

FOR SALE

Newly Reduced Price

±4,502 SF on ±0.33 Acres

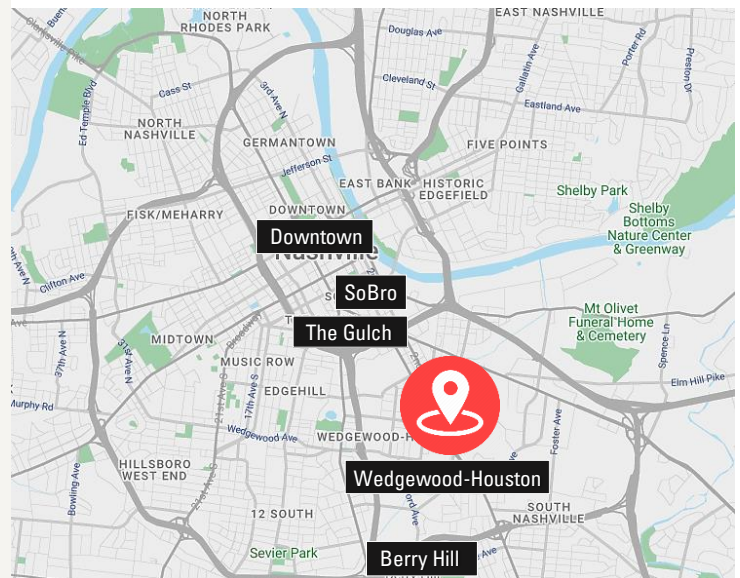
Prime Wedgewood-Houston Location

1403 4th Avenue S., Nashville, TN 37210



## HIGHLIGHTS

- ±4,502 SF Total
- ±0.33 Acres
- **Reduced Price: \$2,150,000**
- Zoned CS / Urban Zoning Overlay
- Minutes from downtown Nashville
- Prime location in Wedgewood-Houston near several prominent mixed-use developments



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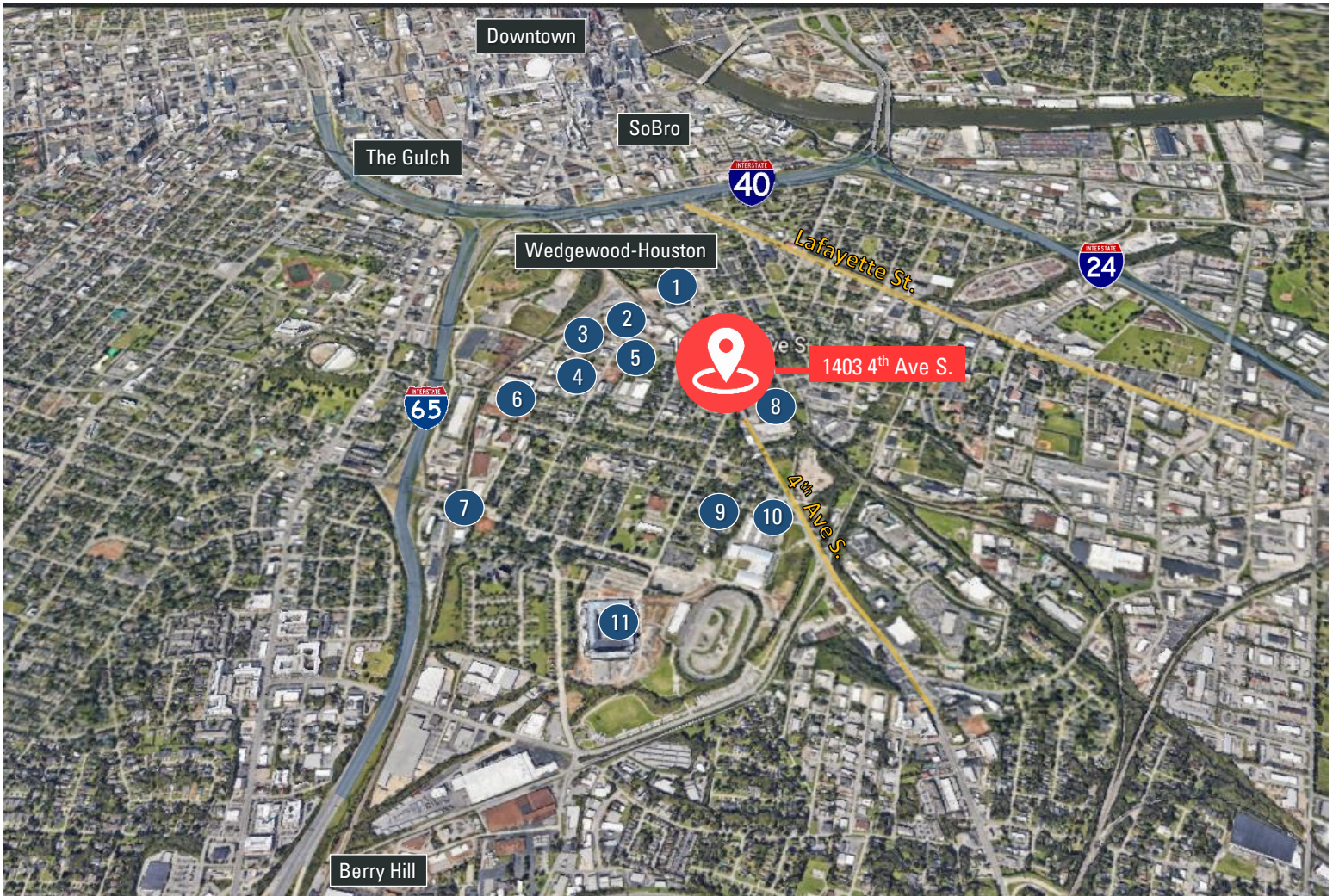
For Sale  
±4,502 SF Available  
Flex Building

1403 4th Avenue S.  
Nashville, TN 37210  
Davidson County

FRIDRICH  
& CLARK  
REALTY, LLC

CHARLES  
HAWKINS CO.

## LOCATION AERIAL



## NEW DEVELOPMENTS

### 1. Nashville Warehouse Company - UC

305 apartments, 200,000 square feet of office space; retail and restaurants; former Greer Stadium scoreboard

### 2. May Hosiery - UC

redevelopment of six-building campus to include 80,000 square feet of office; three restaurants; seven retail storefronts

### 3. WeHo Flats - UC

150-unit apartment building of micro-units

### 4. T-3 Finery - Proposed

Mixed-use development including two office buildings with about 300,000 square feet of office space; 320 apartments; boutique hotel; 30,000 square feet of retail; concert venue

### 5. Merritt Mansion - Proposed

853,433 square feet of residential and commercial space anchored by the historic Merritt Mansion

### 6. Mixed-Use Development - Proposed

Mixed-use development including 300 multifamily units

### 7. Wedgwood Lofts - Proposed

five-story building with 150 apartments

### 8. Emblem Park - UC

346 apartment units, related amenities and 13,000 square feet of retail

### 9. 83 Freight - UC

83-unit development, consisting mainly of repurposed shipping containers

### 10. Expo Center - UC

200,000-square-foot expo center at The Fairgrounds Nashville

### 10. GEODIS Park Soccer Stadium / Mixed-Use Development - UC

Major League Soccer stadium and 10-acre development including 200 hotel rooms, 900 apartments, 200,000 square feet of office space and 100,000 square feet of retail

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