

FOR SALE

MUSIC ROW REDEVELOPMENT OPPORTUNITY

0.69 ACRES • GREAT LOCATION ON 16TH AVENUE S • OFFERS DUE 07/12/2018



SOUTHEAST VENTURE
REAL ESTATE • INVESTMENT • DEVELOPMENT

OVERVIEW

ADDRESS 1001 16TH AVE S.
NASHVILLE, TN 37203

SUB-MARKET HISTORIC MUSIC ROW

LOT SIZE 0.69 ACRES / 30,056 SF

ZONING ORI-OFFICE & RESIDENTIAL INTENSIVE
WITH URBAN ZONING OVERLAY

ASKING PRICE \$5,000,000

OFFERS DUE 07/12/2018

ADDITIONAL NOTES

13,976 sf Commercial Office/Retail Existing Building with 52-space Parking Lot. Built in 1932.

Existing Entitlements are Favorable and Provide for Dense Future Office, Residential, or Mixed-Use Redevelopment.

LOCATION HIGHLIGHTS

Strong & Stable Submarket

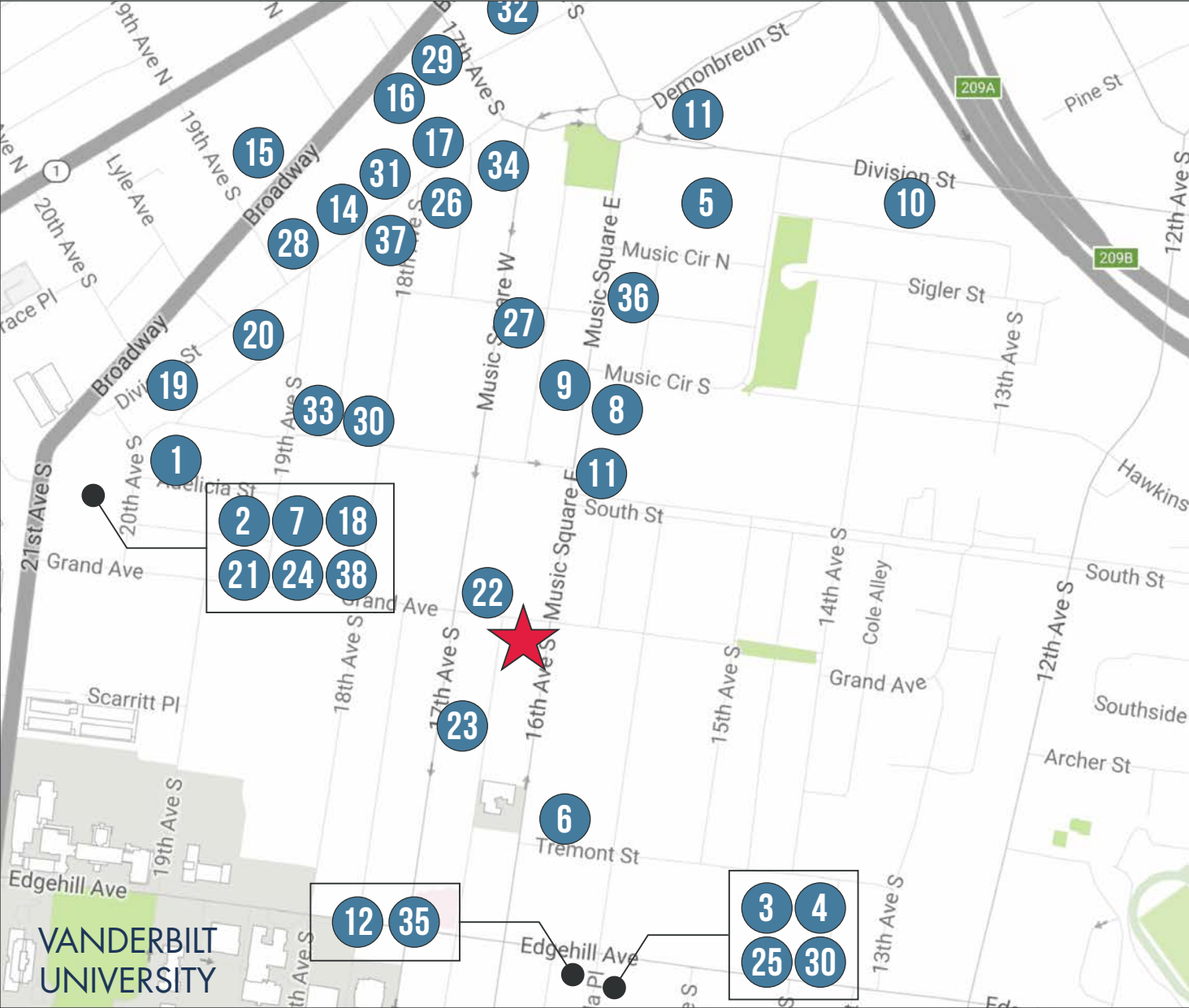
Easy Access to & from Site

Across from 230-Unit Millenium Music Row Apartment Project





IMMEDIATE AREA



1	ADELICIA	condos
2	AERTSON MIDTOWN	apartments
3	BARCELONA WINE BAR	restaurant/bar
4	BELLA NAPOLI	restaurant
5	BMI	music publisher
6	BOBBY'S IDLE HOUR TAVERN	bar
7	CAVIAR & BANANAS	restaurant
8	COLUMBIA STUDIO	recording studio
9	COUNTRY MUSIC ASSOCIATION	assoc. office
10	CRESCENT MUSIC ROW	apartments
11	CURB RECORDS	recording studio
12	EDGEHILL CAFE	restaurant
13	ELEMENT MUSIC ROW	apartments
14	EMBASSY SUITES	hotel
15	HATTIE B'S HOT CHICKEN	restaurant
16	HILTON GARDEN INN	hotel
17	HOME 2 SUITES	hotel
18	KIMPTON AERTSON	hotel
19	KUNG FU SALOON	bar
20	REBAR	bar
21	MELLOW MUSHROOM	restaurant
22	MILLENIUM MUSIC ROW	apartments
23	MUSIC ROW STUDIOS	recording studio
24	NADA	restaurant
25	OLD GLORY	bar
26	PATTERSON HOUSE	bar
27	RCA	museum
28	RED DOOR SALOON	bar
29	SKYHOUSE NASHVILLE	apartments
30	TACO MAMACITA	restaurant
31	THE BRISTOL	condos
32	THE CADENCE	apartments
33	THE MORRIS	apartments
34	FUTURE VIRGIN HOTEL	hotel
35	WARBY PARKER	retail
36	WARNER MUSIC NASHVILLE	record company
37	WHISKEY RHYTHM	bar
38	WOODHOUSE SPA	spa



ADDITIONAL PHOTOS



FOR MORE INFORMATION, CONTACT

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