

2411

Blakemore Ave

Nashville, TN 37212



CBRE

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Blakemore Ave

Nashville, TN 37212

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01

EXECUTIVE SUMMARY



executive summary

As a historical Nashville site rejuvenated with ageless elegance, Ruby offers the perfect blend of classic charm and modern flair, designed especially for social events.

Initially encountered as a neglected edifice, Ruby underwent a transformative redesign and reconstruction in 2011. Since then, she has become a cornerstone of the historic Hillsboro Village neighborhood, perfectly positioned opposite Vanderbilt University in the bustling heart of midtown Nashville. Ruby's most distinguished feature arguably lies in its unique setting within a city park known to all as Dragon Park. This prime location offers a serene escape in the urban expanse, evident upon arrival. Surrounding the historic building, decks, and courtyards serve multifunctional roles, accommodating bars, catering services, and a variety of outdoor events. The commitment to architectural and design excellence has propelled Ruby into the upper echelons of venues for weddings, corporate events, music performances, and non-profit gatherings in Nashville.

executive summary

The sophisticated interplay of hardwoods, concrete, and Venetian plaster crafts an ambiance that resonates with historic, industrial, and contemporary themes alike. In a city celebrated for its musical heritage, this venue integrated an advanced audio, video, and lighting system. Ownership of the property enabled the venue to restore and elevate the building to an unmatched standard of quality, reflecting the identity as architects, designers, and engineers dedicated to excellence.



Prime
Location



2,894 SF



Indoor/
Outdoor



She boasts both indoor and outdoor settings, making her the ideal choice for concerts, weddings, and a variety of celebrations.





02

PROPERTY
DESCRIPTION



In the Bustling
Heart of Midtown



Reconstruction +
Redesign in 2011



Located Beside
Dragon Park



Advanced Audio,
Video, Lighting
System



permitted use/zoning

Explore the development potential of this versatile property, suitable for a range of projects. Zoned RM40, the site supports up to 8 units per 0.2 acres, ideal for single-family, two-family, or multi-family residential constructions.

The property also offers options for special use developments such as a monastery, convent, church, orphanage, assisted-care living, hospice, nursing home, or residence for the handicapped. Additionally, it can accommodate low-intensity office developments with minimal employee and visitor traffic.

This property provides a range of development opportunities to suit various needs and visions.



03

AREA
OVERVIEW

2411
Blakemore Ave

FIRSTBANK STADIUM

NASHVILLE MARRIOTT AT
VANDERBILT UNIVERSITY

VANDERBILT HOUSING

VANDERBILT UNIVERSITY
THE ENGINEERING
AND SCIENCE BUILDING

HATTIE B'S
HOT CHICKEN MIDTOWN

DOWNTOWN
NASHVILLE
2.6 M

HOLIDAY INN NASHVILLE-
VANDERBILT, AN IHG HOTEL

VANDERBILT
UNIVERSITY

VANDERBILT
CHILDREN'S HOSPITAL

VANDERBILT RECREATION
& WELLNESS CENTER

VANDERBILT
MEDICAL CENTER

VANDERBILT UNIVERSITY
BLAIR SCHOOL OF MUSIC

AADT 13,869

SITE

HISTORIC HILLSBORO
VILLAGE NEIGHBORHOOD

0.3 M

Blakemore Ave

Wedgewood Ave

HARRIS-HILLMAN SCHOOL

DRAGON PARK

21st Ave S

area demographics

2411
Blackemore Ave

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	26,194	128,132	225,188
2028 Population - Projection	26,691	149,202	254,691
2020-2023 Annual Population	0.47%	1.69%	1.40%
GENERATIONS			
Generation Alpha	2.9%	5.9%	7.3%
Generation Z	46.1%	27.7%	25.5%
Millennials	28.0%	31.1%	28.7%
Generation X	9.9%	15.3%	16.8%
Baby Boomers	9.7%	15.5%	17.1%
Greatest Generations	3.5%	4.4%	4.7%
HOUSEHOLD INCOME			
Average Household Income - 2023	\$125,409	\$128,681	\$126,094
Median Household Income - 2023	\$70,204	\$75,910	\$72,304
HOUSING VALUE			
Median Home Price - 2023	\$678,137	\$663,947	\$563,589
Average Home Price - 2023	\$772,621	\$737,095	\$686,730
HOUSING UNITS			
Owner-Occupied Housing	26.2%	30.2%	36.0%
Renter-Occupied Housing	59.5%	53.7%	50.3%



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