

160 2ND AVENUE N

For Lease | 8,867 SF | F&B / Retail Opportunity



ABOUT THE PROPERTY

2nd Avenue in Nashville is a historic district deeply rooted in the city's past, featuring Victorian-era buildings that once housed thriving warehouses and businesses. In recent years, the area has been undergoing significant revitalization. The city's commitment to preserving its heritage while modernizing the streetscape has spurred efforts to restore and re-activate 2nd Avenue, transforming it into a vibrant destination for locals and tourists alike. As new restaurants, retail spaces, and entertainment venues open, 2nd Avenue is reclaiming its status as a central hub, blending its storied history with Nashville's evolving urban landscape.

PROPERTY SPECIFICATIONS

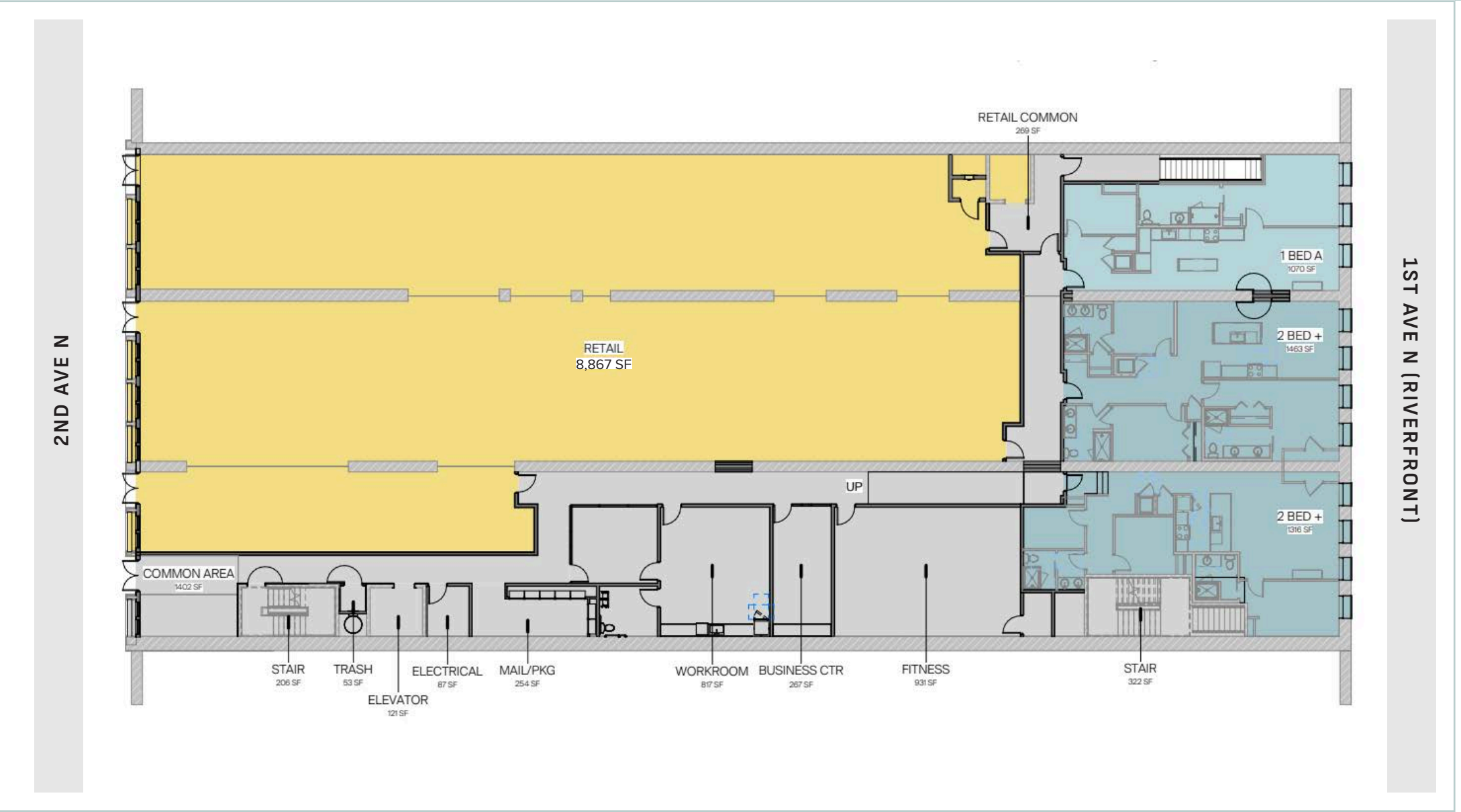
Space Available	8,867 SF
Delivery Condition	New Floor, HVAC Units, Plumbing, Venting Shaft, Grease Trap, & Service Elevator Shaft
Delivery Date	Q4 2025

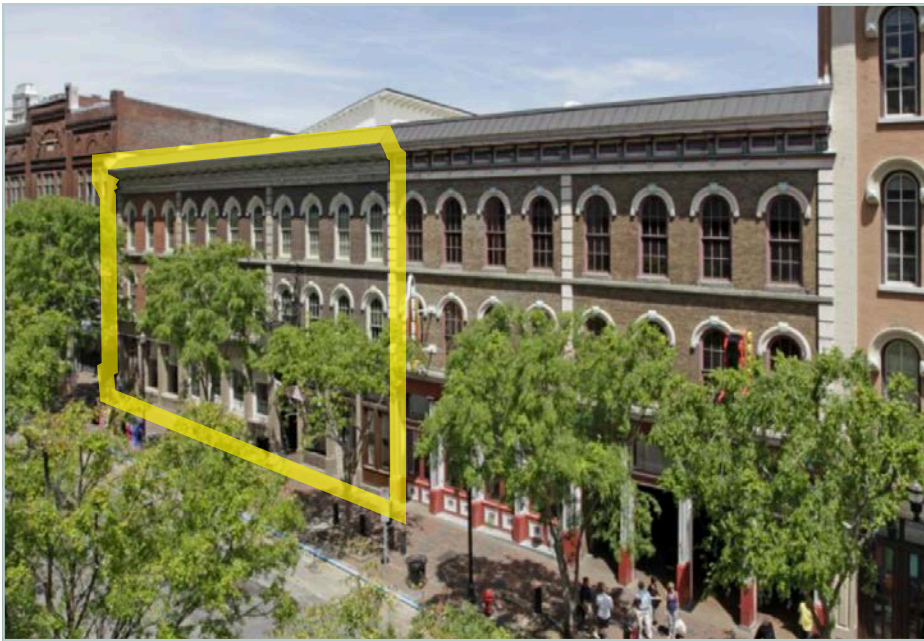
PROPERTY FEATURES

- 50 Short Term Rentals Above the Space
- 2 Minute Walk to Broadway
- 14 Minute Walk from Nissan Stadium and East Bank Redevelopment
- 2nd Avenue and 1st Avenue/Cumberland River frontage

HISTORIC 2ND AVENUE









SECOND AVENUE – AERIAL AT AMENITY SPACE



SECOND AVENUE – LOOKING TOWARDS BROADWAY



FIRST AVE – OVERALL ELEVATION



SECOND AVENUE ELEVATION

SECOND AVENUE REBUILD

As the revitalization of Second Avenue progresses, the North Block was completed in early 2024, marking a significant milestone in the collaborative efforts of local stakeholders, advisory panels, and residents who prioritized historic preservation.

The redesign, which includes wider sidewalks, enhanced outdoor dining spaces, and updated lighting, honors the area's rich history while making it more inviting and accessible for pedestrians. The project is primarily funded by capital spending from the Metropolitan Government of Nashville and Davidson County, ensuring a strong financial commitment to both modernization and heritage. Reeves Young has overseen construction, maintaining the vision of balancing historic charm with contemporary amenities for Nashville's growing urban core.

Currently, the South Block is under construction, with completion expected in Q1 2025, while attention shifts to the Middle Block between Commerce and Church Streets, which is slated for completion by Q4 2025.



Riverfront Park CMA Fest 2024

View from Subject
Property



CMA Fest 2024

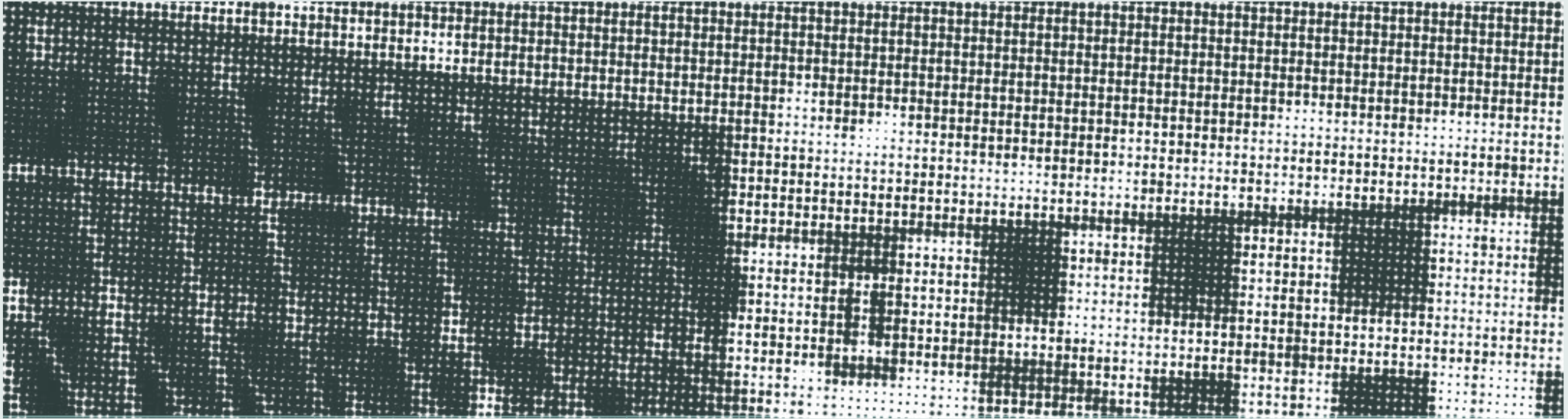
View from stage on
Riverfront



CENTRAL BUSINESS DISTRICT

The Central Business District (CBD) of Downtown Nashville has experienced tremendous growth and transformation over the past decade, emerging as a vibrant hub for tourism, commerce, and urban living. Over the last five years, the area has seen an influx of new high-rise developments, including luxury residential towers and modern office spaces, attracting both young professionals and established businesses. Major companies have relocated to or expanded within the district, solidifying Nashville's reputation as a rising economic powerhouse. Tourism continues to thrive, with millions of visitors drawn to Broadway's live music scene, upscale dining, and cultural attractions like the Country Music Hall of Fame. This boom in tourism has greatly bolstered the local economy, with hotels and short-term rentals rapidly expanding to meet demand.

The demographic landscape of the Central Business District has also evolved, with a younger, more diverse population now calling the area home. Millennials and Gen Z professionals make up a significant portion of the district's residents, drawn by its proximity to entertainment, work opportunities, and its walkability. The area is now highly pedestrian-friendly, with well-maintained sidewalks, public green spaces, and easy access to major venues. As downtown has transformed, new public transit options and ride-sharing services have further improved connectivity, allowing residents and visitors to enjoy the district's energy without needing to rely on cars. This vibrant urban core has become a prime destination for both locals and tourists, contributing to Nashville's rapid ascent as one of the nation's top cities for growth and development.



17,682

TOTAL
POPULATION

73,530

TOTAL
DAYTIME
POPULATION

\$132K

AVERAGE
HOUSEHOLD
INCOME

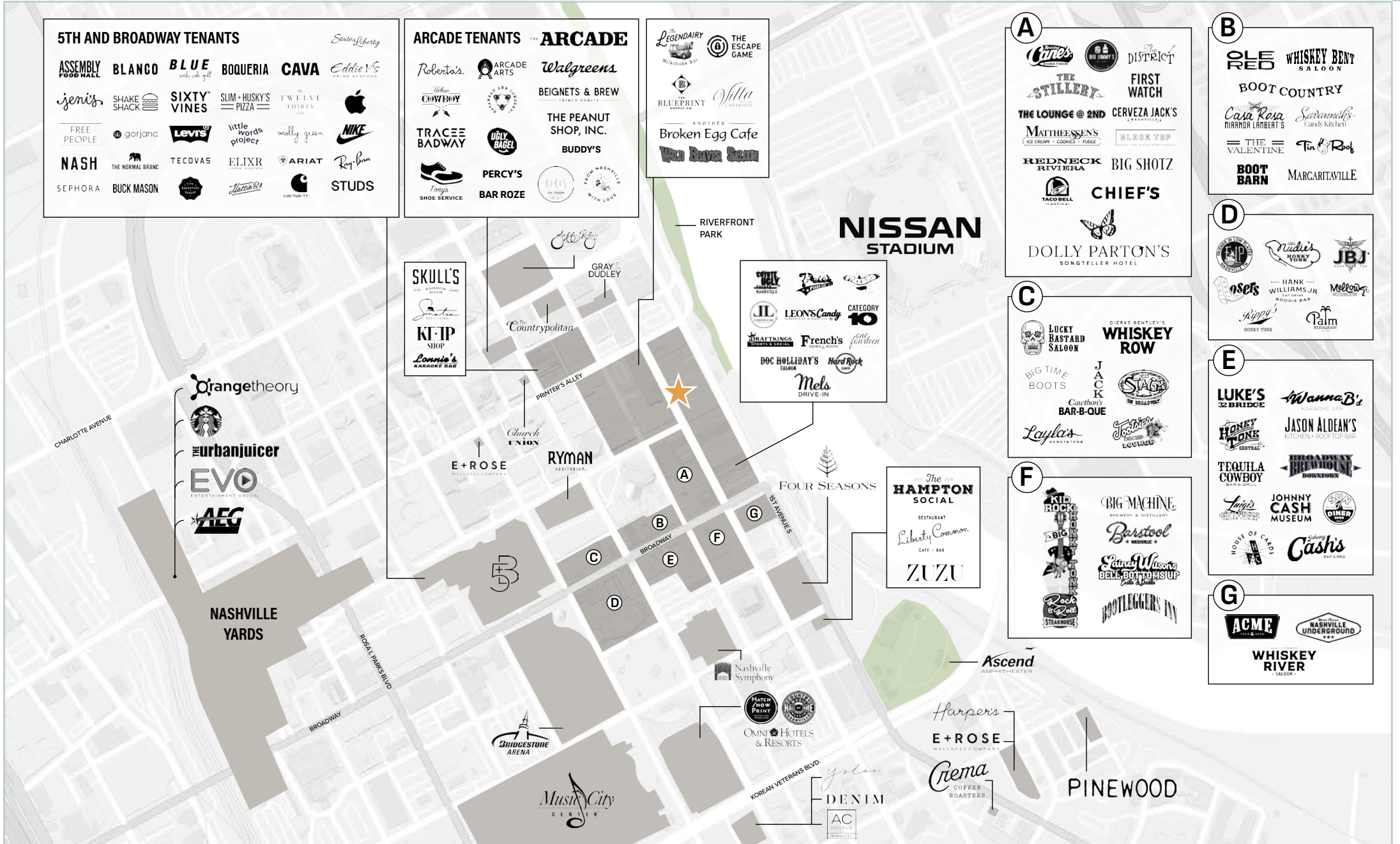
32.9

MEDIAN AGE

10,996

TOTAL
HOUSEHOLDS

These statistics represent the demographics within a 1-mile radius of the neighborhood's central point.



- 5TH AND BROADWAY TENANTS**
- ASSEMBLY FOODS HALL
 - BLANCO
 - BLUE
 - BOQUERIA
 - CAVA
 - Eddie V's
 - jenie's
 - SHAKE SHACK
 - SIXTY VINES
 - SLIM + HUSKY'S PIZZA
 - TWELVE THIRTY
 - Apple
 - FREE PEOPLE
 - gorjana
 - Levi's
 - little world's project
 - molly green
 - NIKE
 - NASH
 - THE NORMAL BRAND
 - TECOVAS
 - ELIXIR
 - ARIAT
 - Roy Blue
 - SEPHORA
 - BUCK MASON
 - THE TRUSSARDI FACTORY
 - Nation's
 - COMMIT
 - STUDS

- ARCADE TENANTS**
- Roberto's
 - ARCANE ARTS
 - Walgreens
 - BEIGNETS & BREW
 - THE PEANUT SHOP, INC.
 - BUDDY'S
 - TRACEE BADWAY
 - UGLY BAGEL
 - PERCY'S
 - BAR ROZE
 - FROM NASHVILLE WITH LOVE

- LEGENDARY MISHKAKE BOT
- THE ESCAPE GAME
- BLUEPRINT
- ANOTHER Broken Egg Cafe
- WILD BEAR BEER

- A**
- Cane's
 - DISTRICT
 - THE STILLERY
 - FIRST WATCH
 - THE LOUNGE @ 2ND
 - CERVEZA JACK'S
 - MATTHEESSENS ICE CREAM - COOKIES - FUDGE
 - BLACK TOP
 - REDNECK RIVIERA
 - BIG SHOTZ
 - TACO BELL
 - CHIEF'S
 - DOLLY PARTON'S SONGTELLER HOTEL

- B**
- RED WHISKEY BENT SALOON
 - BOOT COUNTRY
 - Casa Rosa MIRANDA LANBERT'S Candy Kitchen
 - Saramand's Candy Kitchen
 - THE VALENTINE
 - Tin Roof
 - BOOT BARN
 - MARGARITAVILLE

- SKULL'S
- KE-IP SHOP
- Lanni's KARAOKE BAR
- GRAY DUDLEY
- The Countryopolitan

- LEON'S Candy
- CATEGORY 10
- FRENCH'S
- DOC HOLLIDAY'S SALON
- Hard Rock CAFE
- Mel's DRIVE-IN

- C**
- LUCKY BASTARD SALOON
 - WHISKEY ROW
 - BIG TIME BOOTS
 - JACK
 - Caution's BAR-B-QUE
 - Layla's
 - STAG
 - STAG OF BROADWAY
 - STAG

- D**
- osers
 - HANK WILLIAMS JR. BAR-B-QUE
 - Melody's
 - Rippy's
 - HONKY TONK
 - Palm RESTAURANT

- Orangetheory
- Starbucks
- urbanjuicer
- EVO ENTERTAINMENT GROUP
- AEG

- E+ROSE WELLNESS COMPANY
- RYMAN AUDITORIUM

- FOUR SEASONS
- The HAMPTON SOCIAL RESTAURANT
- Liberty CONSUMPTION CAFE - BAR
- ZUZU

- F**
- KID ROCK STEAKHOUSE
 - BIG MACHINE BREWERY & DISTILLERY
 - Barstool
 - Earl Wilson's BELL BOTTOMS PUB
 - BOOTLEGGERS INN

- E**
- LUKE'S 32 BRIDGE
 - Wanna B's KARAOKE BAR
 - HONEY HOLE
 - JASON ALDEAN'S KITCHEN + ROOF TOP BAR
 - TEQUILA COWBOY
 - BROADWAY
 - JOHNNY CASH MUSEUM
 - HOUSE OF CARS
 - Cash's

- G**
- ACME
 - NASHVILLE UNDERGROUND
 - WHISKEY RIVER SALOON

★ SUBJECT PROPERTY



RYMAN AUDITORIUM

5TH & BROADWAY

BRIDGESTONE ARENA



MOXY HOTEL

PLACEMAKR SOBRO

ASCEND AMPITHEATER

FOUR SEASONS HOTEL

DREAM HOTEL

URBAN COWBOY

NOELLE HOTEL

COURTYARD HOTEL

DOLLY'S HOTEL

BROADWAY

2ND AVE N

STUDIO 154 LUXURY HOTEL

NASHVILLE RIVERFRONT LOFTS

PEDESTRIAN BRIDGE

BOBBY HOTEL

PRINTER'S ALLEY LOFTS

DOUBLETREE HOTEL

HOTEL INDIGO, THE COUNTRYPOLITAN
INDG HOTEL

THE BANKERS ALLEY HOTEL
TAPESTRY COLLECTION BY HILTON

WOODLAND STREET BRIDGE

SUBJECT PROPERTY

TITANS STADIUM REDEVELOPMENT

5TH & BROADWAY

- ASSEMBLY FOOD HALL
- BLANGO
- BLUE
- BOQUERIA
- CAVA
- States Liberty
- Eddie V's
- Apple
- NIKE
- Ray-Ban
- STUDS
- FREE PEOPLE
- gorjana
- Levi's
- little words project
- molly green
- NASH
- THE NORMAL BRAND
- TECOVAS
- ELIXR
- ARIAT
- SEPHORA
- BUCK MASON
- TECovas
- ELIXR
- ARIAT
- SEPHORA
- BUCK MASON

LUCKY BASTARD SALOON

- DIERKS BENTLEY'S WHISKEY ROW
- WHISKEY BENT SALOON
- BOOT COUNTRY
- Casa Rosa
- MIRANDA LAMBERT'S
- Savannah's Candy Kitchen
- THE VALENTINE
- Tin Roof
- BOOT BARN
- MARGARITAVILLE
- LEGENDARY
- THE ESCAPE GAME
- THE BLUEPRINT
- Villa CASTRIOTTI
- Broken Egg Cafe
- Win Bava Spum

LEONIE'S KARAOKE BAR

- SICILIAN PIZZA
- MODISTE
- The Countryopolitan
- UNION TELLER
- DINER & BAR
- Gray & Dudley
- Church Union
- SKULL'S
- EST. 1980
- THE FEDORA Lounge
- Apple Rabbit
- SAVANNAH'S CANDY KITCHEN
- BOOGIE BAR
- STITCH
- TRICKY LITTLE SECRET

THE SOUTHERN STEAK & OYSTER

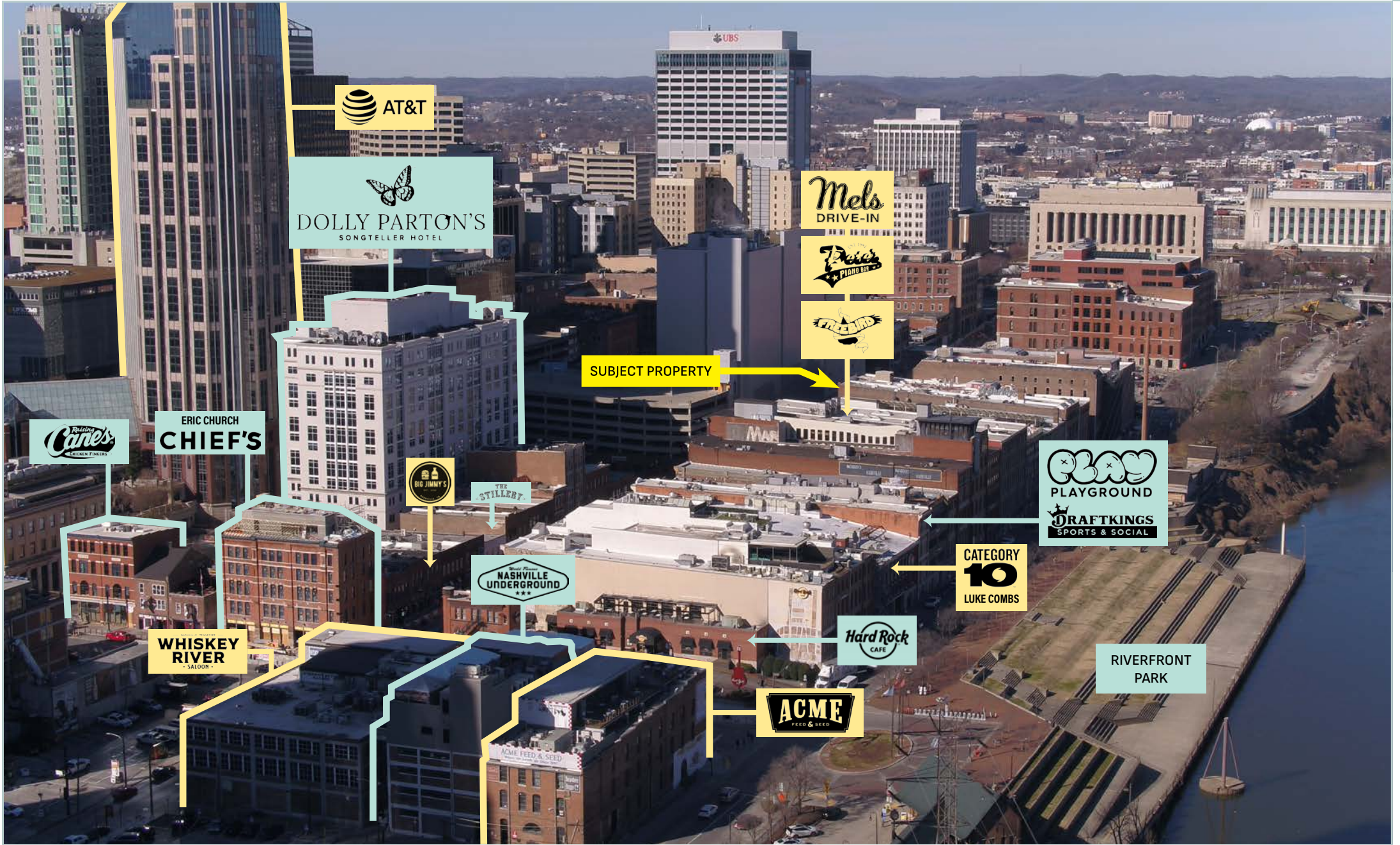
- LUKE'S 32 BRIDGE
- Wanna B's KARAOKE BAR
- Livia's CHE VINO ITALIAN CUISINE
- HONKY TONK CENTRAL
- JASON ALDEAN'S KITCHEN + ROOFTOP BAR
- STUM DINER
- TEQUILA COWBOY BARS & GRILL
- BREWDOG DOWNTOWN
- JOHNNY CASH MUSEUM
- HOUSE OF CARDS
- Cash's BAR & BQ

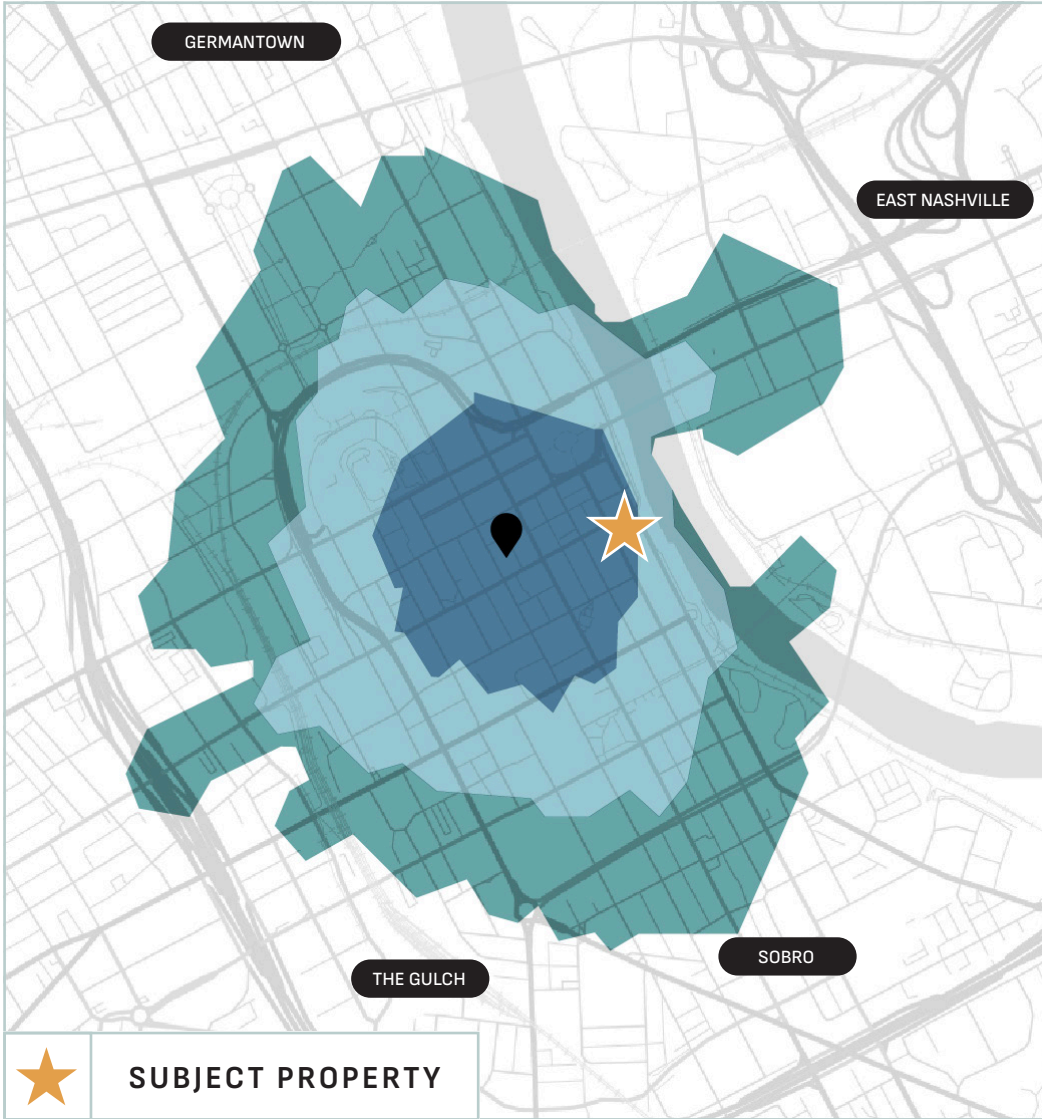
THE RUTLEDGE

- KID ROCK
- BIG MACHINE BREWERY & DISTILLERY
- ACME
- THE STILLERY
- THE LOUNGE @ 2ND
- MATHEWS'S ICE CREAM - COFFEE - JUICE
- REDNECK RIVIERA
- CHIEF'S
- Barstool
- Savannah's Candy Kitchen
- WHISKEY RIVER SALOON
- CERVEZA JACK'S
- BLOCK TAP
- BIG SHOTZ

THE SUBJECT PROPERTY

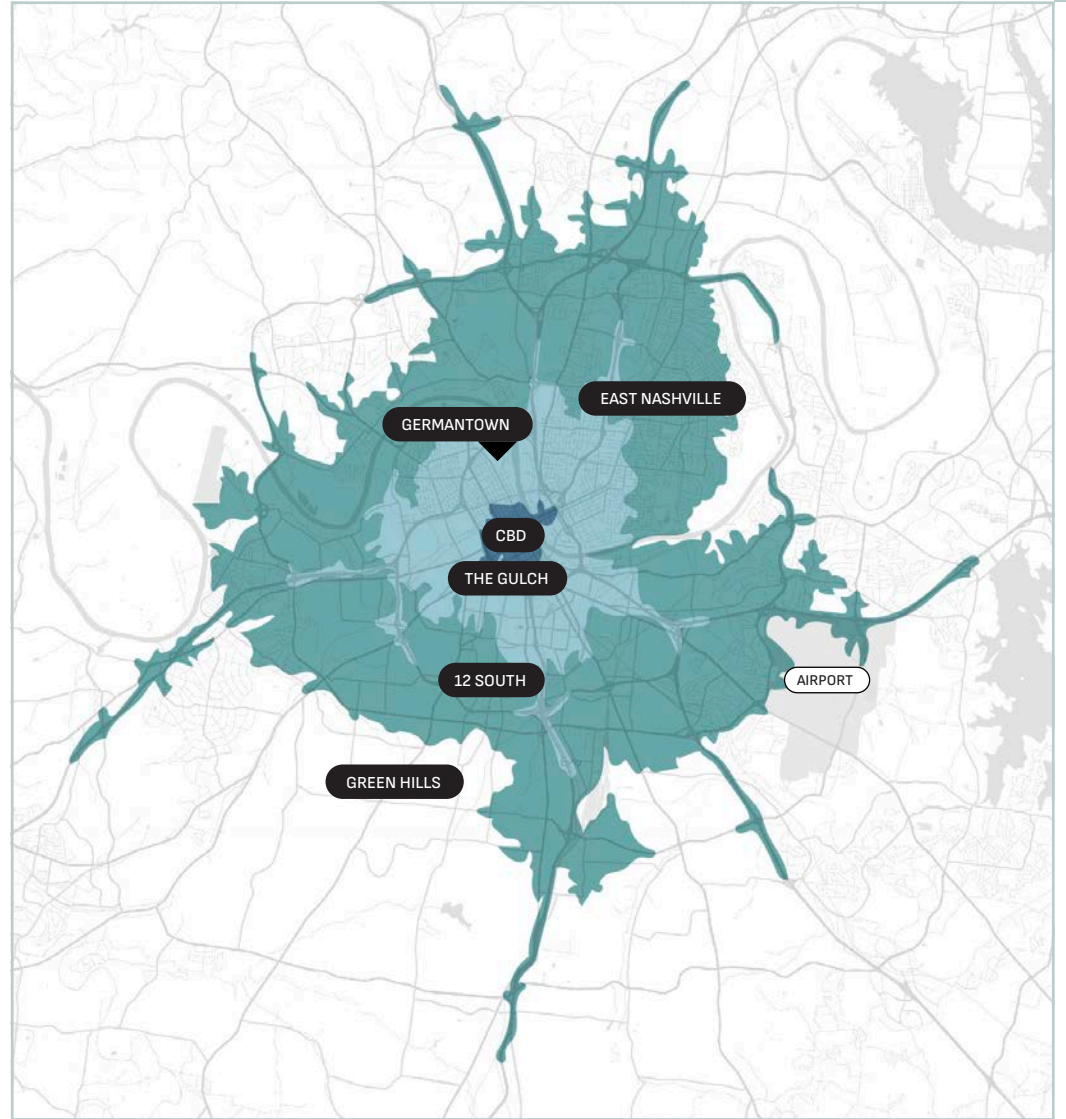
- COOL COUNTRY NASHVILLE
- LEON'S Candy
- CATEGORY 10
- DRAFTKINGS SPORTS & SOCIAL
- French's FOODS & BOOTS
- fourteen
- GLAY PLAYGROUND
- DOC HOLLIDAY'S SALOON
- Hard Rock





 **SUBJECT PROPERTY**

WALK TIME MAP
FROM CENTRAL NEIGHBORHOOD POINT



DRIVE TIME MAP
FROM CENTRAL NEIGHBORHOOD POINT



NASHVILLE

The Nashville retail market has taken off, attracting first-in-class, national retailers and restaurant operators who are looking to expand in the Sunbelt 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 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), 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, including **Hermès**, are set to open in Wedgewood Houston, having identified their customer through their e-commerce channels.

The city's appeal is undeniable, attracting brands such as **La Ligne, Sezane, Todd Snyder, Aviator Nation, Little Words Project, Love Shack Fancy, Reformation, Jenni Kayne, Kendra Scott, Hart, Birkenstock**, 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 10

Large Metros
for job growth
and population
growth for the
past 9 years¹

3.2%

Retail Vacancy
Rate²

15M

Visitors to
Nashville in
2023¹

\$5B

Generated
every year from
Nashville's F&B
industry³

4TH

Best Real
Estate Market
in the US⁴

75%

of the US
is within a
2-hour flight of
Nashville¹

\$102K

Average
Household
Income⁵

2.01M

People living in
Nashville's
Metro Area⁶

1. Nashville Business Journal | 2. Matthews Real Estate Investment Service | 3. Tennessee Hospitality and Tourism Association | 4. Rocket Mortgage | 5. Point2homes.com | 6. Nashville Chamber of Commerce

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