

# 1229 MARTIN STREET

WEDGEWOOD HOUSTON

For Lease | Retail / F&B | 1,956+ SF



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## ABOUT THE PROPERTY

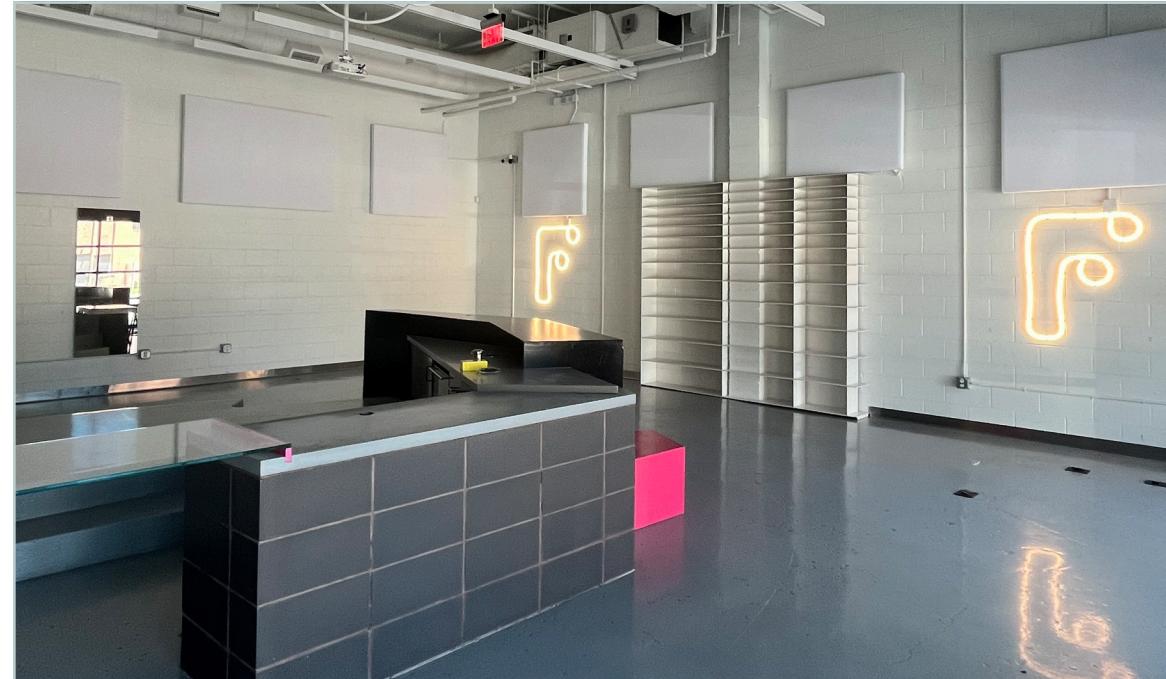
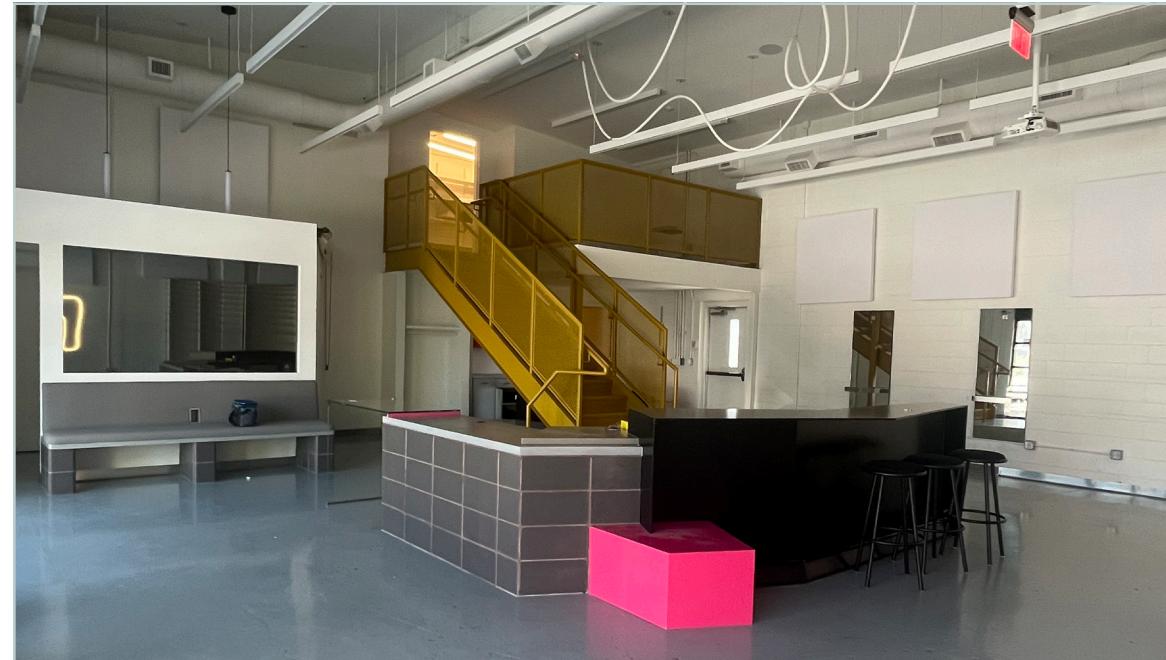
In the heart of Wedgewood Houston, just steps from the intersection of Martin and Humphreys Street, this 1,956 SF space offers prime visibility in one of Nashville's growing neighborhoods. Surrounded by top destinations including Soho House, Pastis, and soon-to-open Hermès, Brunello Cucinelli, and concepts from Boka Restaurant Group, the location benefits from a steady stream of high-end foot traffic. Formerly home to Fruits Hair Lab, the property is well suited for light restaurant or retail use, providing an exceptional opportunity to join the energy and growth of this rapidly pocket of Nashville.

## NEIGHBORS

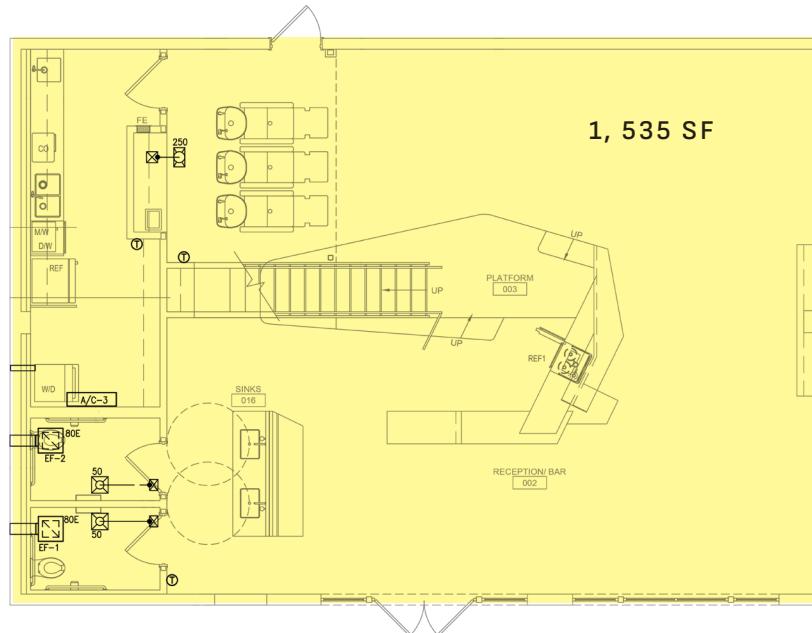
 <b>HERMÈS</b> PARIS	 <b>E + ROSE</b> WELLNESS COMPANY	 <b>INGRASSIA'S</b> ITALIAN DELI & GROCERY	 <b>SOHO HOUSE</b>
<b>PASTIS</b>	 <b>abā</b>	 <b>MOMOTARO</b>	 <b>ALLA VITA</b>
 <b>iggy's</b>	 <b>FORZA PILATES</b>	 <b>INDOCHINO</b>	 <b>BRUNELLO CUCINELLI</b>
<b>BATHHOUSE</b>	 <b>elegy</b>	 <b>jen's</b>	 <b>SCHUMACHER</b>

## PROPERTY SPECIFICATIONS

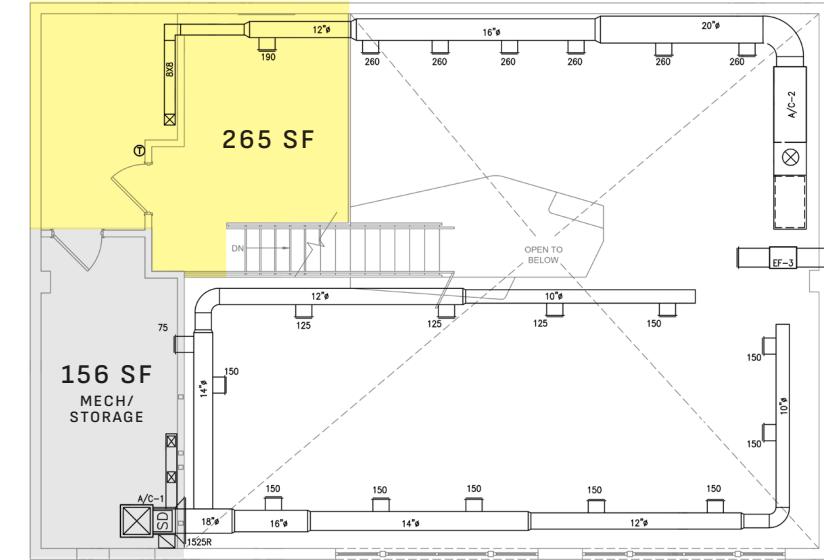
Space Available	1,956+ SF
	1,535 SF on the ground floor
	421 SF on the second floor mezzanine
	Potential to demise or to add additional square footage on property
Delivery Date	Immediate
Delivery Condition	As-is, white box



## GROUND FLOOR



## MEZZANINE

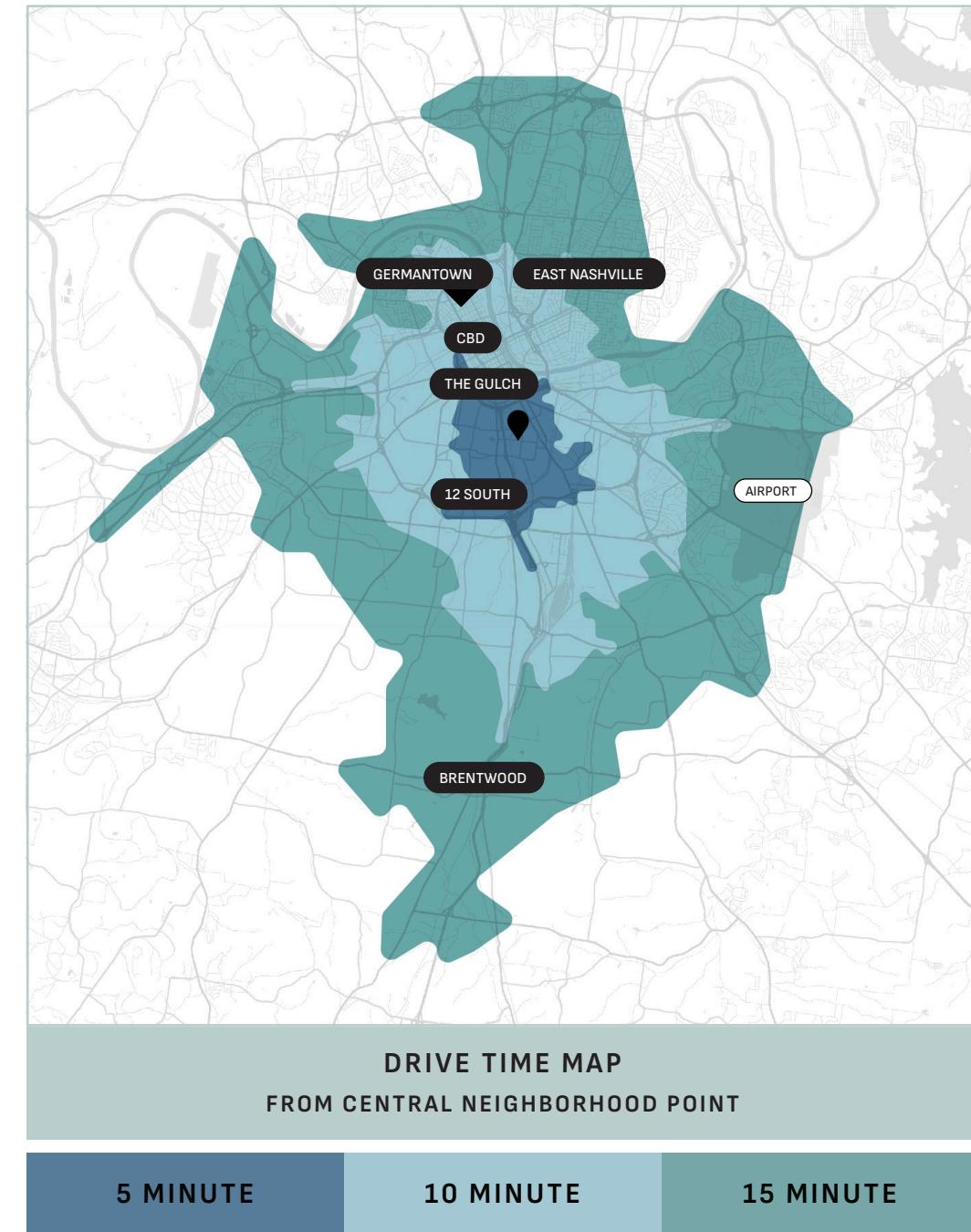
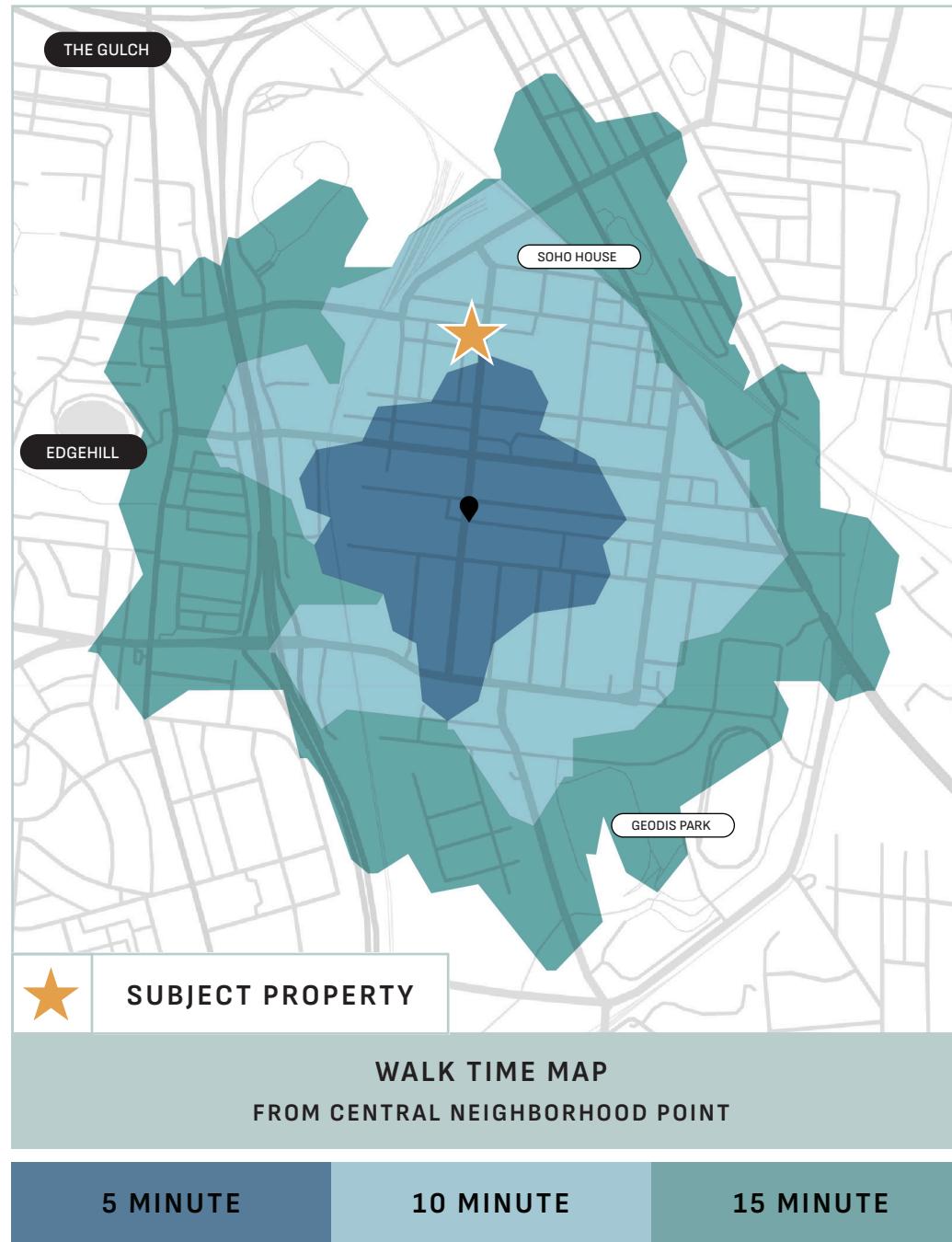


# WEDGEWOOD HOUSTON

Over the past five years, Wedgewood Houston has undergone a remarkable transformation, experiencing a surge in growth and evolution. With growth sparked by the Opportunity Zone Designation that provides tax incentives to developers who are making long term investments in previously economically distressed areas, there has been an outpouring of development from both institutional and local players.

Once an industrial node, the neighborhood has recently experienced an influx in new housing offerings and exciting mixed-use, commercial developments. Wedgewood Houston has become a hub for diverse retail and culinary experiences, with an array of new restaurants and retail enhancing its energy. The neighborhood's notable anchors include GEODIS soccer stadium, private membership club, Soho House, Apple Music, and the forthcoming Hermés. These destinations have further elevated Wedgewood Houston's profile, attracting residents and visitors alike. This dynamic blend of residential and commercial growth underscores Wedgewood Houston's journey into a multifaceted community that blends contemporary living and modern retail and dining with a nod to its industrial past.





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