

1516 ORDWAY PLACE – SUITE 102

For Lease | Retail / Office | 800 SF



OJAS

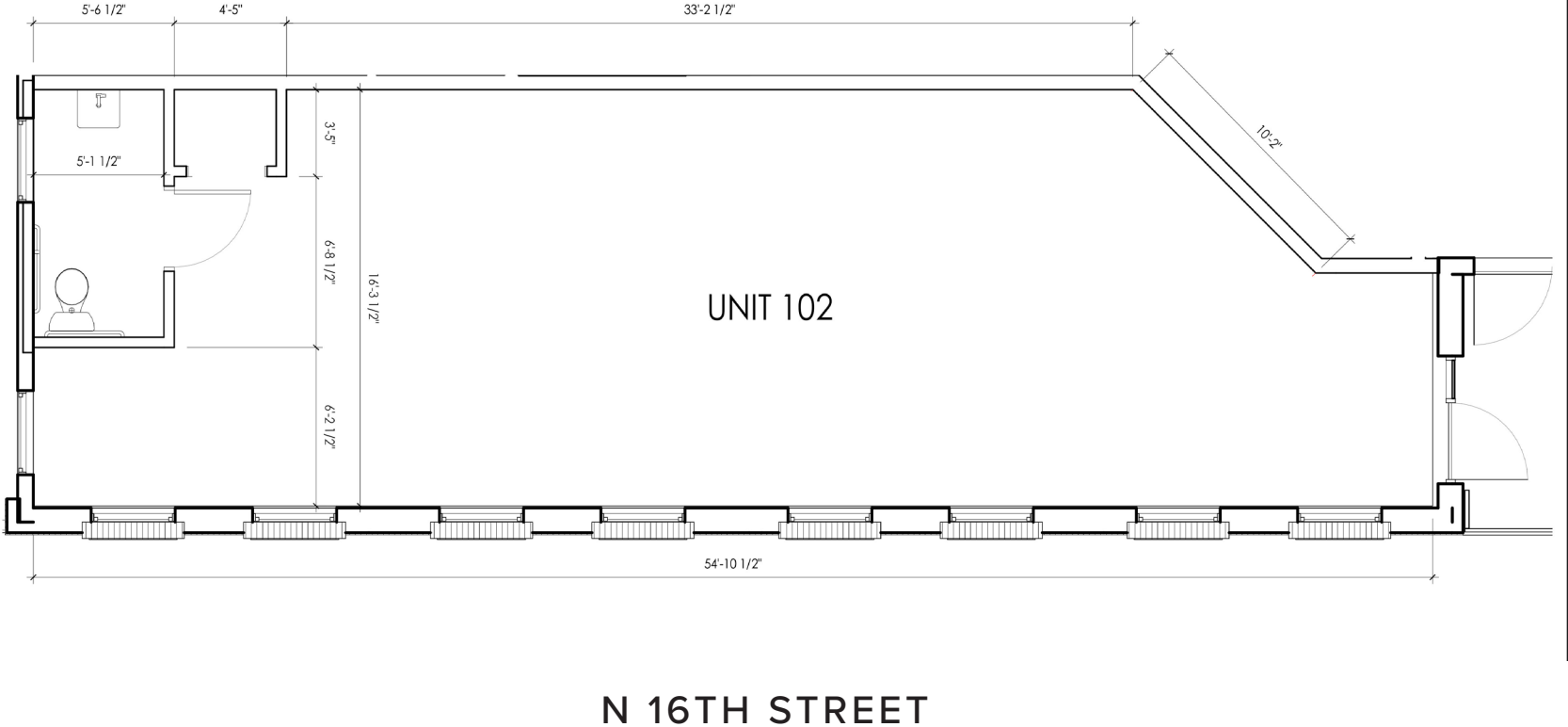
ABOUT THE PROPERTY

Located in the heart of Lockeland Springs, this distinctive two-story mixed-use building offers a rare opportunity to lease in one of East Nashville’s most beloved neighborhoods. Completed in 2022, the property features up to 12-foot ceiling heights, modern construction, and a highly visible corner location that blends seamlessly into the historic charm of its surroundings. Just a seven-minute drive from downtown and within walking distance of top local restaurants and bars, this is an ideal setting for a business looking to embed itself in a walkable, engaged community.

PROPERTY SPECIFICATIONS

Space Available	Unit 102, 800 SF
Delivery Condition	As-Is
Delivery Date	August 2025

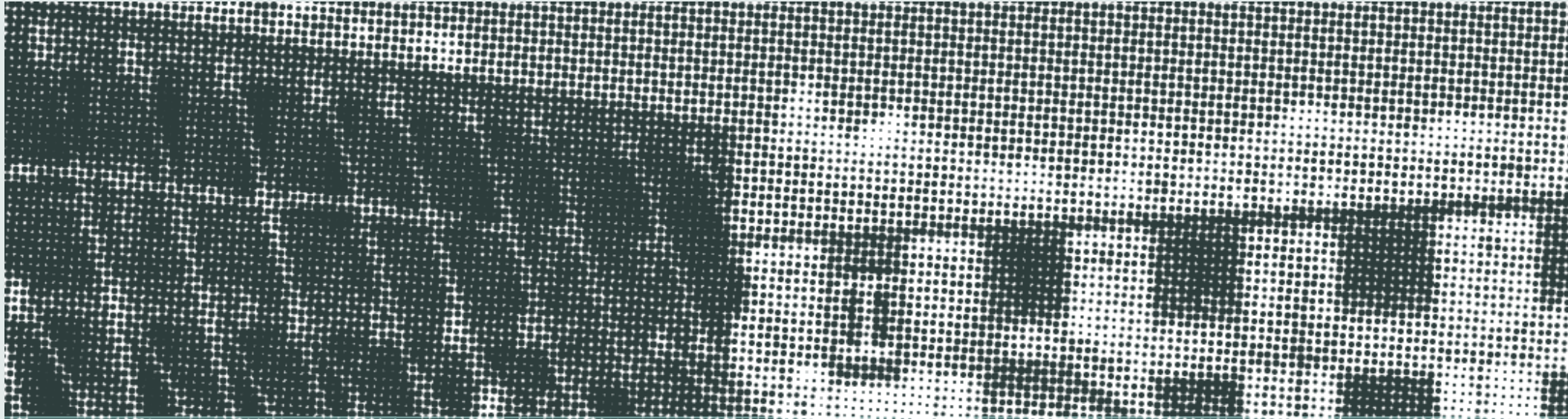




EAST NASHVILLE

Over the past few years, East Nashville has undergone a remarkable transformation, evolving into one of Nashville's most sought-after neighborhoods. Historically known for its artistic flair and eclectic vibe, East Nashville has seen a surge in popularity, attracting a diverse mix of residents and businesses. The demographic landscape has shifted, with a blend of young professionals, families, and artists now calling the area home. This influx of new residents has brought with it a demand for new amenities, leading to a boom in commercial real estate opportunities.

East Nashville's appeal lies in its unique blend of urban convenience and local charm. Situated just across the Cumberland River from downtown Nashville, the neighborhood offers easy access to the city center while maintaining a distinct residential feel. This proximity to downtown, coupled with its vibrant local scene, has made East Nashville a hotbed for new retail and restaurant ventures. The area is teeming with trendy eateries, boutique shops, and art galleries, making it a prime location for businesses looking to tap into Nashville's thriving market. With its rich history, diverse community, and bustling commercial scene, East Nashville continues to be a dynamic and desirable neighborhood for both residents and businesses alike.



41,559

TOTAL
POPULATION

34.0

MEDIAN AGE

\$121K

AVERAGE
HOUSEHOLD
INCOME

18,558

TOTAL
HOUSEHOLDS

These statistics represent the demographics within a 2-mile radius of the subject property.





Roberta's



BARISTA PARLOR

jeni's

LEMON LAINE



FRESHIE
& ZERO



NASHVILLE

The Nashville retail market has taken off, attracting first-in-class, national retailers and restaurant operators who are looking to expand in the Sunbelt markets. Given Nashville's business-friendly practices, the influx of corporations, and the music & entertainment scene, the retail consumer familiar with bespoke retailers & best-in-class restaurants has migrated from primary markets such as Los Angeles, New York, and Chicago. Brands and restaurants with cult followings have paid attention to this migration and are establishing their presence throughout the city's array of emerging urban retail destinations.

National, esteemed restaurateurs and hospitality groups such as **Jean-George** (Drusie & Darr, The Pink Hermit), **Sean Brock** (Audrey, Bar Continental, June), **Andrew Carmellini** (Carne Mare), **Starr Restaurants / Keith McNally** (Pastis), **Boka Restaurant Group** (Momotaro), **Lettuce Entertain You** (Aba, Sushi-San), **Castellucci Restaurant Group** (Iberian Pig), **Ford Fry** (Superica, The Optimist, Le Loup, Star Rover), **Fox Restaurant Concepts** (Pushing Daisies, The Henry), and **Indigo Road Hospitality** (O-Ku, Oak), have all added Nashville to their roster. Not only has Nashville been the destination for restaurant expansion, but the city has enticed these operators such as New York - based Anthony Scotto (**Pelato, Luogo**), Tara and Henry Roberts (**Two Hands**), and John Burns Patterson (**Frankies**) to relocate their lives to the city.

As Nashville quickly becomes one of the top tourist destinations in the country, an influx of high end hotels including the **Four Seasons**, **St. Regis**, **Pendry**, **1 Hotel**, **The Edition**, and **Soho House** have identified locations to plant a flag in the market. The luxury retail brands are following suit. **Kirna Zabete** recently opened in Green Hills, and others, including **Hermès**, are set to open in Wedgewood Houston, having identified their customer through their e-commerce channels.

The city's appeal is undeniable, attracting brands such as **La Ligne**, **Sezane**, **Todd Snyder**, **Aviator Nation**, **Little Words Project**, **Love Shack Fancy**, **Reformation**, **Jenni Kayne**, **Kendra Scott**, **Hart**, **Birkenstock**, and **Stoney Clover Lane**. Furthermore, and unprecedented for a city of its size, the city is seeing young brands such as **Buck Mason**, **Gorjana**, **STUDS**, **Faherty**, and **Vuori** executing on second locations within the urban core showing the strength in sales volumes they are experiencing in their first location in the market. Nashville has a national spotlight, attracting best-in-class **Sid & Ann Mashburn** and **Walt Grace Vintage**, but is also home to artisan, local retailers, including **Savas**, **Weiss Watch**, and **Imogene + Willie**, who round out the retail offering and create a unique and dynamic retail environment worthy of putting Nashville on the map.

TOP 10

Large Metros
for job growth
and population
growth for the
past 9 years¹

3.2%

Retail Vacancy
Rate²

15M

Visitors to
Nashville in
2023¹

\$5B

Generated
every year from
Nashville’s F&B
industry³

4TH

Best Real
Estate Market
in the US⁴

75%

of the US
is within a
2-hour flight of
Nashville¹

\$102K

Average
Household
Income⁵

2.01M

People living in
Nashville’s
Metro Area⁶

1. Nashville Business Journal | 2. Matthews Real Estate Investment Service | 3. Tennessee Hospitality and Tourism Association | 4. Rocket Mortgage | 5. Point2homes.com | 6. Nashville Chamber of Commerce

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