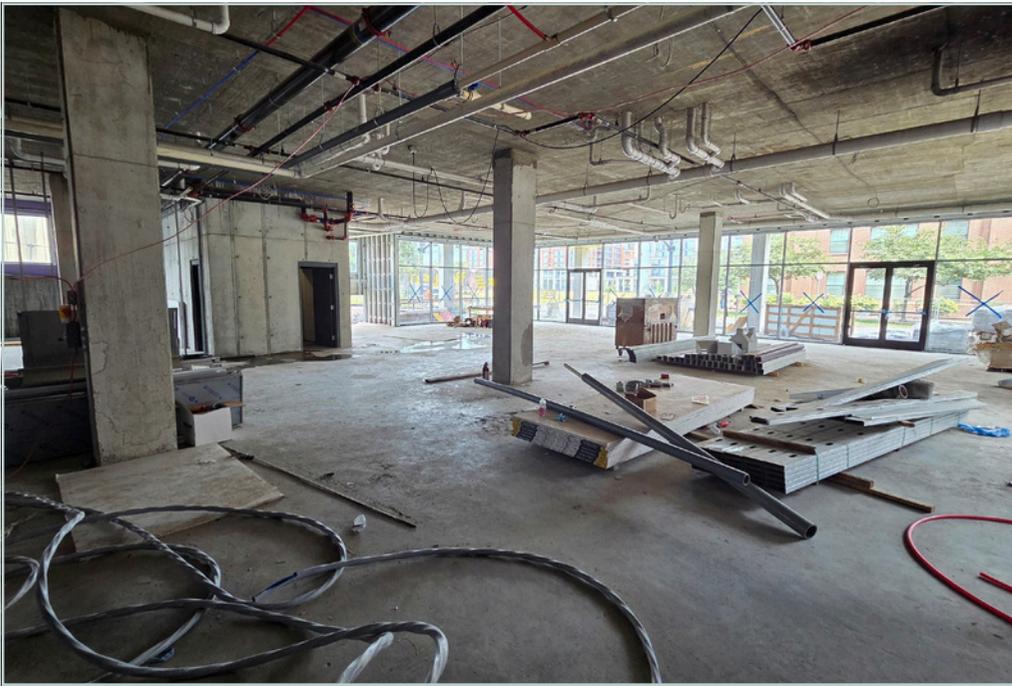
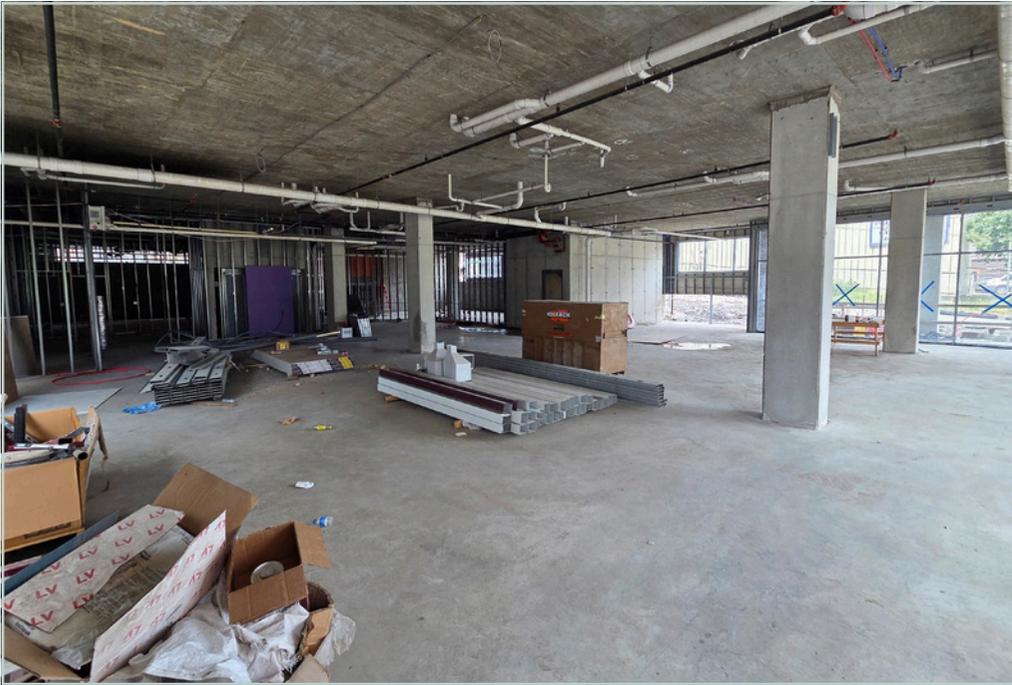
Discover life at Fulton Residences Germantown, where contemporary design meets timeless neighborhood charm. Rising seven stories at the corner of 2nd Avenue North and Monroe Street, this new Germantown address offers 210 residences ranging from studios to spacious one- and two- bedroom homes, including flexible layouts designed to adapt to your lifestyle.

Every detail is crafted for comfort and connection, with resident amenities that elevate daily living. Unwind year-round in the heated indoor/outdoor pool, stay active in the state-of-the-art fitness center, or gather with friends in the stylish lobby lounge, club room, or billiards space. Secure, underground parking ensures convenience, while the walkable neighborhood outside your door provides endless opportunities for dining, culture, and community.

Set just one block from the vibrant Neuhoff District and steps from neighborhood favorites like Pelato, Fulton Residences places you at the center of Germantown—one of Nashville's most historic and sought-after communities—where sophistication, culture, and connection come together.

Germantown is a destination neighborhood celebrated for its acclaimed dining, boutique retail, and cultural energy, with co-tenants including Pelato, Sourced, Neuhoff District, Elegy, The Optimist, Sensa Padel, Sid and Ann Mashburn, Spread Market, City House, Mother's Ruin, E+Rose, Van Leeuwen, Shed Fitness, and Bearded Iris Brewing.

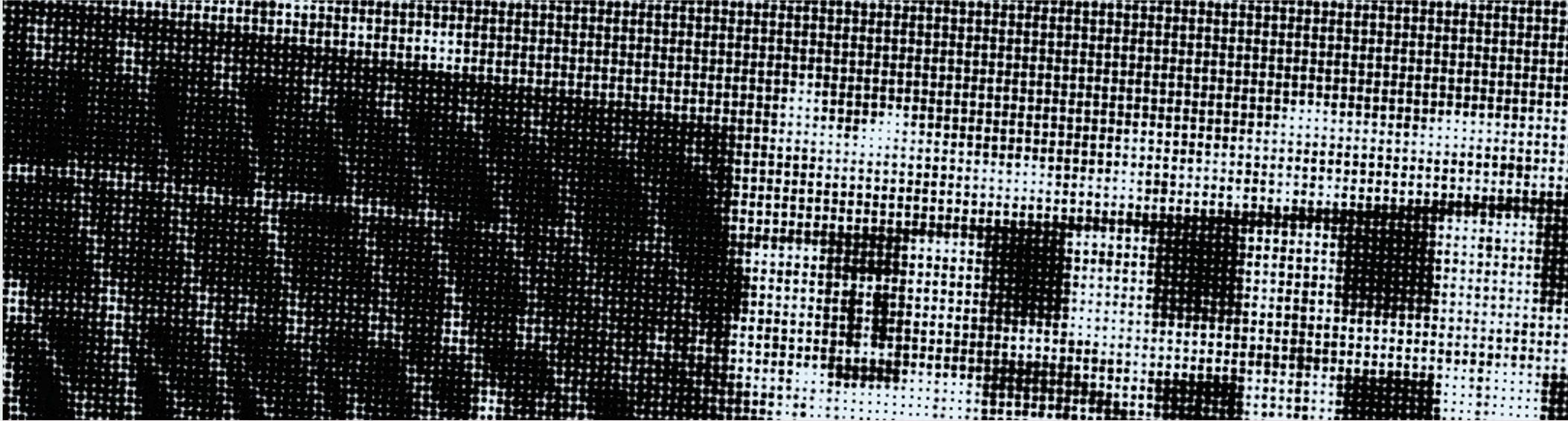




# GERMANTOWN

Germantown blends historic character with modern growth, making it one of the city's most desirable neighborhoods for businesses and residents alike. Known for its tree-lined streets and preserved 19th-century architecture, the neighborhood attracts a mix of professionals, young families, and longtime locals who value both its charm and its convenience. Its walkability is a major draw, with dining, shopping, and cultural destinations all within easy reach, and Downtown just minutes away, offering seamless access to the central business district, sports and entertainment venues, and major thoroughfares.

At the same time, Germantown is experiencing significant new investment, with residential, office, and mixed-use developments bringing even more energy and foot traffic to the area. Businesses benefit from both an established community base and a steady influx of visitors drawn to its award-winning restaurants, boutique retail, and proximity to the Cumberland River Greenway. The combination of historic appeal and forward-looking development creates a unique environment where businesses can thrive, connecting with a diverse audience in a neighborhood that balances authenticity with growth.



13,573

TOTAL  
POPULATION

32.6

MEDIAN AGE

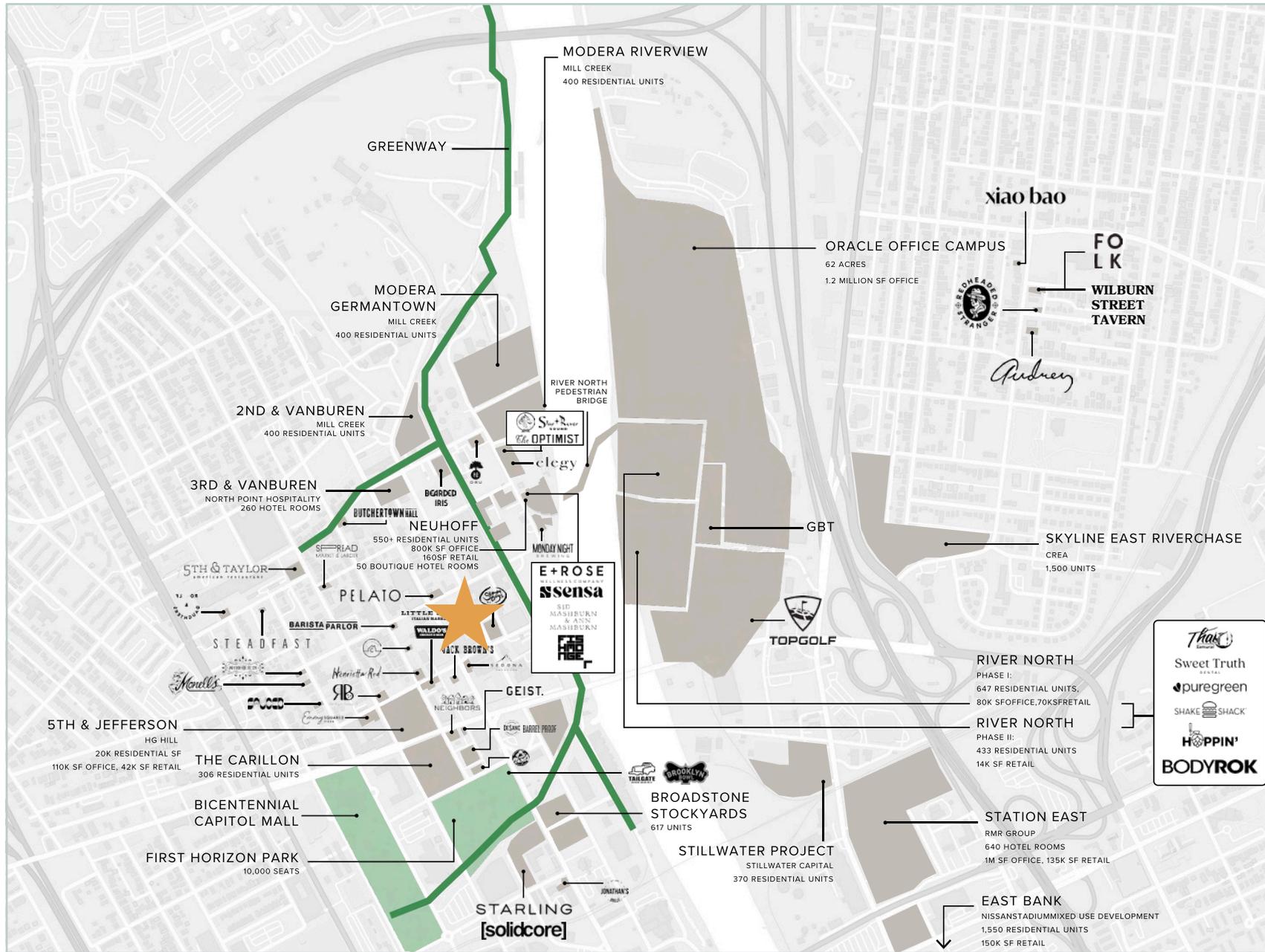
\$137K

AVERAGE  
HOUSEHOLD  
INCOME

7,375

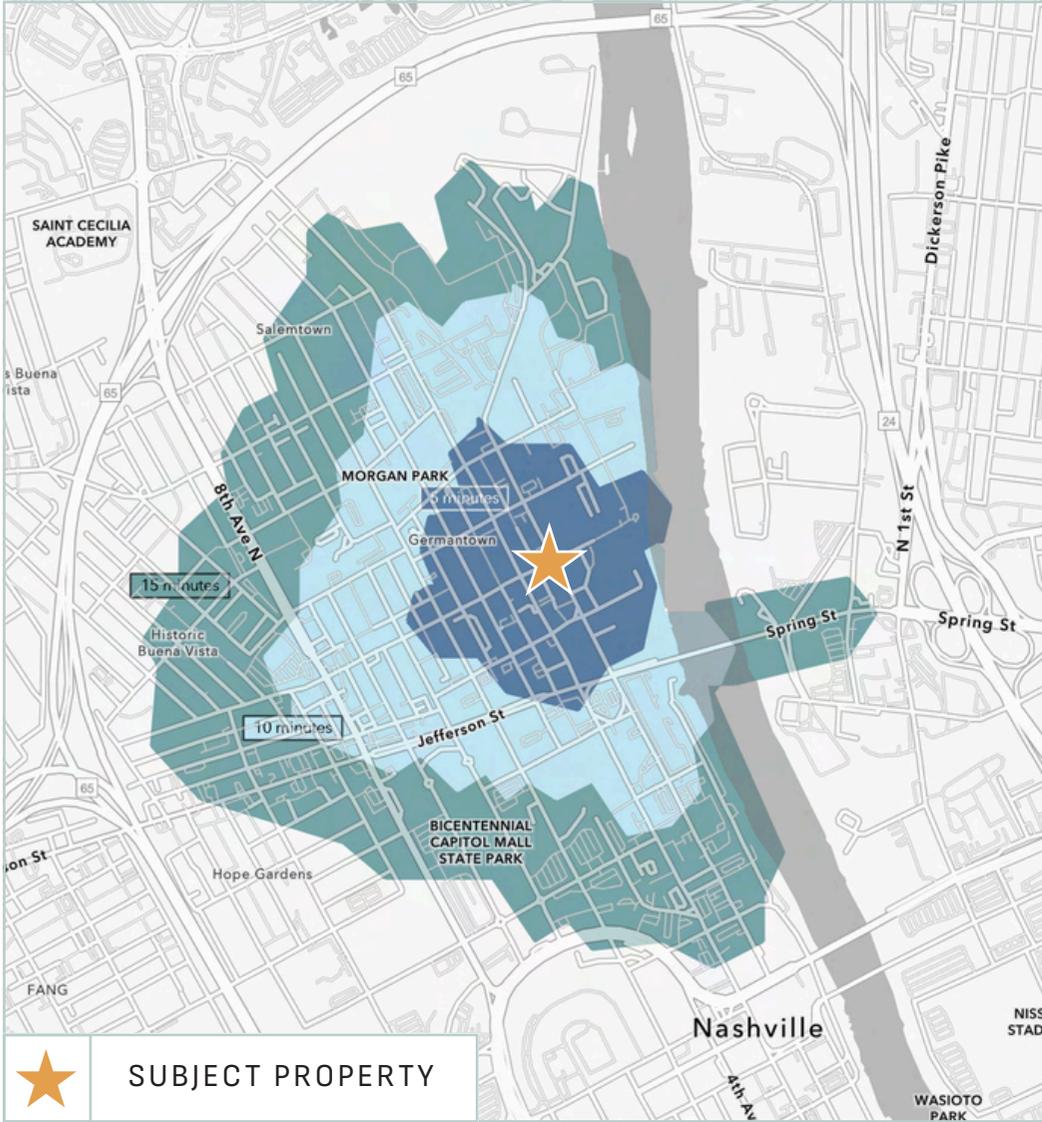
TOTAL  
HOUSEHOLDS

These statistics represent the demographics within a 1-mile radius of the subject property.



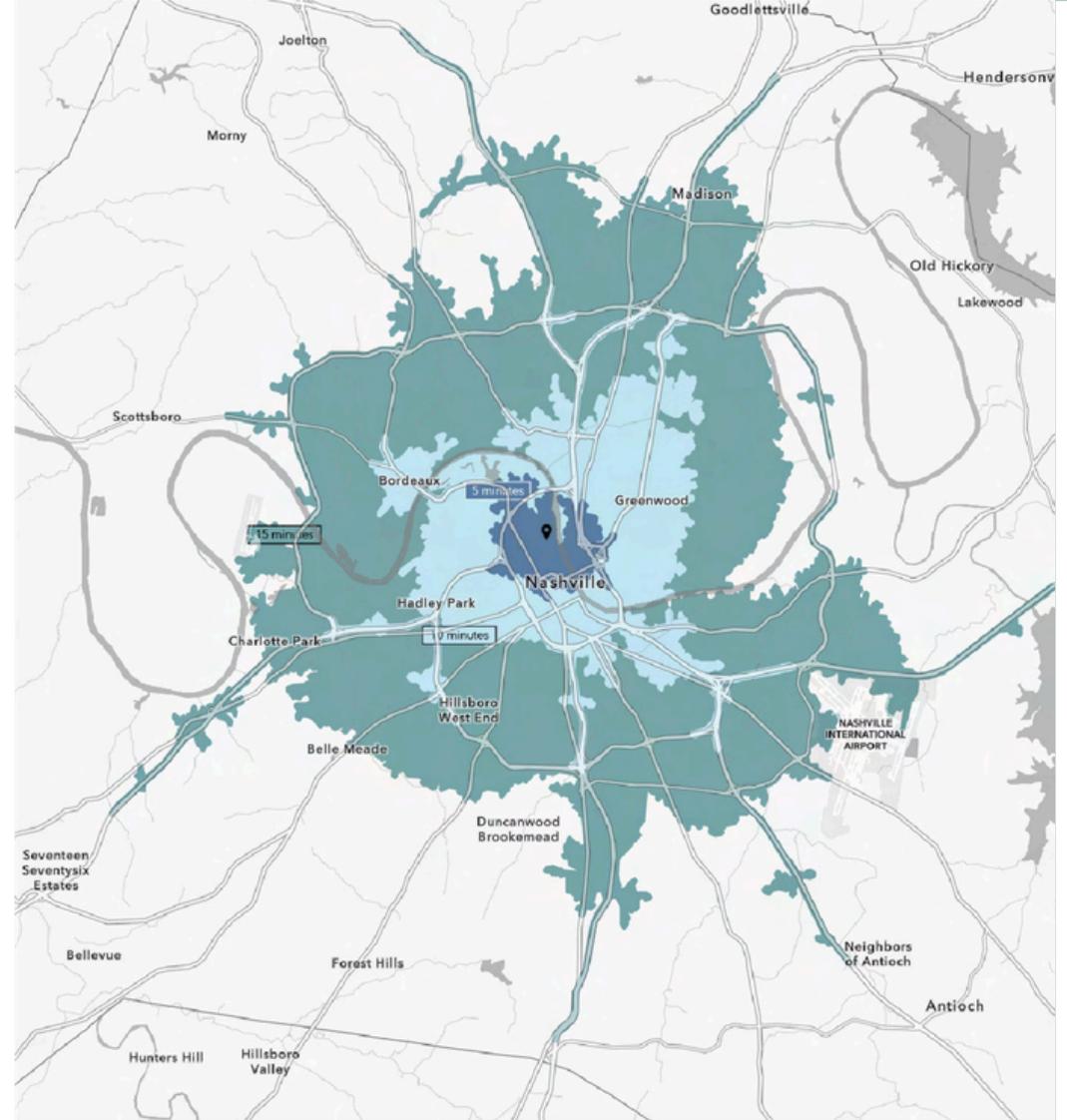
 SUBJECT PROPERTY

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★ SUBJECT PROPERTY

WALK TIME MAP  
FROM SUBJECT PROPERTY



DRIVE TIME MAP  
FROM SUBJECT PROPERTY



# NASHVILLE

The Nashville retail market remains robust, attracting first-in-class, national retailers and restaurant operators who are looking to expand in the Sun Belt markets. Given Nashville's business-friendly practices, the influx of corporations, and the music & entertainment scene, the retail consumer familiar with bespoke retailers & best-in-class restaurants has migrated South from primary markets such as Los Angeles, New York, and Chicago. Brands and restaurants with cult followings have paid attention to this migration and are establishing their presence throughout the city's array of emerging urban retail destinations.

National, esteemed restaurateurs and hospitality groups such as **Jean-George** (Drusie & Darr, The Pink Hermit), Sean Brock (Audrey, Bar Continental, June), **Andrew Carmellini** (Carne Mare), **Starr Restaurants / Keith McNally** (Pastis), **Boka Restaurant Group** (Momotaro), **Lettuce Entertain You** (Aba, Sushi-San), **Castellucci Restaurant Group** (Iberian Pig), **Ford Fry** (Superica, The Optimist, Le Loup, Star Rover), **Fox Restaurant Concepts** (Pushing Daisies, The Henry, The Culinary Dropouts), and **Indigo Road Hospitality** (O-Ku, Oak), have all added Nashville to their roster. Not only has Nashville been the destination for restaurant expansion, but the city has enticed these operators such as New York - based Anthony Scotto (**Pelato, Luogo**), Tara and Henry Roberts (**Two Hands**), and John Burns Patterson (**Frankies**) to relocate their lives to the city.

As Nashville quickly becomes one of the top tourist destinations in the country, an influx of high end hotels including the **Four Seasons, St. Regis, Pendry, 1 Hotel, The Edition**, and **Soho House** have identified locations to plant a flag in the market. The luxury retail brands are following suit. Kirna Zabete recently opened in Green Hills, and others are circling neighborhoods like Wedgewood-Houston, having identified their customer through their e-commerce channels.

The city's appeal is undeniable, attracting brands such as **La Ligne, Sezane, Roark, Aviator Nation, Little Words Project, Love Shack Fancy, Reformation, Jenni Kayne, Hart**, and **Stoney Clover Lane**. Furthermore, and unprecedented for a city of its size, the city is seeing young brands such as **Buck Mason, Gorjana, STUDS, Faherty**, and **Vuori** executing on second locations within the urban core showing the strength in sales volumes they are experiencing in their first location in the market. Nashville has a national spotlight, attracting best-in-class **Sid & Ann Mashburn** and **Walt Grace Vintage**, but is also home to artisan, local retailers, including **Savas, Weiss Watch**, and **Imogene + Willie**, who round out the retail offering and create a unique and dynamic retail environment worthy of putting Nashville on the map.

**TOP 20**

Large Metros  
for job growth  
and population  
growth for the  
past 9 years<sup>1</sup>

**3.7%**

Retail Vacancy  
Rate<sup>2</sup>

**17.3M**

Visitors to  
Nashville in  
2025<sup>1</sup>

**\$5B**

Generated  
every year from  
Nashville's F&B  
industry<sup>3</sup>

**6th**

Best Real  
Estate Market  
in the US<sup>4</sup>

**75%**

of the US is  
within a  
2-hour flight  
of Nashville<sup>1</sup>

**\$128K**

Average  
Household  
Income<sup>5</sup>

**2.1M**

People living in  
Nashville's  
Metro Area<sup>2</sup>

1. Nashville Business Journal | 2. Matthews Real Estate Investment Service | 3. Tennessee Hospitality and Tourism Association | 4. The Tennessean | 5. Environmental Systems Research Institute, Inc.

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