

Leasehold Investment Opportunity

110 2nd Avenue N, Nashville, Tennessee

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01

Executive Summary



Executive Summary

NAI Nashville Stanton Group is pleased to present an exceptional opportunity to acquire a ±23,000 square foot, fully improved entertainment property at the corner of 2nd Avenue and Broadway in downtown Nashville. This multi-level venue is strategically located in the city's most active entertainment district, offering immediate access to the nationally recognized Lower Broadway corridor and many downtown destinations.

Designed to support a variety of uses, the property includes a full-service restaurant, multiple bars, a private event space, a live music venue, and a rooftop bar with unobstructed downtown and river views. More than \$8.5 million has been invested in high-quality leasehold improvements. The offering includes all furnishings, artwork, flooring, lighting, audio-visual systems, fully equipped commercial kitchens, storage areas, and administrative offices. The property is in excellent condition and is ready for immediate occupancy.

Positioned on a highly visible corner with heavy foot traffic, the property sits adjacent to the Hard Rock Cafe and Category 10, the newly opened 69,000 square foot entertainment venue by country artist Luke Combs. It is also located one block from the planned Dolly Parton Storyteller Hotel, which will further enhance visibility and visitors to the area.

As Nashville's tourism economy continues to grow, with 17.3 million visitors projected in 2025 (a 2.5% increase over the prior year), the demand for immersive entertainment and hospitality experiences remains strong. The surrounding area features a concentration of successful venues, making this property ideally suited for an operator looking to establish a flagship presence in one of the country's most energetic and rapidly evolving urban markets.

This offering represents a unique, turnkey opportunity to acquire a move-in ready property in the heart of Music City's entertainment district.



Property Details

Address	110 2nd Avenue N, Nashville, TN 37201
County	Davidson
Parcel #	093-06-2-085.00
Total Square Feet	± 23,000 SF
Lot Size	± 0.13 acres
District	Central Business District
Land Use	Nightclub/Lounge
Year Built	1875, renovations in 2016 and 2020

Property Highlights

- \$8.5M invested in leasehold improvements
- Prime location at the corner of 2nd and Broadway
- Venue includes restaurant, bars, music venue, private event space, and rooftop bar
- First Avenue street-level access offers abundant storage and contained trash room



02

Investment Summary

Investment Highlights

Positioned at the corner of 2nd Avenue and Broadway, this high-profile retail and entertainment venue offers unparalleled visibility in the heart of downtown Nashville. Located in the city's most recognized entertainment corridor, the property benefits from over 17 million annual visitors and sits among the top-performing retail, restaurant, and music venues in the region.

Fully Improved, Turnkey Asset: Over \$8.5 million has been invested in leasehold improvements. The property is move-in ready and includes high-end furnishings, artwork, lighting, AV systems, commercial kitchens, storage areas, and executive office space. This rare offering provides immediate operations in excellent physical condition..

Rising Entertainment District with Proven Success: The surrounding area continues to attract major investments from leading names in music and hospitality. Located on historic 2nd Avenue and adjacent to the Hard Rock Cafe and Category 10, Luke Combs' recently opened 69,000 SF entertainment center, this area is experiencing significant growth. The sustained success of venues opened by Garth Brooks, Eric Church, Miranda Lambert, and others reflects ongoing demand for celebrity-branded entertainment, further solidifying the appeal and long-term draw of the district.

Walkable to Major Attractions: The site is located within easy walking distance to Nashville's most visited downtown landmarks, including the 1.2 million square foot Music City Center, Bridgestone Arena (home of the NHL's Nashville Predators), the Ryman Auditorium, and the Country Music Hall of Fame. The property's central location ensures constant exposure to both tourists and locals.

Surrounded by Major Institutional Development: Downtown Nashville remains a focus of large-scale institutional capital, with transformative projects like Nashville Yards, 5th + Broadway, and Oracle's planned riverfront campus. The continued influx of residential units and hotel developments underscores the continued demand for growth in the downtown area.

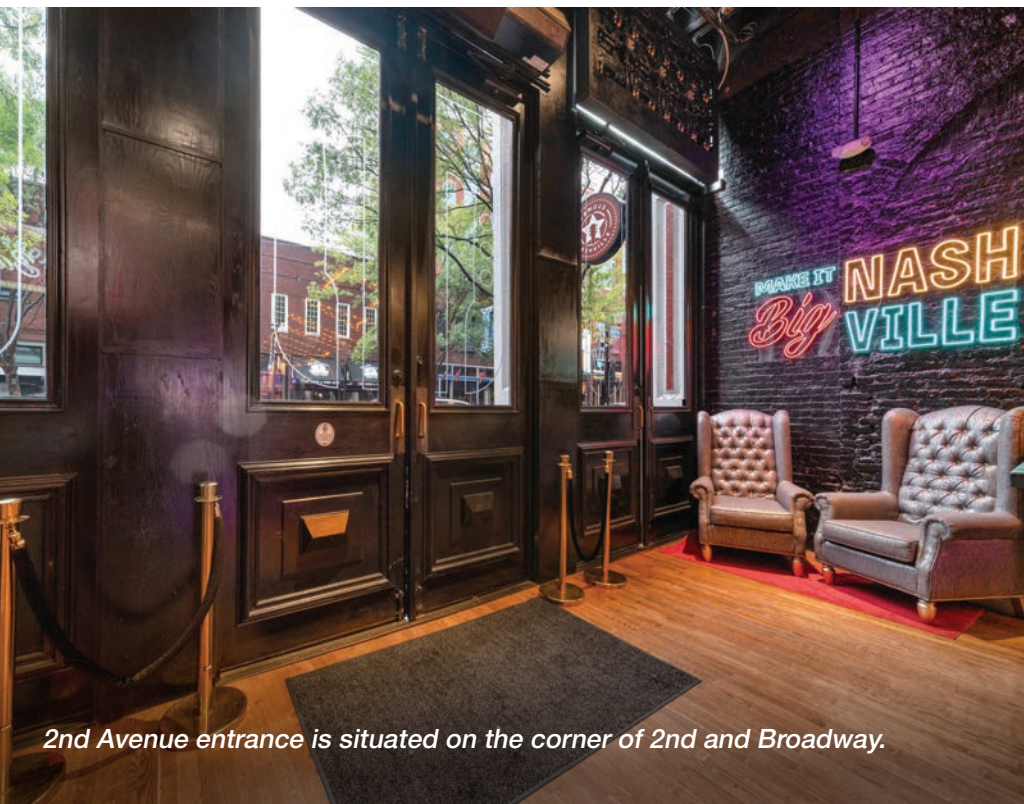




Main stage and bar is equipped with lighting and sound booth.

First Floor

- Primary first floor entrance on 2nd Ave, steps from Lower Broadway
- Main stage and bar with 500 person capacity
- Separate dining area with stage and suitable for private events with 100 person capacity



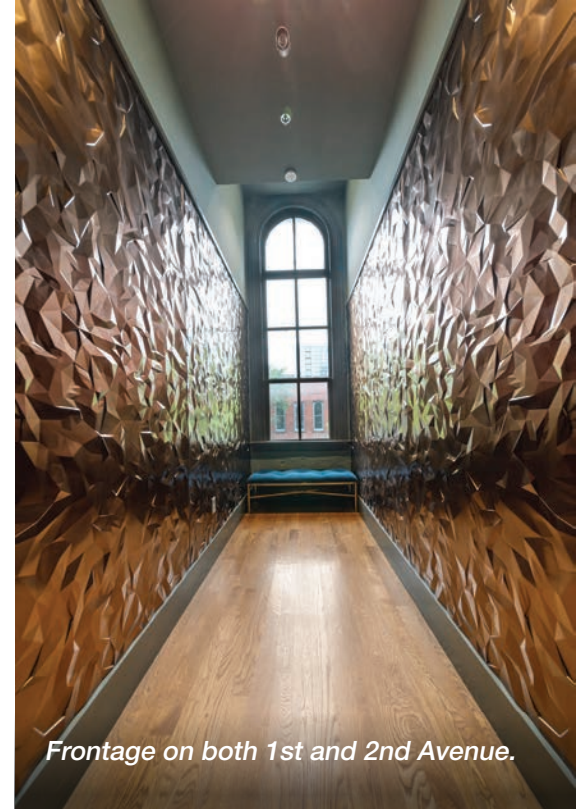
2nd Avenue entrance is situated on the corner of 2nd and Broadway.



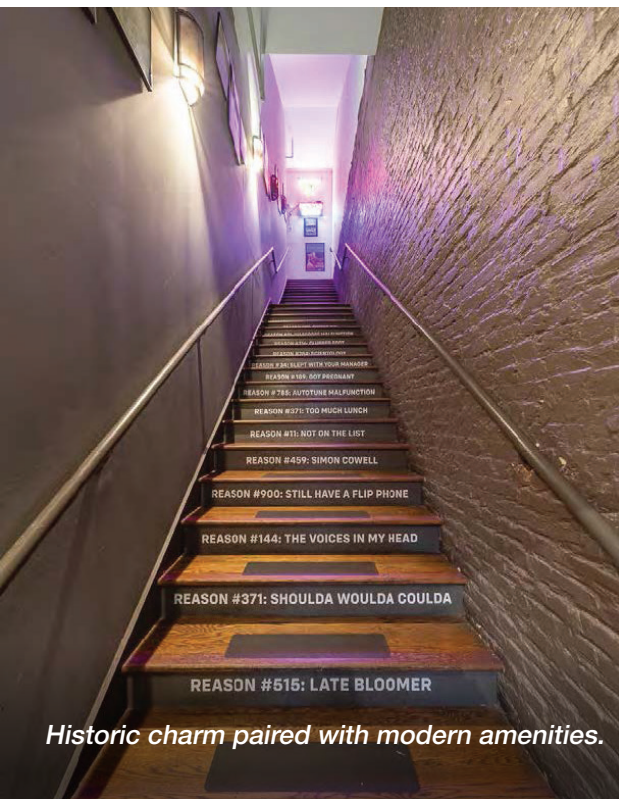
Heavy pedestrian traffic makes this location highly valued.



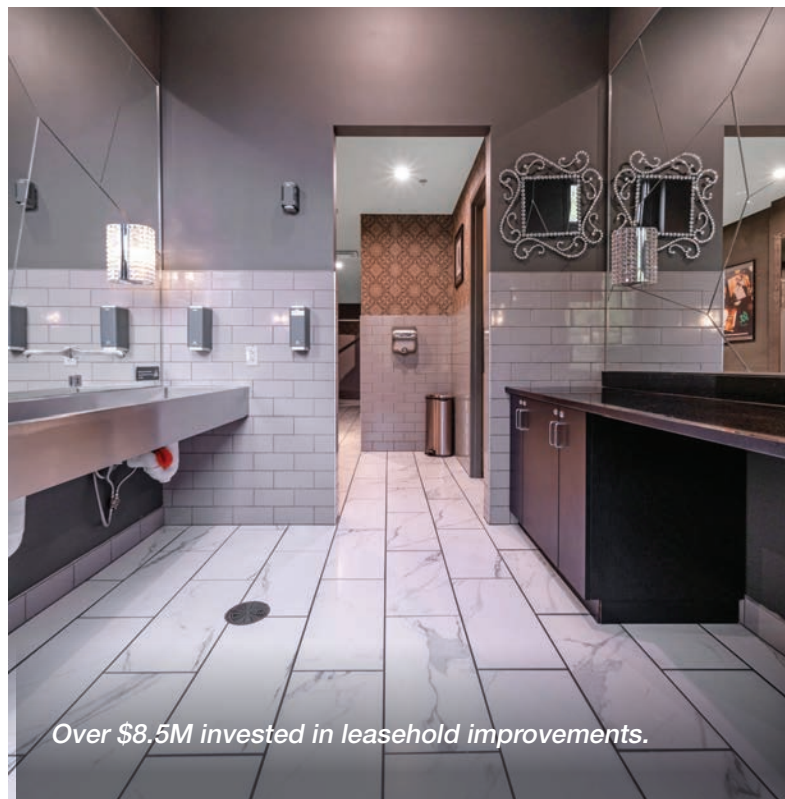
Private office, with full bathroom, offers expansive river views.



Frontage on both 1st and 2nd Avenue.



Historic charm paired with modern amenities.



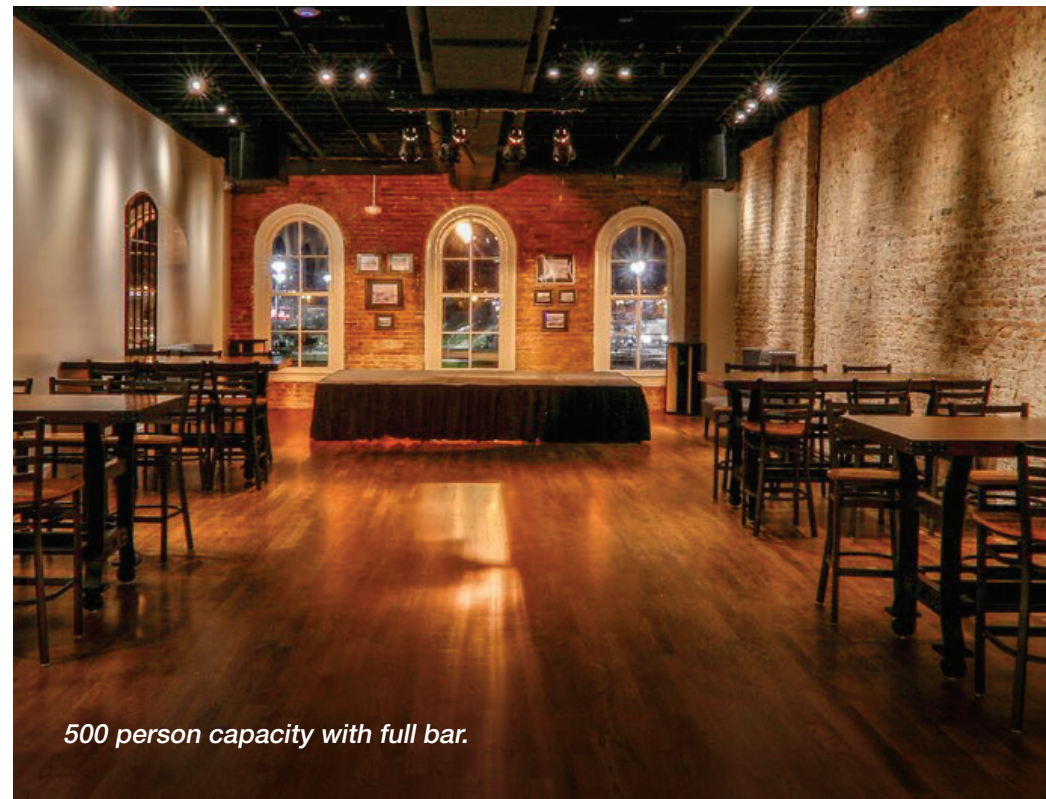
Over \$8.5M invested in leasehold improvements.

Second Floor

- Public restrooms
- 2,000 SF commercial kitchen with walk-in freezer, cooler, and dry storage
- AV room
- Large private office

Third Floor

- 5,000 SF private event space
- Full bar
- AV and lighting throughout
- Private restrooms
- Storage
- All fixtures, furniture, and artwork is included





Highly visible, large video wall viewable from the pedestrian bridge.



Immediate access to Riverfront Park.

Rooftop Bar

- Unobstructed views overlooking the Cumberland River
- 196 person capacity
- Full bar with restrooms, prep kitchen, and ice machines
- Mistig fans and heaters
- Large outdoor video wall

Lower Broadway Entertainment District



03

Market Analysis



Market Summary

Nashville is a major economic center in Tennessee, with a metropolitan population exceeding 2 million across 10 counties. The region offers a diverse economy supported by healthcare, technology, manufacturing, music, and tourism. More than 60,000 businesses operate in the area, contributing to steady job growth and a resilient labor market.

In 2025, Nashville is projected to attract 17.3 million visitors, a 2.5% increase from the previous year. Its favorable business environment, skilled workforce, and sustained population growth continue to drive corporate relocations, expansions, and new investment activity.

#3

The South's Best Cities
(Southern Living, 2025)

#3

Best City of Young Professionals
(Smart Asset, 2024)

#7

Hottest Job Market in the U.S.
(Wall Street Journal, 2024)



Downtown Nashville

Downtown Nashville is the city's central business district and a primary driver of visitor activity. Anchored by institutions like the Country Music Hall of Fame and Ryman Auditorium, the area supports a mix of office, residential, hospitality, and entertainment uses.

Hospitality is one of the city's largest industries, generating over \$10 billion annually, approximately one-third of all visitor spending in Tennessee. It supports 73,000 jobs locally and contributes more than \$1 billion in state and local tax revenue each year.

Recent area development has added new hotels, office space, residential units, and public amenities, reinforcing downtown's role as a key economic and cultural district.



\$8.6B

PUBLIC-PRIVATE INVESTMENTS
OVER THE PAST 10 YEARS



\$16B

DEVELOPMENT PROJECTS
UNDER CONSTRUCTION OR IN PROGRESS



12,200
HOTEL ROOMS



2,849
NEW ROOMS OPENING

*RANKING NASHVILLE #2 IN
NEW HOTEL OPENINGS*



9.5%
POPULATION GROWTH OVER
THE NEXT 5 YEARS



\$29.6M
AVERAGE DAILY VISITOR
SPENDING IN DAVIDSON CO.



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