

# 701 12<sup>TH</sup> AVE S

0.48-Acre Corner Lot

Ground Lease or Build-to-Suit

Highly Visible Gulch Site

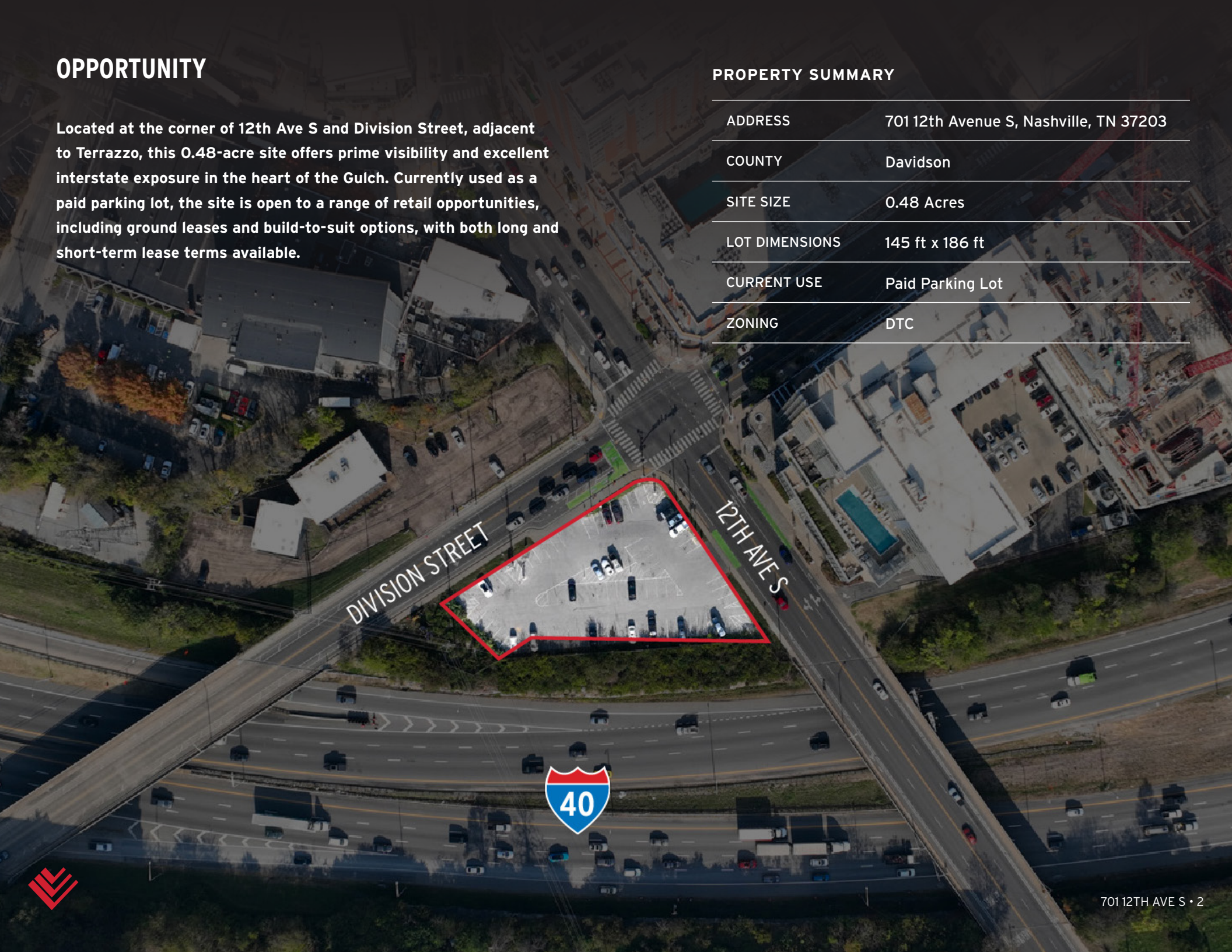


# OPPORTUNITY

Located at the corner of 12th Ave S and Division Street, adjacent to Terrazzo, this 0.48-acre site offers prime visibility and excellent interstate exposure in the heart of the Gulch. Currently used as a paid parking lot, the site is open to a range of retail opportunities, including ground leases and build-to-suit options, with both long and short-term lease terms available.

## PROPERTY SUMMARY

ADDRESS	701 12th Avenue S, Nashville, TN 37203
COUNTY	Davidson
SITE SIZE	0.48 Acres
LOT DIMENSIONS	145 ft x 186 ft
CURRENT USE	Paid Parking Lot
ZONING	DTC



# POINTS OF INTEREST



505

Nissan Stadium

Four Seasons

Pinnacle Building

Prime Apartments

Peabody Union

Amazon

Bridgestone Arena

Bridgestone Building

Omni

AC Hotel

Asurion

Grand Hyatt

JW Marriott

The Westin

Sentral SoBro

1200 Broadway

One22one

Union Station

Cummins Station

805 Lea

Gulch Union

BROADWAY

Gulch Crossing

Locale Lofts

1201 Demonbreun

Twelve Twelve

The W Hotel

Thompson Hotel

Icon in the Gulch

Harlowe Apartments

DEMONBREUN ST

12<sup>TH</sup> AVE S

11<sup>TH</sup> AVE S

DIVISION STREET

SITE

12<sup>TH</sup> AVE S

Terrazo

Fairfield Inn & Suites

Marq Music Row

Novel Edgehill



# DISCOVER THE GULCH



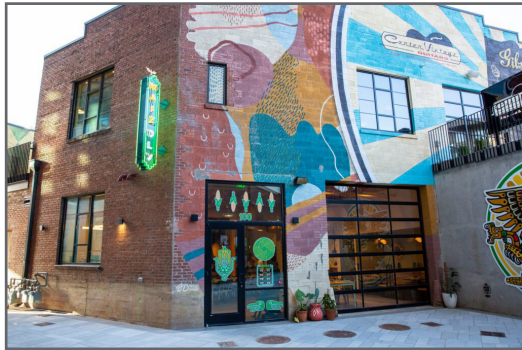
Nashville's Gulch is a vibrant, centrally located neighborhood known for its unique blend of upscale retail, diverse dining options, and thriving commercial and residential spaces. Ideally situated between Downtown and Music Row, the area attracts locals and visitors alike with its walkable streets, trendy boutiques, and popular



restaurants. The Gulch has seen substantial growth in recent years, evolving into a densely developed community that seamlessly integrates modern office spaces and high-rise residences, making it



one of the most sought-after destinations in Nashville for both business and leisure.





# FOR MORE INFORMATION, CONTACT

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