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# THE PARLIAMENT

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**184 2<sup>ND</sup> AVE**  
**NASHVILLE, TENNESSEE**  
**RETAIL & RESTAURANT SPACE FOR LEASE**

SUBJECT PROPERTY RENDERING



# Join the Acclaimed & Revitalized 2<sup>nd</sup> Avenue Corridor



Pegasus Asset Management is proud to present The Parliament, a premier leasing opportunity in downtown Nashville. The Parliament is a historic and iconic masonry building situated on famed 2<sup>nd</sup> Avenue in Downtown Nashville, with the well-earned reputation as the “Soul of the City”. The offering is for all or part of the five floors of the structure (three stories above ground, plus a potential activated rooftop, and a built out lower level which has entrances facing both streets of this corner property). Once known as Market Street, 2<sup>nd</sup> Avenue has always been an enviable address for live music, restaurants, bars, and retailers, just off of Broadway with a vibe and excitement all its own, and surrounded by a myriad of hotels, apartment buildings, and office buildings.

Following the damage that occurred on the street in 2020, the City of Nashville has dedicated thought, significant funding, and resources to revitalize 2<sup>nd</sup> Avenue by creating a walker’s paradise for tourists and residents alike. Further, the City is creating a breezeway mid-block linking 2<sup>nd</sup> Avenue to the riverfront on 1<sup>st</sup> Avenue, where the City is simultaneously expending funds to revitalize and activate the riverfront. Additionally, the City is expanding the width of the 2<sup>nd</sup> Avenue sidewalks, adding outdoor seating, pedestrian crossings, and constructing other betterments, all the while maintaining 2<sup>nd</sup> Avenue’s historic character. The renaissance is on the horizon, and we are seeking an iconic brand or brands to join what promises to be the best new street in Nashville!



REVITALIZATION CONCEPT ART COURTESY OF CITY OF NASHVILLE

# Floor Plan

The Parliament offers open, loft-style layout on its 3 floors in addition to rooftop space and a below-grade floor.



3

± 6,000 SF



2

± 6,000 SF



1

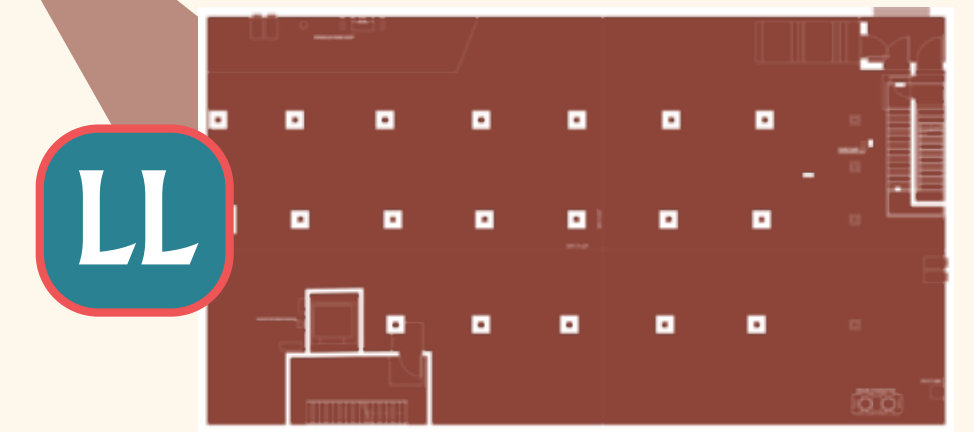
± 6,000 SF



Fourth Floor Rooftop Patio Rendering



Entrance to Lower Level on Church Street



LL

± 4,000 SF



Musician Hall of Fame & Museum

Music City Central

NISSAN STADIUM



41

32,000 VPD

DUNKIN'

TENNESSEE STATE UNIVERSITY Avon Campus

TPAC TENNESSEE PERFORMING ARTS CENTER

DOUBLE TREE BY HILTON

SKULL'S

Rabbit

Subject

GRAY & DUDLEY

417 UNION

Sheraton

COYOTE UGLY

MORTON'S THE STEAKHOUSE

frothy monkey

LEGENDARY

Chicken Coop

Hard Rock

Publix

HOMewood SUITES Hilton

PUCKETT'S RESTAURANT

Casey's

SEB

# Downtown Nashville

Church St - 14,000 VPD

Nashville Public Library

Casa Rosa MIRANDA LABERT'S

ACME

amazon Operations

RED PHONE BOOTH

Hot Chick

Ripley's

Barber's WESTERN WORLD

JOHNNY CASH MUSEUM

WHOLE FOODS MARKET

PiNS MECHANICAL COMPANY

GRAND HYATT

Broadway

BRIDGESTONE ARENA

Merchants

JASON ALDEAN'S

HONEY TONE

Country Music Hall of Fame Museum

Music City CLUB



2ND AVENUE SKETCH RENDERING



DOWNTOWN NASHVILLE SKETCH RENDERING



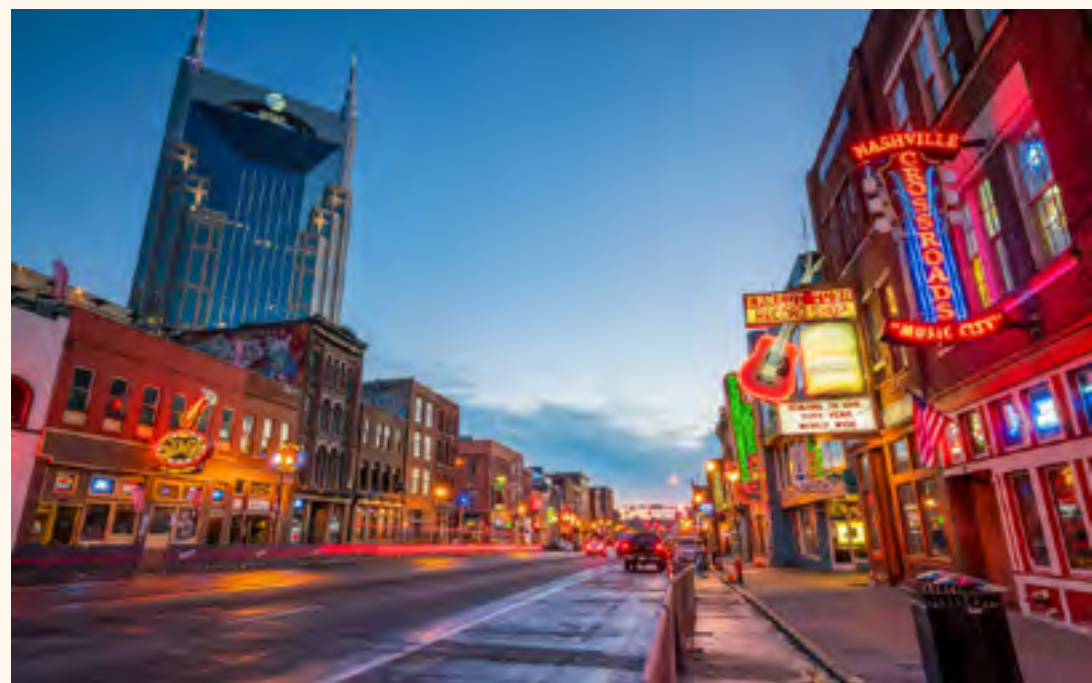
2ND AVENUE STREETSCAPE PRELIMINARY DESIGN

# Property Description

Address	184 2 <sup>nd</sup> Ave, Nashville, TN 37201
Zoning	CF
GLA	22,632 SF
Lot Size	0.14 AC
Number of Buildings	1

The offering is for all or part of the five floors of the structure (three stories above ground, plus a fourth story under development with a rooftop terrace, plus a built out lower level which has entrances facing both streets of this corner property).





# Nashville, Tennessee




## COUNTRY MUSIC CAPITAL OF THE WORLD

Nashville is the largest city in the state of Tennessee, with nearly 2 million residents in the metropolitan area. In the last 25 years, Nashville has grown over 35%, making it one of the fastest-growing in the nation.

Nearby economic drivers and tourist destinations include the Nashville convention center, Nissan Stadium, Bridgestone Arena, Music City Center, the Riverfront, Musicians Hall of Fame, Fifth & Broadway, John Seigenthaler Pedestrian Bridge, and the Tennessee State Capitol.

For their 2022 report, the Urban Land Institute (ULI) ranked Nashville as the #1 city in the US for real estate and real estate investors. Nashville is classed as a "Supernova," which are city experiencing explosive growth.

### Demographics

	 Population	 Households	 Average Household Income
1 Mile	16,000	8,529	\$106,443
3 Mile	125,020	53,842	\$85,787
5 Mile	250,029	107,247	\$89,967





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