

FOR SALE

2405

12TH AVE SOUTH

NASHVILLE, TN 37204

LEASE AS-IS
+
BUY AS-IS
+
BUILD-TO-SUIT

STREAM[®]



2405

12TH AVE SOUTH



Stream Realty Partners is proud to present 2405 12th Avenue South available for sale or lease. Situated in the heart of Nashville's highly sought-after 12South district, this property offers a rare chance to secure one of just 44 distinctive properties in this vibrant, walkable neighborhood. Surrounded by a curated mix of luxury retailers and beloved, Instagram-worthy restaurants, bars, coffee shops, bakeries, and boutiques, 2405 12th Avenue South provides an exceptional opportunity to establish a presence in one of the nation's premier shopping and entertainment destinations.

HIGHLIGHTS

- **Irreplaceable, core location** within Nashville's premier 12South retail and entertainment corridor
- **Over one mile of dense, walkable retail, dining, and experiential uses** driving sustained foot traffic
- **Approximately 3.8 million annual visits**, demonstrating consistent consumer demand (*Source: Placer.ai*)
- Surrounded by **established and emerging global luxury brands**, reinforcing long-term tenant appeal
- Affluent and **loyal local customer base** supporting daily and repeat visitation
- **"One-of-one," institutionally comparable submarket** alongside South Congress, SoHo, West Loop, and Abbott Kinney
- Significant barriers to entry due to limited supply, zoning constraints, and **strong retailer demand**
- **Proven tourist draw**, capturing exposure to Nashville's ~20 million annual visitors and supporting sales growth



THE PROPERTY

2405 12th Avenue S features a beautifully retrofitted 1920s-style home and a unique opportunity to develop a two-story boutique building totaling approximately 5,150 square feet. The property can accommodate high-end retail on the ground floor with a destination restaurant and rooftop patio above, or a two-story single-tenant boutique, with flexible build-to-suit and expansion options.



SUMMARY

PROPERTY ADDRESS

2405 12th Avenue South,
Nashville, TN 37204

BUILDING SIZE (SF)

3,864 SF consisting of 2 separate buildings with food truck style kitchen and front and back patios. The building was completely renovated and the accessory buildings constructed in 2024.

LOT SIZE

0.19 Acres (8,276 SF)

TOTAL POTENTIAL RETAIL SF AVAILABLE

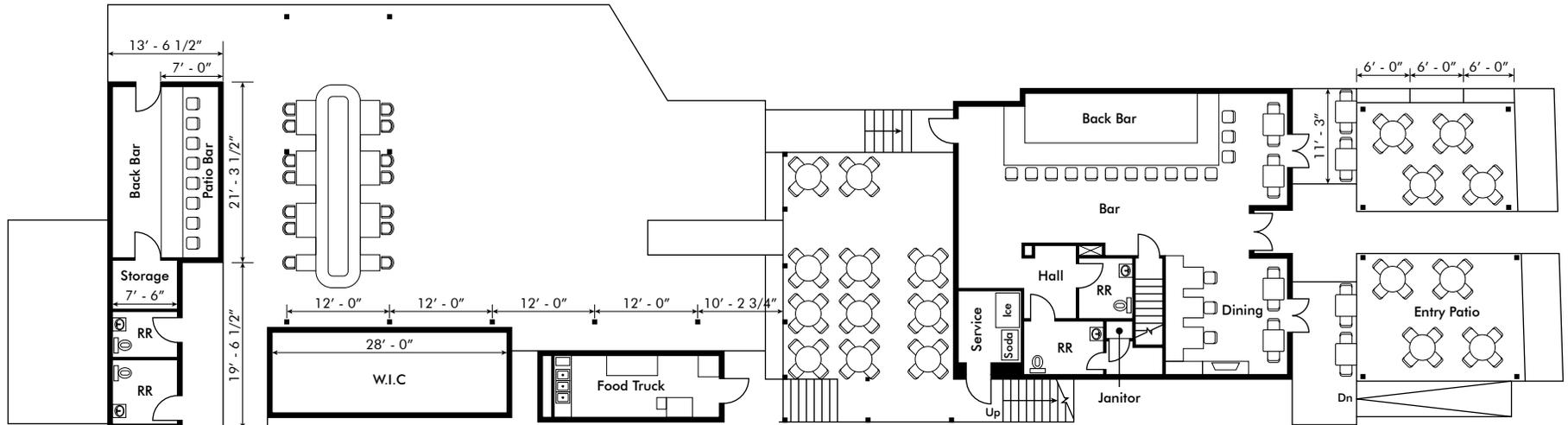
- ± 5,150 SF
- 1st Floor: ± 3,800 SF
- 2nd Floor: ± 1,350SF

PARKING

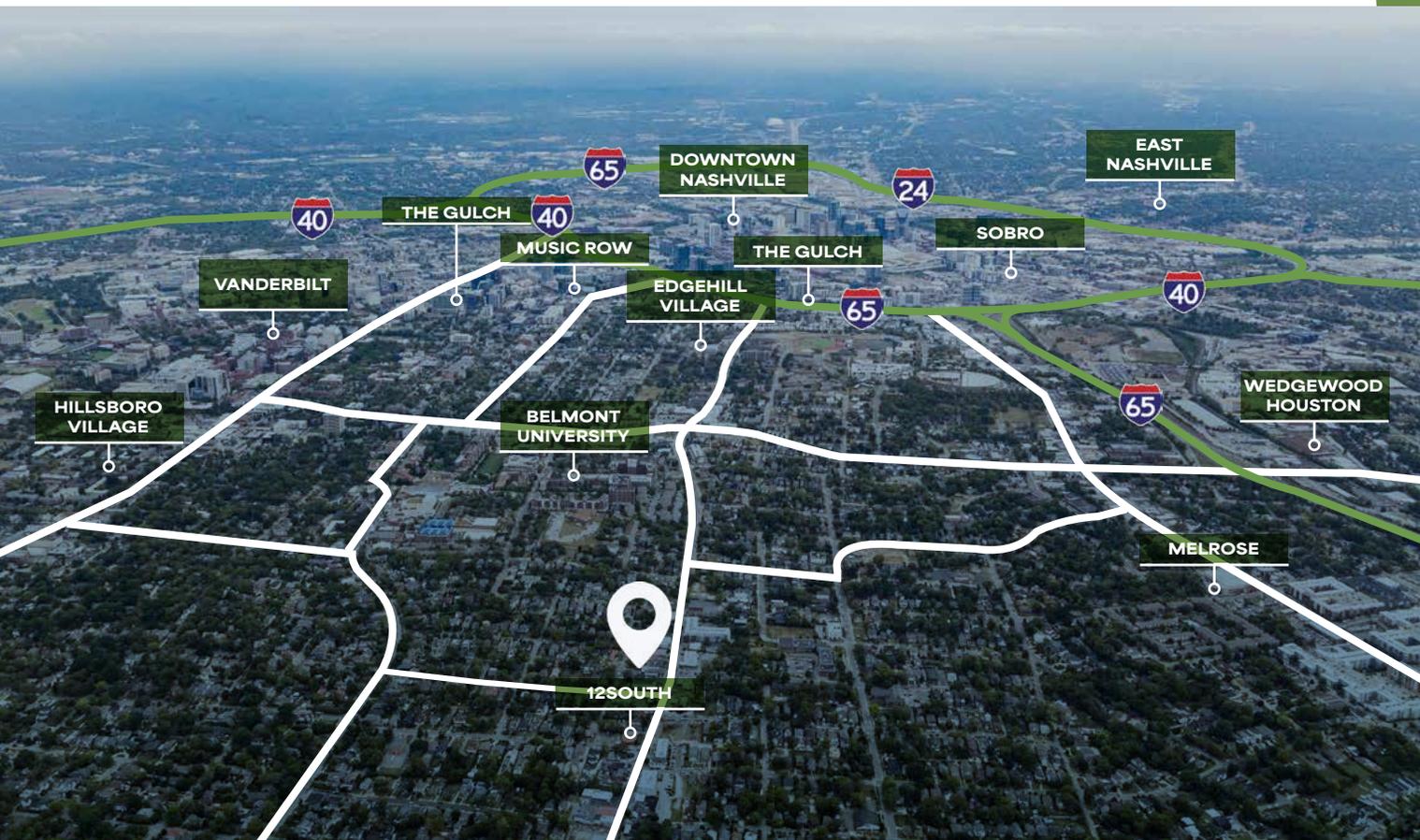
No Requirements



FLOORPLAN



THE LOCATION



DRIVE TIMES

4 mins

TO I-65

5 mins

TO I-440

6 mins

TO I-40

8 mins

DOWNTOWN



DOWNTOWN

12SOUTH

Over the past decade, 12South has become one of Nashville's most sought-after neighborhoods for dining, shopping, and entertainment. Along 12th Avenue South, national and boutique retailers sit alongside vibrant restaurants, bars, live music venues, art galleries, and recording studios. These offerings are housed in a distinctive mix of charming single-story bungalows, thoughtfully repurposed buildings, and stylish new developments. Beloved by locals and visitors alike, the neighborhood draws crowds to its unique boutiques, the iconic "I Believe in Nashville" mural, and Reese Witherspoon's renowned Draper James flagship—making it a true destination experience.



12SOUTH

BY THE NUMBERS (within 1 mile radius)

\$109,402
MEDIAN HOUSEHOLD INCOME

\$90,697
MEDIAN DISPOSABLE INCOME

19,865
POPULATION

6,150
DAYTIME POPULATION

29
MEDIAN AGE

2025 CONSUMER SPENDING

APPAREL & SERVICES	\$33,370,125
COMPUTER	\$3,709,652
EDUCATION	\$2,376,665
ENTERTAINMENT	\$50,344,616
FOOD	\$151,077,132
HEALTH	\$21,363,215

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

SURROUNDED BY NATIONAL LUXURY BRANDS

1+
MILES OF WALKABLE
SHOPS, CAFES AND
RESTAURANTS

36
NATIONAL
RETAILERS

22
MURALS AND
SIGNATURE PIECES

12
ORIGINAL
NASHVILLE
BRANDS

26
RESTAURANTS





GROW WITH NASHVILLE

Nashville, Tennessee has experienced significant growth in recent decades, transforming from a regional music hub into a dynamic metropolitan city with a strong commercial real estate market. Business expansion in healthcare, technology, and corporate headquarters has driven demand for office, industrial, and mixed-use developments, while rapid population growth has supported continued investment across the city. Downtown and surrounding areas have seen extensive redevelopment, reshaping the urban landscape and attracting national investors. This growth has positioned Nashville as one of the Southeast's most active and competitive commercial real estate markets.

75%
U.S. MARKET WITHIN
A 2-HR FLIGHT

ULI, 2025

2M+ **#6**
NASHVILLE MSA POPULATION U.S. MARKET TO WATCH

*NASHVILLE CHAMBER
OF COMMERCE, 2025*

ULI, 2025



#2

**BEST CITY FOR
JOB OPPORTUNITIES
& EARNING POTENTIAL**

CHECKR, 2025

#9

CITIES ON THE RISE

LINKEDIN, 2025

ECONOMY & EMPLOYMENT

By investing in Nashville you gain exposure to ULI's top-rated investment market, which is being driven by new-to-market companies.

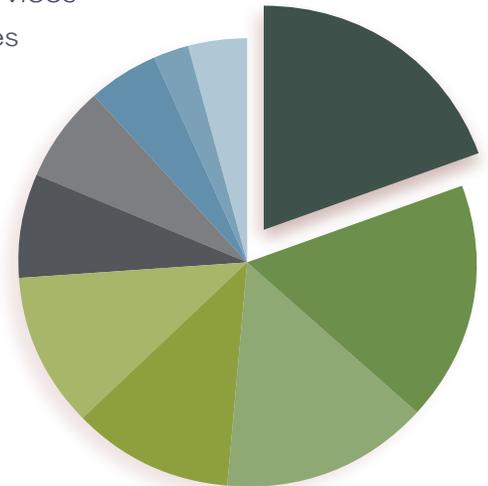
42.4%
GDP GROWTH
2012-2022

3.1%
UNEMPLOYMENT RATE
DEC. 2025

65%
OF COLLEGE
GRADUATES
REMAIN IN THE
REGION TO WORK

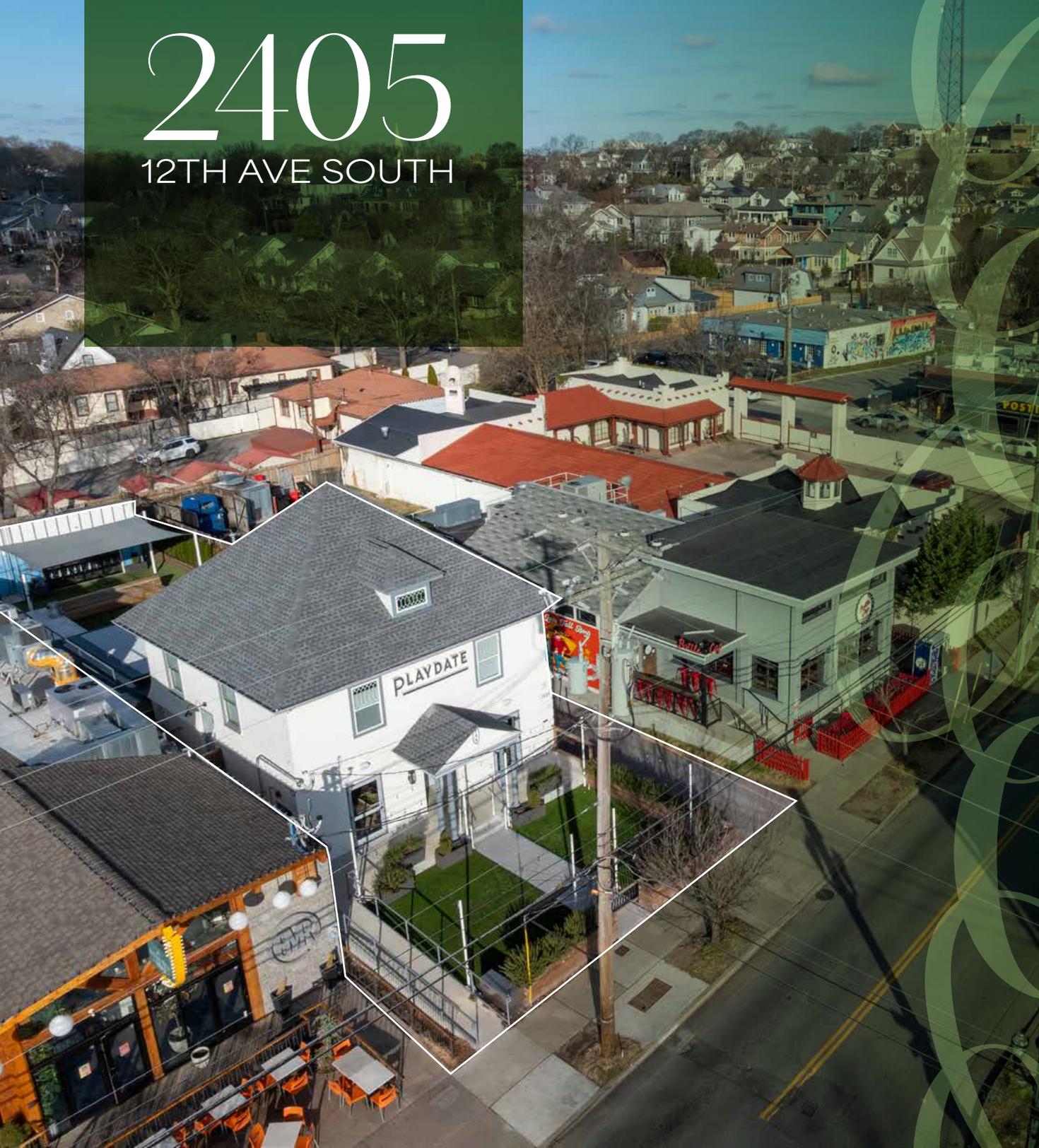
NASHVILLE'S HEALTHY & DIVERSE ECONOMY

- 21%** Trade, Transportation, and Utilities
- 18%** Professional and Business Services
- 16%** Education and Health Services
- 12%** Leisure and Hospitality
- 12%** Government
- 9%** Manufacturing
- 8%** Financial Activities
- 6%** Mining, Logging, &
- 4%** Construction Information
- 5%** Other Services



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For more information, contact:

ROB LOWE

ROB.LOWE@STREAMREALTY.COM

615.476.2910


STREAM®

501 COMMERCE ST | SUITE 1120

NASHVILLE, TN 37203

615.795.0000

WWW.STREAMREALTY.COM