

229 - 233

5TH AVENUE OF THE ARTS

NASHVILLE, TN 37219

FOR SALE

±2,700 square
feet

Urban Retail | Gallery Space

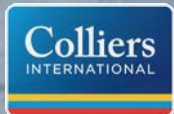
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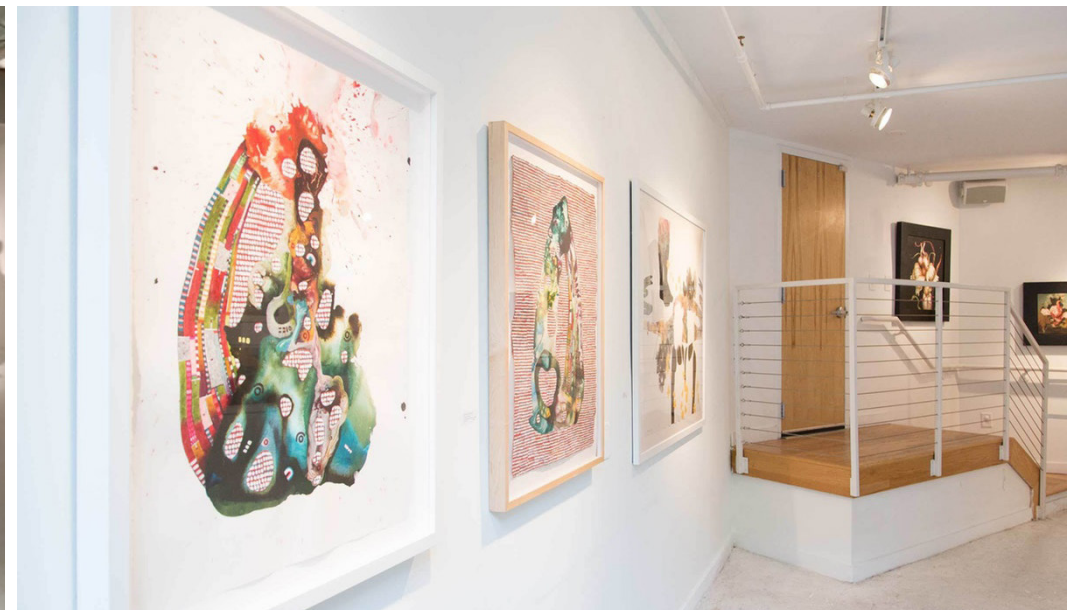
229 - 233 Fifth Avenue North





229 - 233 FIFTH AVENUE NORTH

Contemporary and sophisticated, this unique commercial condominium fronting on Fifth Avenue North offers the best in blending historic, industrial, and modern architecture. Enhanced by 60 feet of street front windows, the wide-open space is equally suited for corporate/private venue events or intimate gallery exhibits. Inclusion of a full kitchen and mezzanine offer maximum flexibility for creative design and work space.



The Opportunity

Colliers International is pleased to offer for sale this creatively designed and fully renovated commercial condominium in the center of Music City's mixed-use Arts District. Within easy reach of Nashville's growing downtown demographic, this superbly located site is a rare opportunity to invest in the heart of one of the most dynamic cities in the world!

Features + Highlights

ADDRESS	229 - 233 Fifth Avenue North, Nashville, TN 37219 1st floor commercial condominium in the renovated building known as the Art Avenue Lofts
SUBMARKET	Downtown CBD - Fifth Avenue of the Arts
YEAR BUILT/RENOVATED	1890s / 2005 - 2006
FLOORPLATE	± 2,700 SF of street level commercial space with loft mezzanine; two Fifth Avenue entrances with 60 feet of glass exposure; partially exposed brick, concrete and wood floors, full kitchen area, two restrooms, two separate HVAC units
CURRENT USE	Contemporary art gallery
ZONING	DTC/CBD - Core Historic Subdistrict
POTENTIAL USES	Event Space Creative Office Gallery Retail
RE TAXES (2018)	\$13,402.71
PARCEL #S	093.06.1B.606.00 and 607.00.CO

LOCATION Exceptional location in the heart of Nashville's vibrant downtown Arts District!

Immediately across from the historic Nashville Arcade and situated in the center of a multitude of contemporary art galleries, various restaurants (including Puckett's, Woolworth on 5th, Frothy Monkey, Deacon's New South), luxury mixed use residential developments and the exciting boutique hotel district!

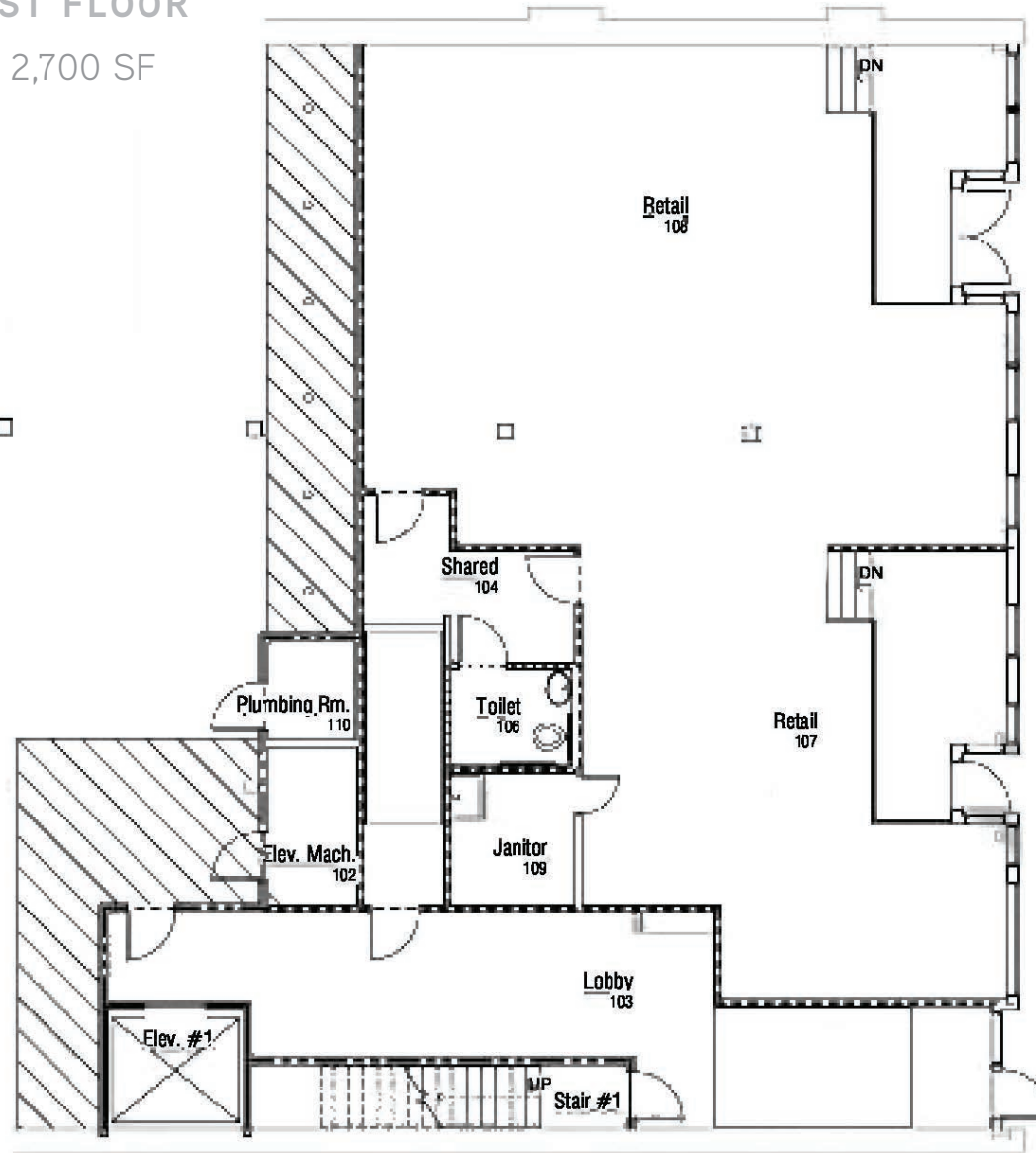
Within one block of TN Performing Arts Center, Nashville City Center, Fifth Third Center, 505 luxury residential high-rise and the Fifth + Broadway mixed use development.

Easy walking access to the future campus of Amazon's Operations Center of Excellence and the much anticipated Nashville Yards.

Floor Plan

1ST FLOOR

± 2,700 SF





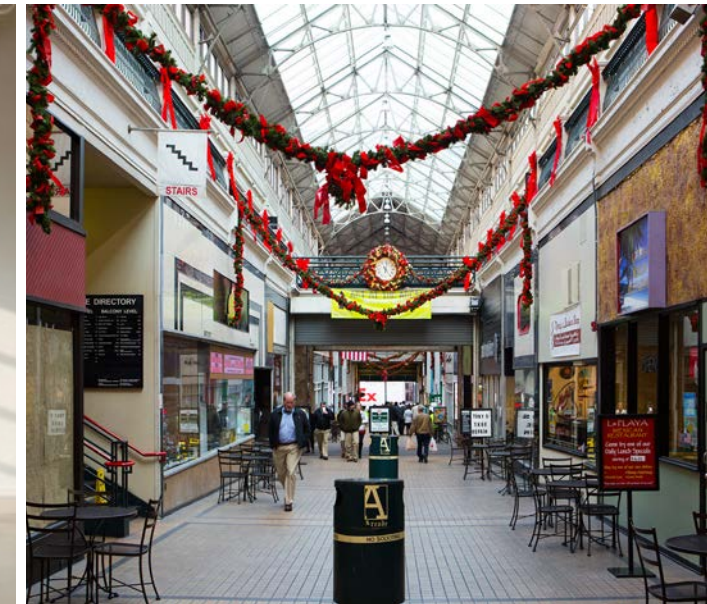
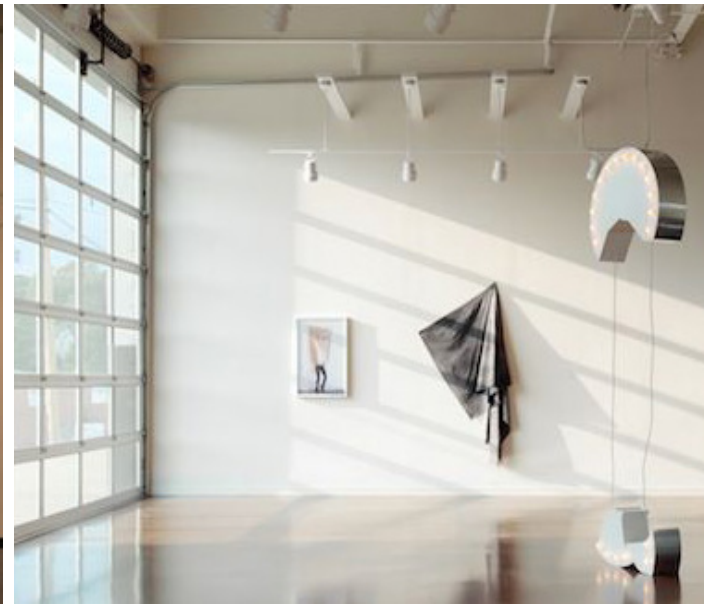
Welcome to Fifth Avenue of



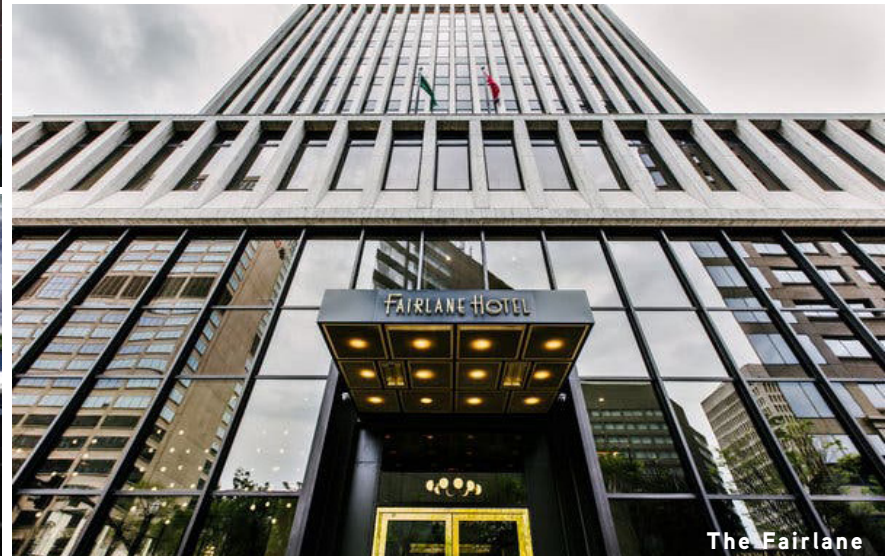
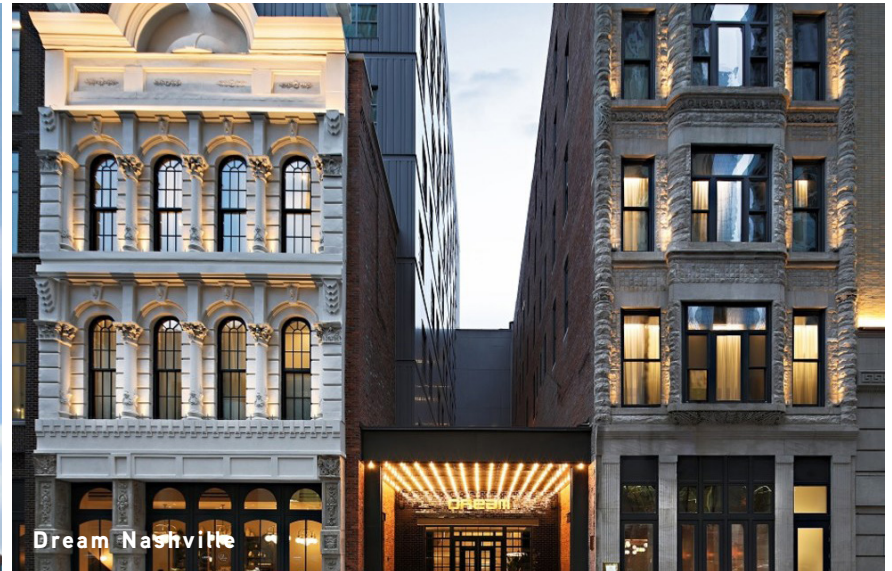


the Arts

Since the mid-19th century, this well-tread city block - now listed on the National Register of Historic Places, has been home to a variety of businesses. In 1903, the opening of the Arcade added to the retail mix and the street became a shopping destination. In the 1960's, the lunch counters in the five & dime stores drew national attention from the well organized "sit-ins" marking a pivotal moment in our nation's civil rights movement. In the 1990's, inspired entrepreneurs began to open art galleries and studios and restore historic buildings - all making Fifth Avenue, The Avenue of the Arts, a vibrant and dynamic place to live, work and visit.



Area Overview: CBD Downtown Overview



HOTELS
3,640 ROOMS
under construction

2,700
residential units
under construction

\$7 BILLION
economic impact
in direct visitor spending

75,000
daytime employees
DOWNTOWN

6,900
additional daytime employees
DOWNTOWN BY 2022

Area Overview: CBD Downtown Overview



EVENTS
+750
every month

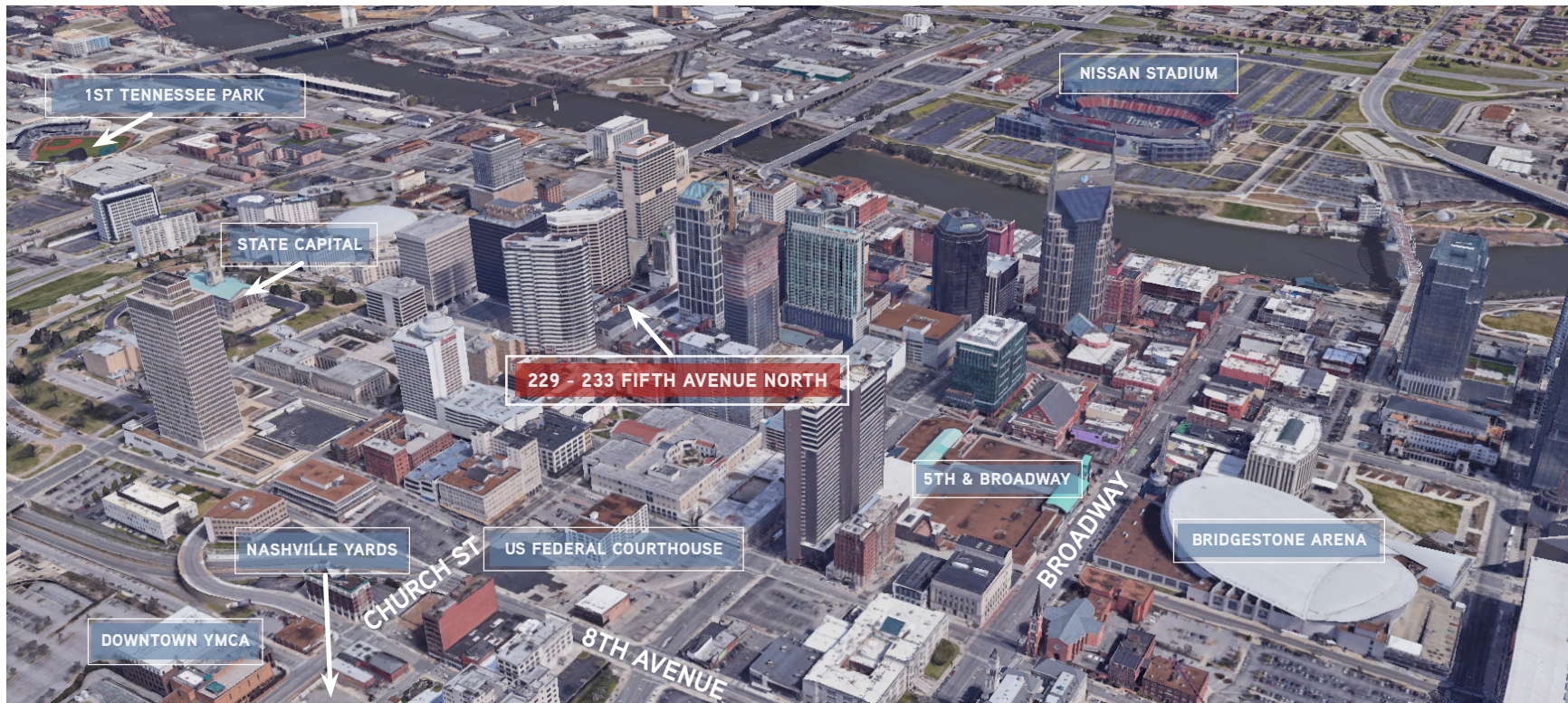
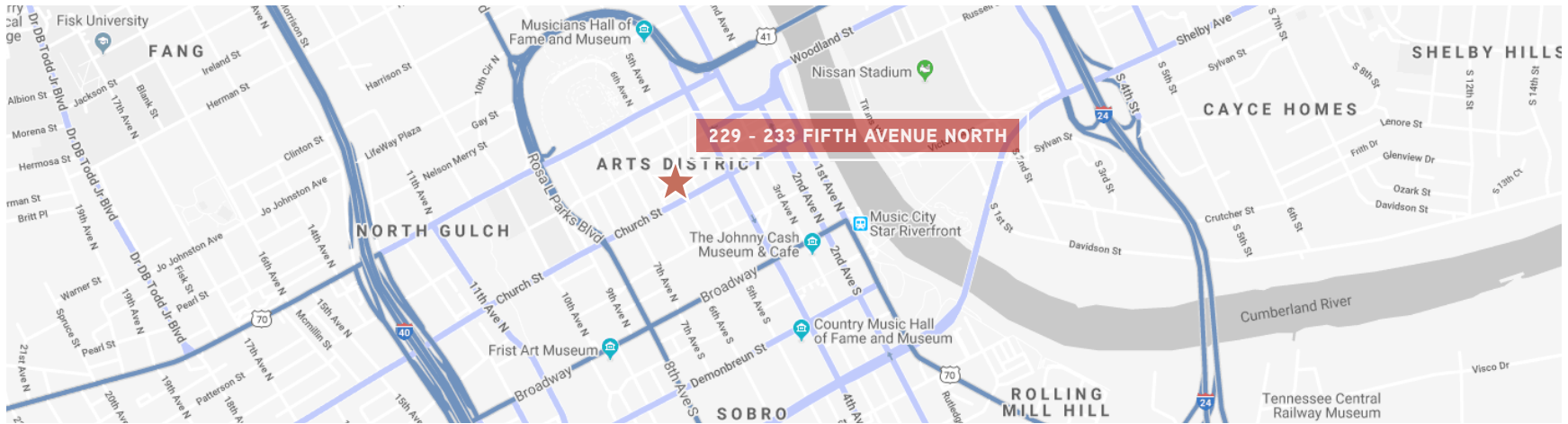
12,000
DOWNTOWN
residents

3,130
hotel rooms planned
DOWNTOWN

7.98 M
hotel rooms
SOLD IN 2018

20,000
additional residents
DOWNTOWN BY 2023

Property Location



229 - 233 FIFTH AVENUE NORTH



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