

# 926 MAIN STREET

926 MAIN STREET, NASHVILLE, TENNESSEE

- NEAR 500 ACRES MIXED-USE DISTRICT ALONG EAST SIDE OF THE CUMBERLAND RIVER
- AVERAGE HOUSEHOLD INCOME \$120,546 WITHIN A 3 MILE RADIUS
- STRONG YOUNG PROFESSIONAL PRESENCE, MEDIAN HOME VALUE OF \$597,128

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## PRIME LOCATION OPPORTUNITY AT 926 MAIN STREET, EAST NASHVILLE

Located in the heart of East Nashville, 926 Main Street sits within one of the city's most vibrant and rapidly evolving urban corridors. Just minutes from downtown Nashville and the Cumberland River, the Main Street corridor and nearby Five Points district have become premier destinations for dining, entertainment, and boutique retail. The neighborhood is widely known for its walkability, strong local identity, and diverse mix of independent businesses.

East Nashville has emerged as one of Nashville's most desirable culinary districts, attracting visitors from across the region. Nearby restaurants, along with numerous coffee shops, bars, and specialty retailers, generate strong daytime and evening activity throughout the surrounding streets.

The area has also experienced substantial residential development over the past decade. New apartment communities, townhomes, mixed-use developments, and the redevelopment of existing homes have significantly increased population density in the immediate area, bringing a steady influx of young professionals and urban residents seeking proximity to downtown while enjoying East Nashville's character.

Less than a mile from the property, construction is underway on the new domed Nissan Stadium, the future home of the Tennessee Titans, while Oracle is developing a large technology campus just over a mile away, expected to bring approximately 8,500 jobs to the area.

926 Main Street is ideal for retail, restaurant, or creative office use. The property benefits from strong visibility along the Main Street corridor, access to a signalized intersection at McFerrin Avenue, and 36 on-site parking spaces.



**9,611 SF**



**.63 AC**



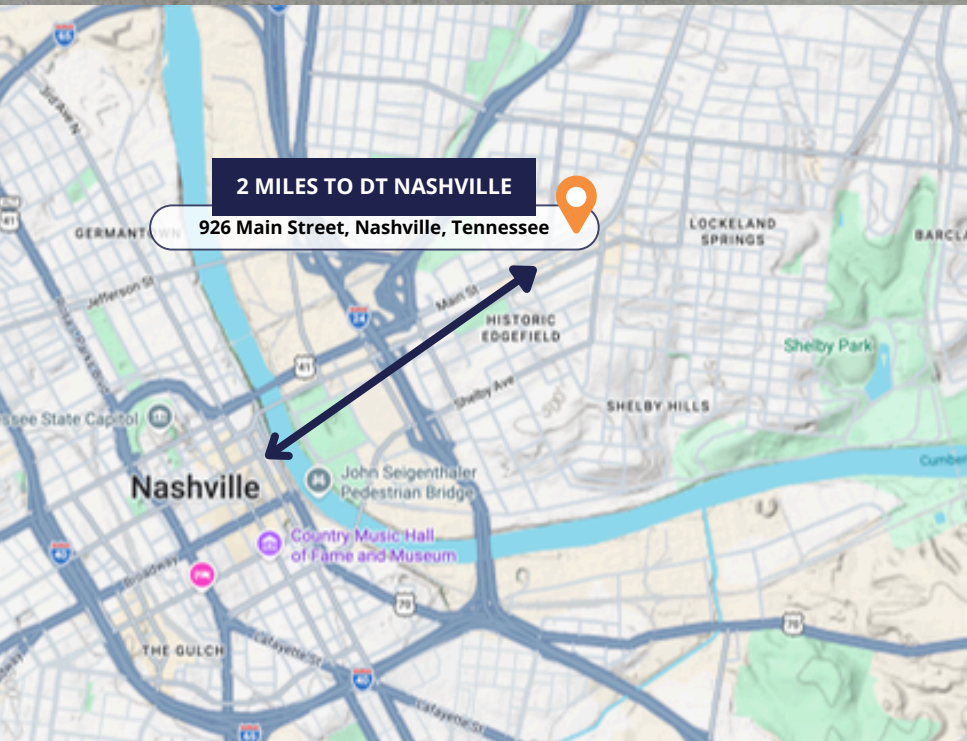
**\$4.95M**



# PROPERTY OVERVIEW

## 926 MAIN STREET, NASHVILLE, TN

926 Main Street in East Nashville is a prime location for retail, restaurant, or creative office use. Situated near downtown Nashville and the Cumberland River, this walkable neighborhood is known for its vibrant dining scene and independent businesses. With significant residential development and upcoming major projects like the new Nissan Stadium and Oracle's technology campus nearby, the area is poised for growth. The property offers high visibility, easy access, and ample parking.



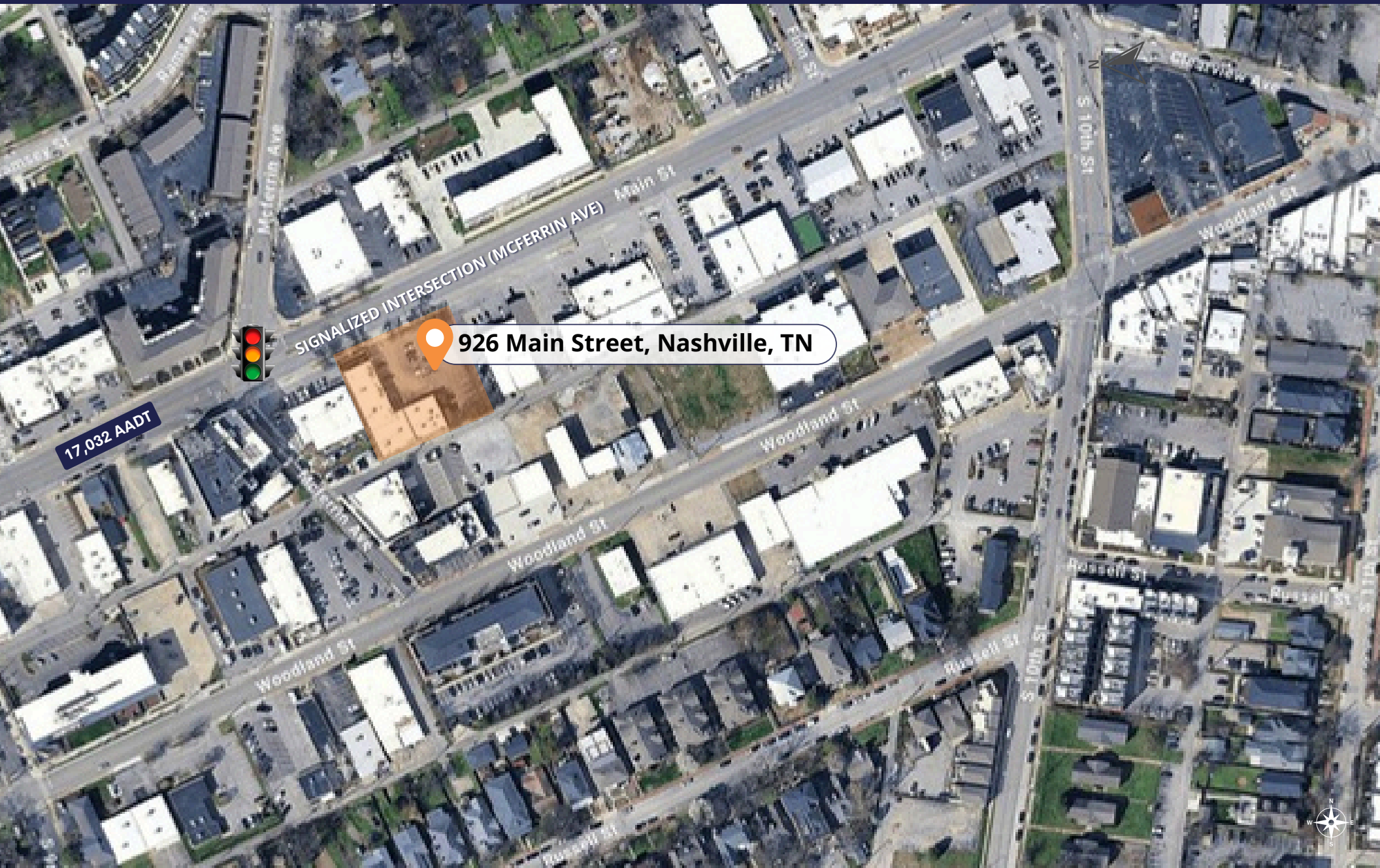
**LOT SIZE** 0.63 ACRES

**BUILDING SIZE** 9,611 SF

**PRICE** \$4.95M

**PARKING SPACES** 36

DEMOGRAPHICS	AVG HH INCOME	POPULATION	HOUSEHOLDS
1 MILE	\$115,401	18,827	8,439
3 MILE	\$120,546	128,657	65,480
5 MILE	\$116,703	263,273	122,305



SIGNALIZED INTERSECTION (MCFERRIN AVE)

926 Main Street, Nashville, TN

17,032 AADT

**MAIN STREET - 17,032 AADT**  
**SIGNALIZED INTERSECTION**  
**(MCFERRIN AVE)**

**36 ON-SITE  
PARKING  
SPACES**



# PROPERTY PHOTOS



# NASHVILLE AERIAL



# NASHVILLE MARKET OVERVIEW

Nashville's East Bank Master Plan is one of the largest urban redevelopment projects in the city's history, transforming over 500 acres along the east side of the Cumberland River into a lively mixed-use district. Centered around the new Tennessee Titans stadium and Oracle's regional headquarters, the plan includes millions of square feet of office, residential, retail, and hospitality space. The vision also features new parks, riverfront greenways, and the East Bank Boulevard, a multimodal corridor aimed at improving connectivity between downtown and East Nashville. These improvements are expected to attract significant investment, create thousands of jobs, and promote long-term growth in the surrounding neighborhoods.

The demographic profile of the area around 926 Main Street in Nashville indicates a rapidly expanding, young, and affluent urban community. Within a one-mile radius, the population is about 18,827 residents as of 2025, with projections reaching 20,276 by 2030, showing consistent growth. The median age is 31.9, with the majority between 20–44 years old, emphasizing a strong young professional presence. Median household income is roughly \$84,198, while the average exceeds \$115,000. The area is highly educated, with over 51% of adults holding bachelor's or graduate degrees. Housing values are robust, with a median home value of around \$597,128.

## Multifamily ~1 Mile of 926 Main

Stacks on Main	268 units
Eastside Heights	249 units
Oxbow Apartments	~300 units
Amplify on Main	~120 units
900 at Cleveland Park	~240 units
The Flats at Laurel & Pine	~230 units
Eastwood Greene Apartments	~300 units
Berkshire Place Apartments	~200 units
Heritage East Apartments	~150 units
Lenore Gardens Apartments	~90 units
Manning Place Apartments	~60 units
Red Oak Flats	~40 units

## East Bank Development



# CONTACT INFORMATION



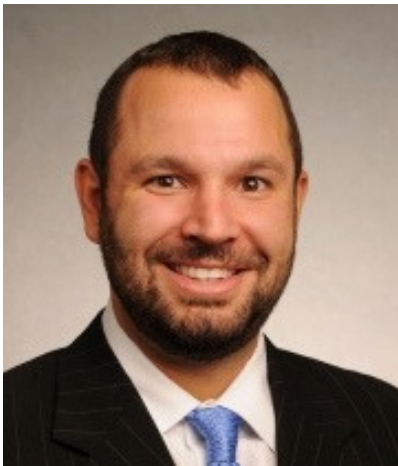
**Arthur Perlen, CCIM**

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With over 29 years of commercial real estate experience, Arthur has performed site selection work with national credit, single tenant developments as well as land assemblages for large retail centers including grocery-anchored centers. Additionally, Arthur has assisted retailers in the disposition of their surplus real estate effecting both sales, leases and subleases.

Arthur specializes in retail leasing and sales in the Tennessee market and provides commercial real estate services on an exclusive and/or special assignment basis in other markets within the Southeast Region. Arthur has expertise with site selection for freestanding retail and restaurant concepts, having worked with numerous single tenant retail and restaurant concepts throughout his career. His client responsibilities include landlord representation, tenant representation, outparcel sales and investment sales of real properties. Arthur also has experience with investment property sales especially in the area of single tenant net leased retail real estate.



**Joey Valenti**

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Joseph has 17 years in the retail real estate industry. He has represented National and local Landlords and has carved out a niche in the Restaurant portion of the industry focusing on planning and expansion for restaurant groups throughout the state of Tennessee. Having been involved in retail businesses since the age of 10, and a 5 year run as a chef with a private catering company, Joseph has a unique understanding of customer thinking and buying patterns along with eating patterns which assists in his ability to place Tenants with the right location. Being a native Nashvillian, Joseph has an in depth understanding of all of the various markets and demographics in Davidson County and the entire State of Tennessee. In 2024, Joey became President of the Retail Brokers Network, a retail networking group whose members specialize in Retail Real Estate Brokerage.

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This Investment Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate the discussions with any entity, at any time, with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner and at Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Centennial Retail Services and the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own review, analysis and due diligence of the Property and market for which the purchaser shall be fully and solely responsible.

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