

MODERA NATIONS

1650 54TH AVENUE N

For Lease | 4,937 SF (Demisable)



OJAS



MILL CREEK
RESIDENTIAL

ABOUT THE PROPERTY

Discover Modera Nations, situated in the heart of Nashville's up-and-coming Nations neighborhood. Boasting a vibrant community and a rapidly growing reputation, the Nations area has seen significant development and expansion in recent years, making it a sought-after destination for those looking for a dynamic living experience. With its proximity to a variety of local amenities, including restaurants, cafes, and unique shops, this property offers residents the perfect blend of convenience and excitement.

PROPERTY SPECIFICATIONS

Interior Space Available 4,937 SF (demisable)

Patio Space Available ~1,800 SF

Retail Parking 29 Spaces

Ceiling Heights 21 Feet

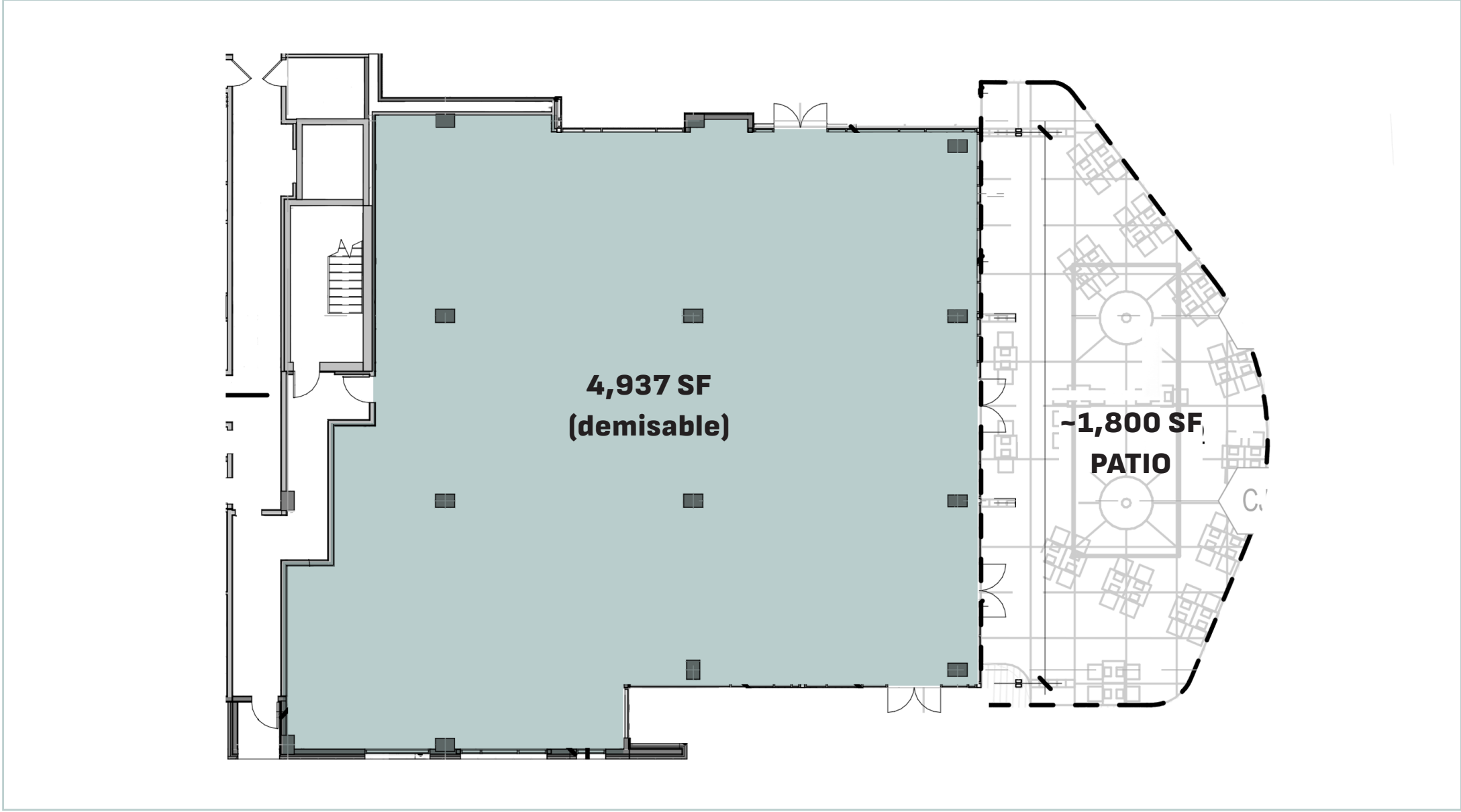
Delivery Date Immediate

Desired Use F&B / Retail / Service

PROPERTY FEATURES

- Building A has four courtyards, an amenity pool and a viewing deck for residents.
- Building B will have an elevated courtyard, a public dog park, pet spa, and bike repair shop.
- Frontage along the Cumberland River

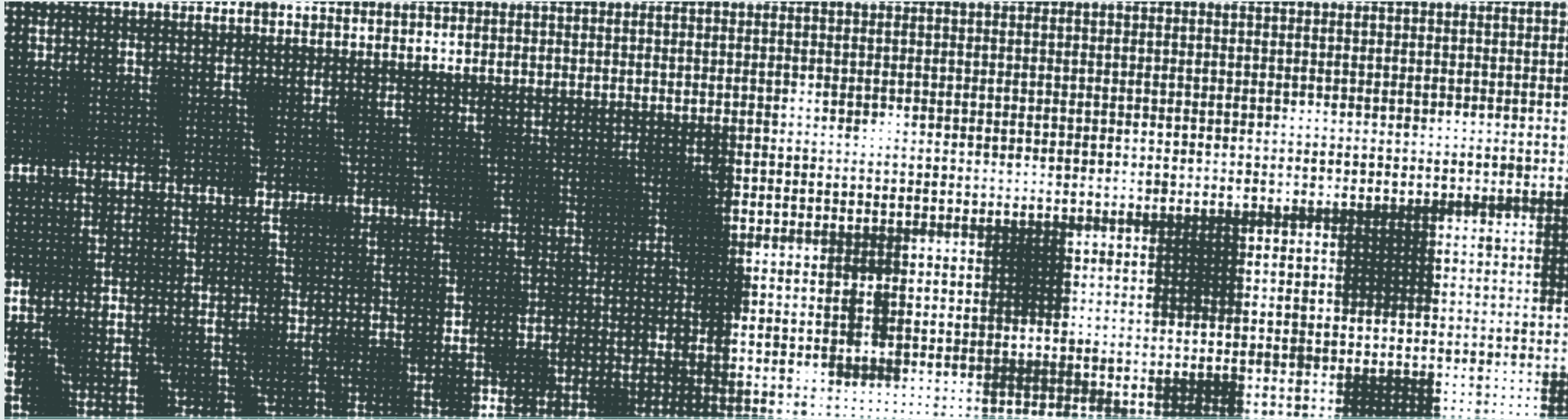




THE NATIONS

The Nations, a neighborhood in Nashville, has undergone significant transformation in recent years, establishing itself as a distinct and thriving community. Once primarily industrial, this area has evolved into a vibrant residential neighborhood with a unique character and charm. The Nations offers a mix of housing options, including historic homes, modern apartments, and new developments, attracting a diverse population of residents.

The retail and restaurant landscape of The Nations reflects its vibrant and evolving character, with a mix of established favorites and exciting newcomers to explore. You'll find popular spots like **Frothy Monkey, 51st Deli, Harding House Brewing, Daddy's Dogs** & more. **ABLE's** flagship store has been a retail fixture in recent years, and there are upcoming opportunities to introduce more retail options to this growing area.



5,260

TOTAL
POPULATION

35

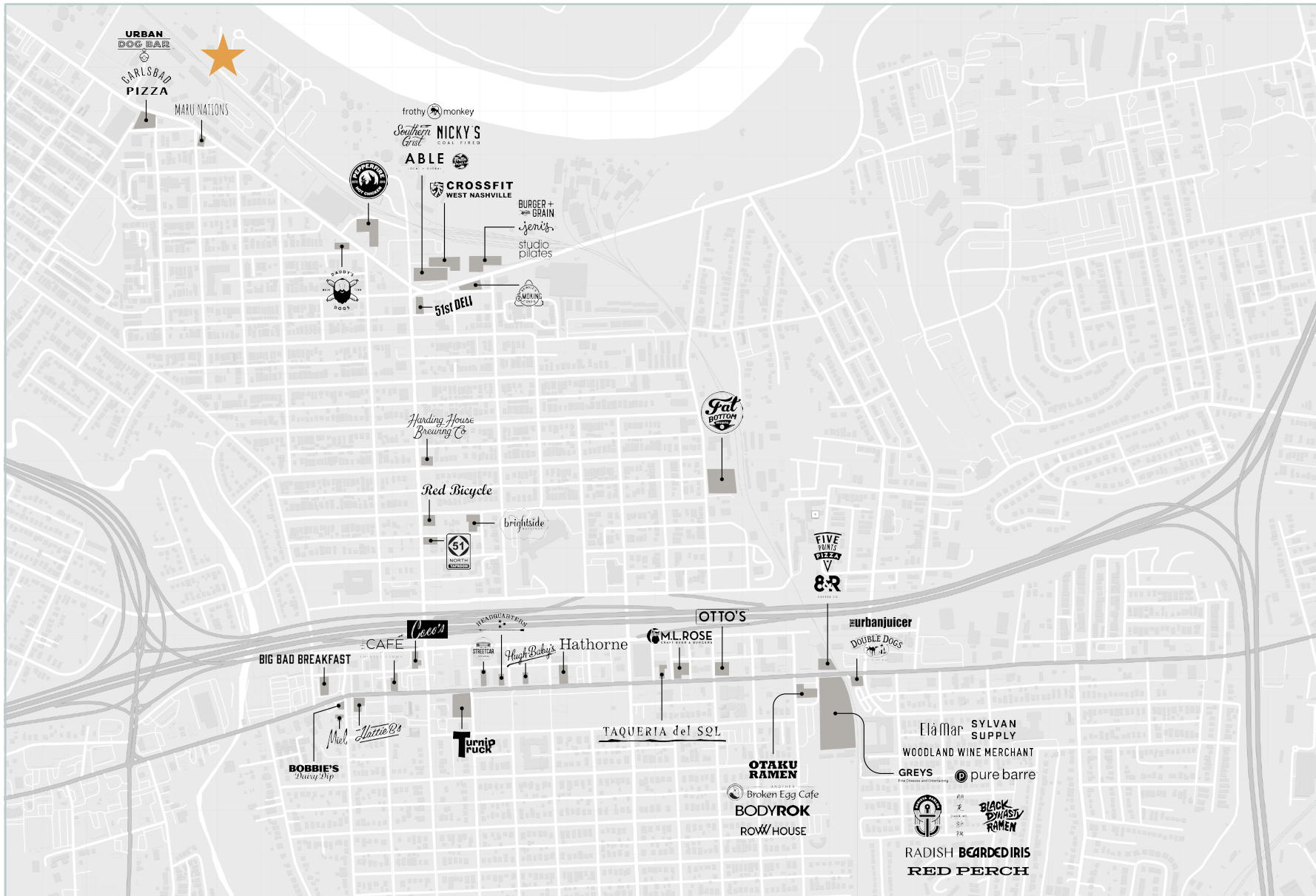
MEDIAN AGE

\$131k

AVERAGE
HOUSEHOLD
INCOME

2,465

TOTAL
HOUSEHOLDS



★ SUBJECT PROPERTY

NASHVILLE

Nashville's commercial real estate market has witnessed a notable upswing in recent years, with several large companies choosing Middle Tennessee as the location for their headquarters or the construction of expansive new office buildings. The city has become an attractive destination for businesses, drawn by its vibrant economy, strategic location, and thriving community. This influx of major corporations has not only contributed to the city's economic growth but has also elevated Nashville's status as a prominent business hub in the region.

Tourism plays a pivotal role in Nashville's economic landscape, further boosting its commercial real estate market. Renowned as the "Music City," Nashville attracts millions of visitors annually, drawn by its rich musical heritage, cultural attractions, and lively entertainment scene. The hospitality industry, including hotels, restaurants, and entertainment venues, benefits significantly from this tourism influx, creating a robust environment for commercial real estate development. As the city continues to draw in both tourists and businesses, Nashville's commercial real estate market remains dynamic, with new residences cropping up to accommodate the growing demand for housing in this flourishing urban landscape.

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