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GALLATIN AVE

NASHVILLE, TN



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GALLATIN AVE

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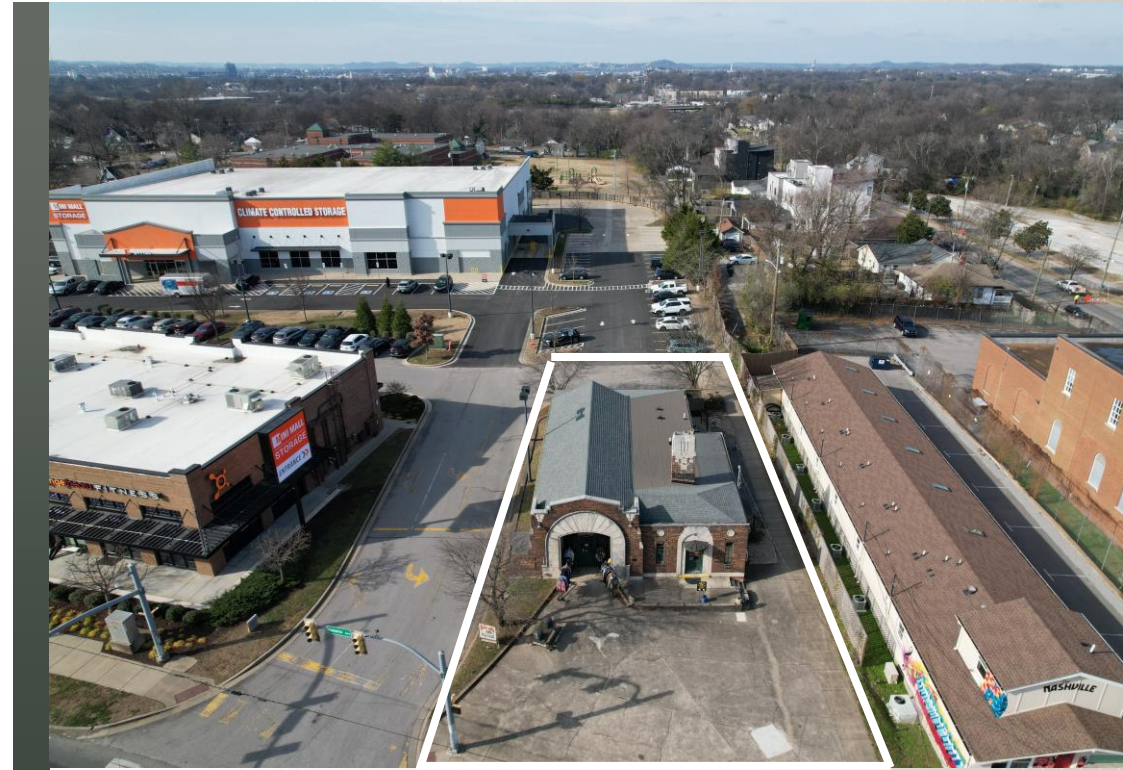
05 Market Overview

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Recently listed on The National Register of Historic Places, Historic Fire Hall for Engine Co. 18 was built in 1930 and proudly served East Nashville as a fire station for nearly 60 years. In 2015 the building was saved by local interior designer, Karen Goodlow, who poured money, time and love into preserving a historical building that now serves the East Nashville community with Black Shag Vintage and St. Clair Yoga and Movement. The Station is a unique multi-use space that can deliver 5 independent leasable spaces for a diverse tenant mixture. The building is full of charm and an excellent space for the creative minds of Nashville, TN. The unique character, architecture and historical bones of the building make it an asset unlike any other in East Nashville. With close neighbors of The Wash, Surefire Coffee, Orange Theory, Tower Market – you are in a great location for growth.

PROPERTY OVERVIEW

Rentable SF	3,028 SF
Lot Size	0.28 AC
Frontage	81' On Gallatin Ave
Lease Type	NNN
Tenant Mix	Black Shag Vintage St. Clair Yoga & Movement
Asking Price	Contact Broker
Vehicles Per Day	27,055
Type of Ownership	Fee simple



Contact Broker
Price



2016
Year Renovated



Potential for
Rent Growth



1220
Gallatin Ave

The Wash

Gallatin Ave



SOUTHERN LAND COMPANY

800 Apartment Units
150 Single Family Homes
300,000 SF Commercial



1220
Gallatin Ave

The Wash

SUREFIRE
COFFEE COMPANY

Black Shag Vintage



TENANT NAME	BLACK SHAG VINTAGE
SIZE	2,511 SF
% OF GLA	82.65%
LEASE COMMENCEMENT	OCTOBER 2018
ORIGINAL LEASE TERM	3.5 YEARS
LEASE EXPIRATION	JUNE 30 2027
ANNUAL RENT	\$77,756.64
RENT/SF	\$30.97/SF
ESCALATIONS	6% ANNUALLY
OPTIONS	MONTH TO MONTH



GALLATIN AVE



1ST FLOOR &
BASEMENT LEVEL



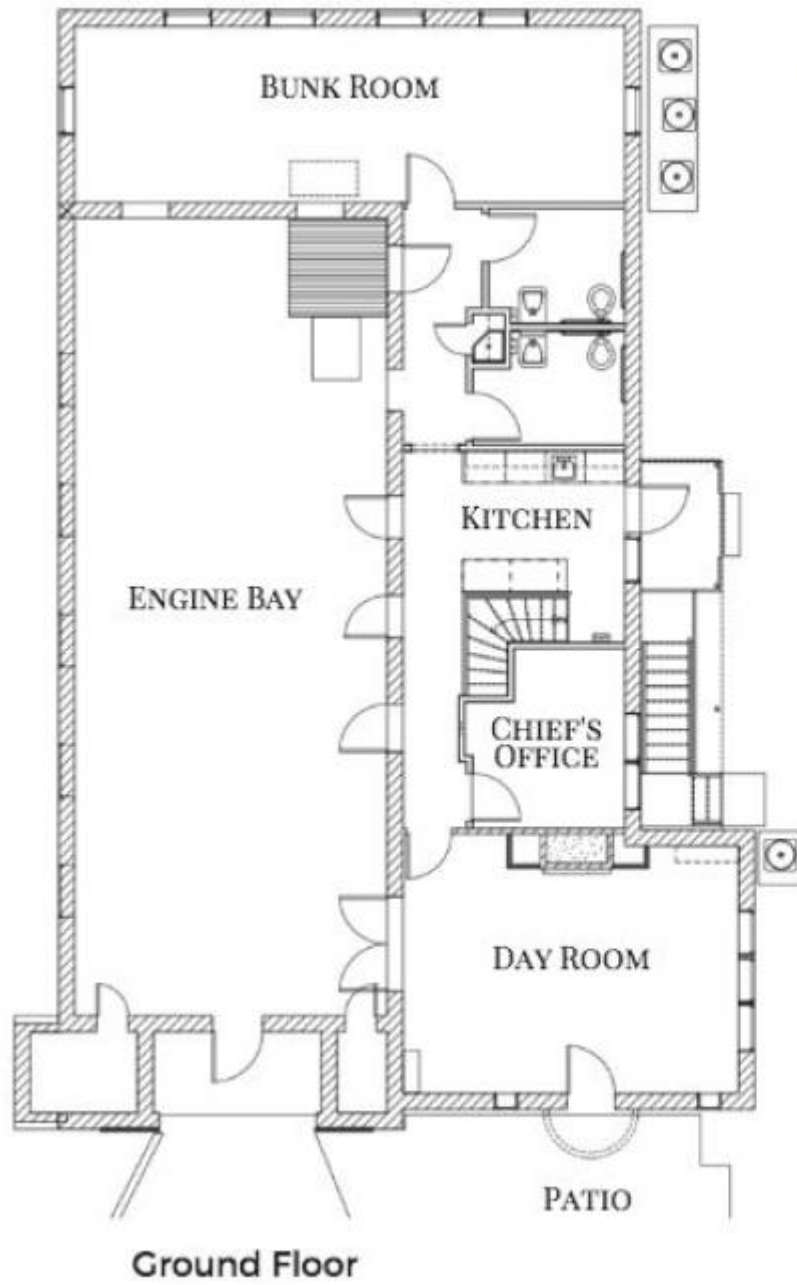
2 TENANT MIX

St. Clair Yoga and Movement

TENANT NAME	St. Clair Yoga & Movement
SIZE	694 SF
% of GLA	22.91%
LEASE COMMENCEMENT	NOVEMBER 2023
ORIGINAL LEASE TERM	3 YEARS
LEASE EXPIRATION	SEPTEMBER 30, 2026
ANNUAL RENT	\$16,934
RENT/SF	\$24.40/SF
ESCALATIONS	2% ANNUAL INCREASES
OPTIONS	1 THREE (3) YEAR OPTION



FLOORPLAN



PHOTOS



HISTORIC FIRE HALL – ENGINE COMPANY 18



Fire Hall Engine Company 18 was built in 1930



- Served The East Nashville community (as an active fire hall) for nearly 60 years
- Designated by Metro Council and Metro Historic Zoning Commissions as a local landmark in 2006.



- In 2011, Historic Nashville Inc. listed it on its yearly "Nashville Nine" list of the city's most endangered historic properties.
- In Oct. 2016 it was listed on the **National Register of Historic Places by the U.S. Department of the Interior** (after countless hours of assistance from the Metro Historical and TN State Historical Commissions.)

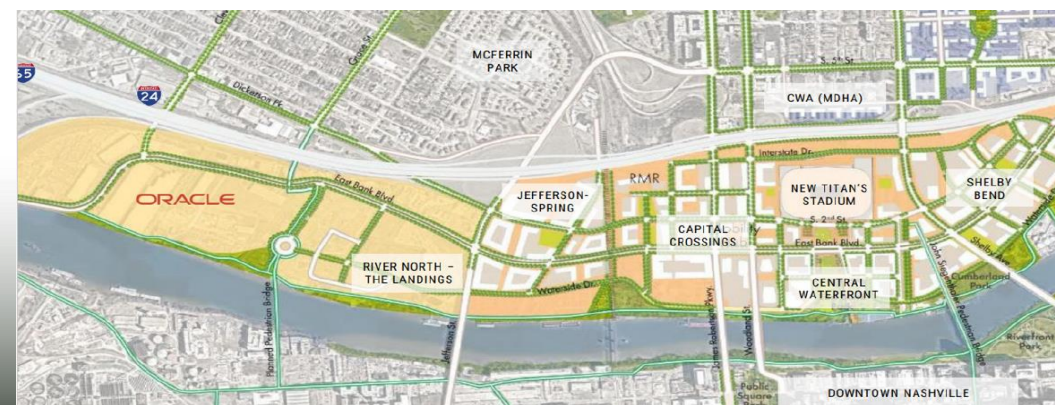


EAST BANK SURROUNDING NISSAN STADIUM DEVELOPMENT

Metro is in continual negotiations with respect to finalizing plans for the 30 acres immediately surrounding the New Nissan Stadium. Leaders most recently unveiled drafted plans in January 2024, which are represented in the multi-phase master plan below. The Fallon Company was selected in late 2023 as the official developer – the Company has most notably also worked on Fan Pier in Boston and Centre South in Charlotte.

IMAGINE EAST BANK VISION PLAN

The Metro Planning Commission originally adopted the Imagine East Bank vision plan in 2022 and negotiations are ongoing. The plan consists of four vision concepts — Equitable and Affordable East Bank, Safe and Simple Multimodal Connections, Respect for the River, and Neighborhoods for Nashvillians – set out to build the foundation for realizing Nashville’s next great neighborhoods on the East Bank — 338 acres of underutilized land directly across the river from Downtown Nashville.



MARKET OVERVIEW

Nashville

Nashville continues to experience strong job growth ranking 2nd in the U.S. for job growth since 2010. Population continues to grow at a meaningful rate with the next five years expecting to bring another +30k people per year on average. This population and employment growth will generate sustainable apartment market fundamentals with occupancy projected to remain stable at 95% through 2025.



6.4%
POPULATION
GROWTH OVER
LAST 4 YEARS



2.1M+
TOTAL
POPULATION



6.6%
POPULATION
GROWTH OVER
NEXT 5 YEARS



\$110K+
2024 AVERAGE
HOUSEHOLD
INCOME



\$111K+
2024 AMOUNT
OF HOUSEHOLD
INCOME



126K+
2028 AMOUNT
OF PROJECTED
HOUSEHOLDS



37
MEDIAN
AGE



HEALTHCARE

More than 250 healthcare companies are headquartered in Nashville. 17 are publicly traded companies with a \$39B economic impact on the local economy every year. Nashville's largest healthcare employer is HCA Holdings (HQ).



MUSIC & ENTERTAINMENT

Music is a \$9.7B industry in Nashville that consists of 56k jobs, 190 recording studios, 130 music publishers and 80 record labels.

PROFESSIONAL SPORTS

Nashville has three sports teams that are located in Downtown Nashville. The Tennessee Titans (NFL) play at Nissan Stadium, the Nashville Predators (NHL) play at Bridgestone Arena, and the Minor League Baseball team, the Nashville Sounds, play at First Tennessee Bank Stadium. Additionally, the city's first Major League Soccer team has completed construction on its new stadium in the Wedgewood Houston urban neighborhood with the team's inaugural season being in 2022.



PROFESSIONAL SERVICES

Over 2,500 companies are located in Urban Nashville with 72,000 employees in the Downtown core. The largest existing companies include; Pinnacle, Bridgestone, Asurion, Phillips, and UBS. The largest companies that have recently announced major expansions include Amazon, AllianceBernstein and Ernst & Young.



GOVERNMENT

The Tennessee State Capitol, Metropolitan Government of Nashville, and Supreme Court are all located in downtown Nashville.



TOURISM

There were a record-breaking 22MM passengers at the Nashville International Airport in 2023. Downtown Nashville consists of 340+ restaurants and bars, the Country Music Hall of Fame, Ryman Auditorium, and the Music City Center which offers over 471k SF of exhibit space and is home to Tennessee's largest grand ballroom.



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Michael Dunn

First Vice President

+1 615 943 4620

Michael.Dunn2@cbre.com

CBRE