

UNIQUE MIXED-USE

INVESTMENT OPPORTUNITY

Located in the Nations



702-704 51ST AVE



THE OFFERING

702-706 51st Avenue is home to a unique mixed-use offering in Nashville's fast-growing, The Nations neighborhood. Built by West Town Development Group in 2017, this development is anchored by the 51 North Taproom and complimented by Laux Shoppe retailer. It also includes four modern-living townhomes that include rooftop decks, onsite parking and walkability the neighborhood's coffee shops, restaurants and shopping.

**Mixed-Use Offering
in The Nations
702-704 51st Avenue
\$3,495,000**

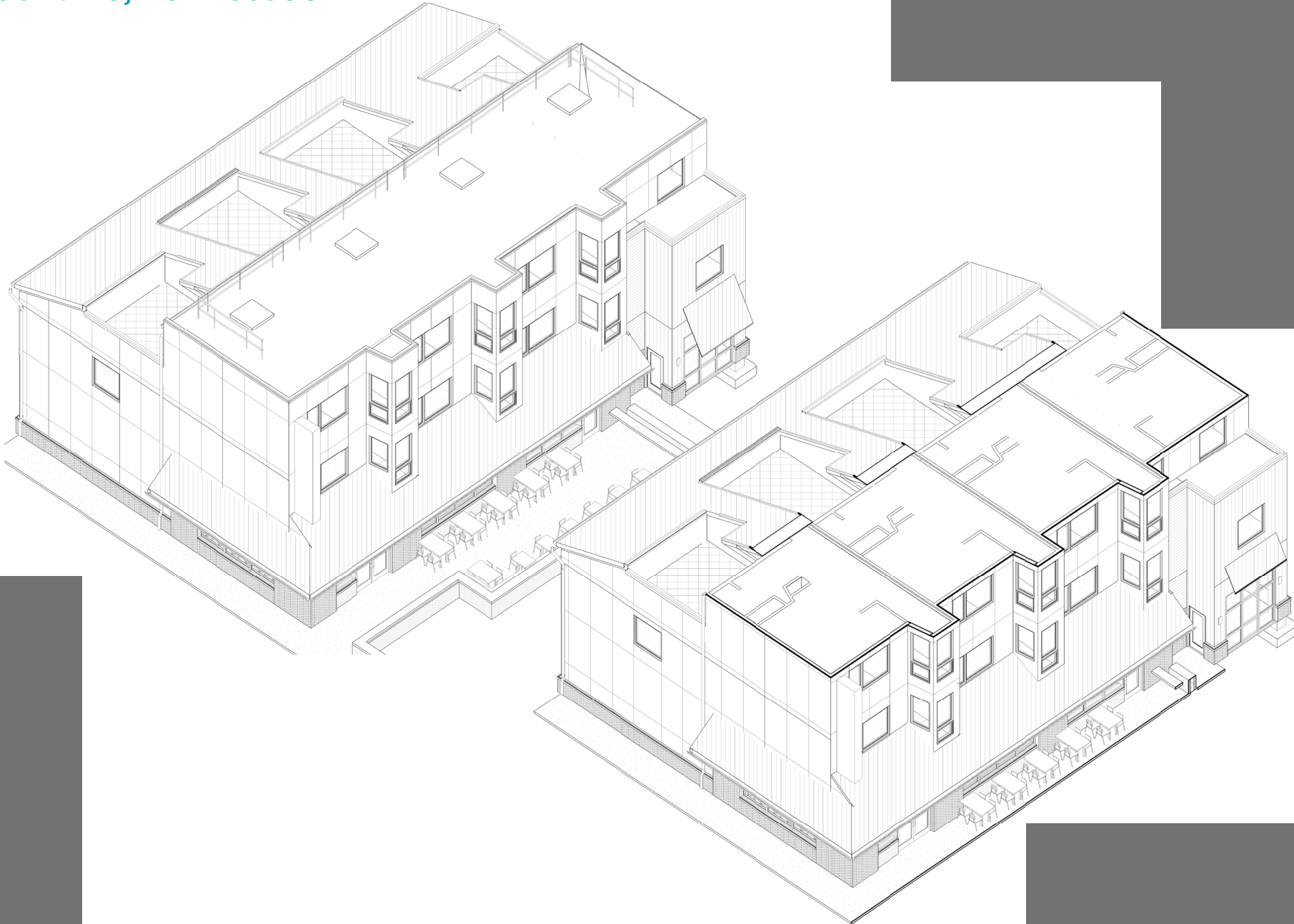
9,193 SF
.36 Acres
25 Parking Spaces

100% LEASED



702-704 51ST AVE

Nashville, Tennessee





Apartments

5,126 SF Total

- 3 Units with 2BR/2BA with Rooftop Decks
- 1 Unit with 3BR/2BA with Rooftop Deck & Street Level Balcony



Retail

4,067 SF Total

3,662 SF

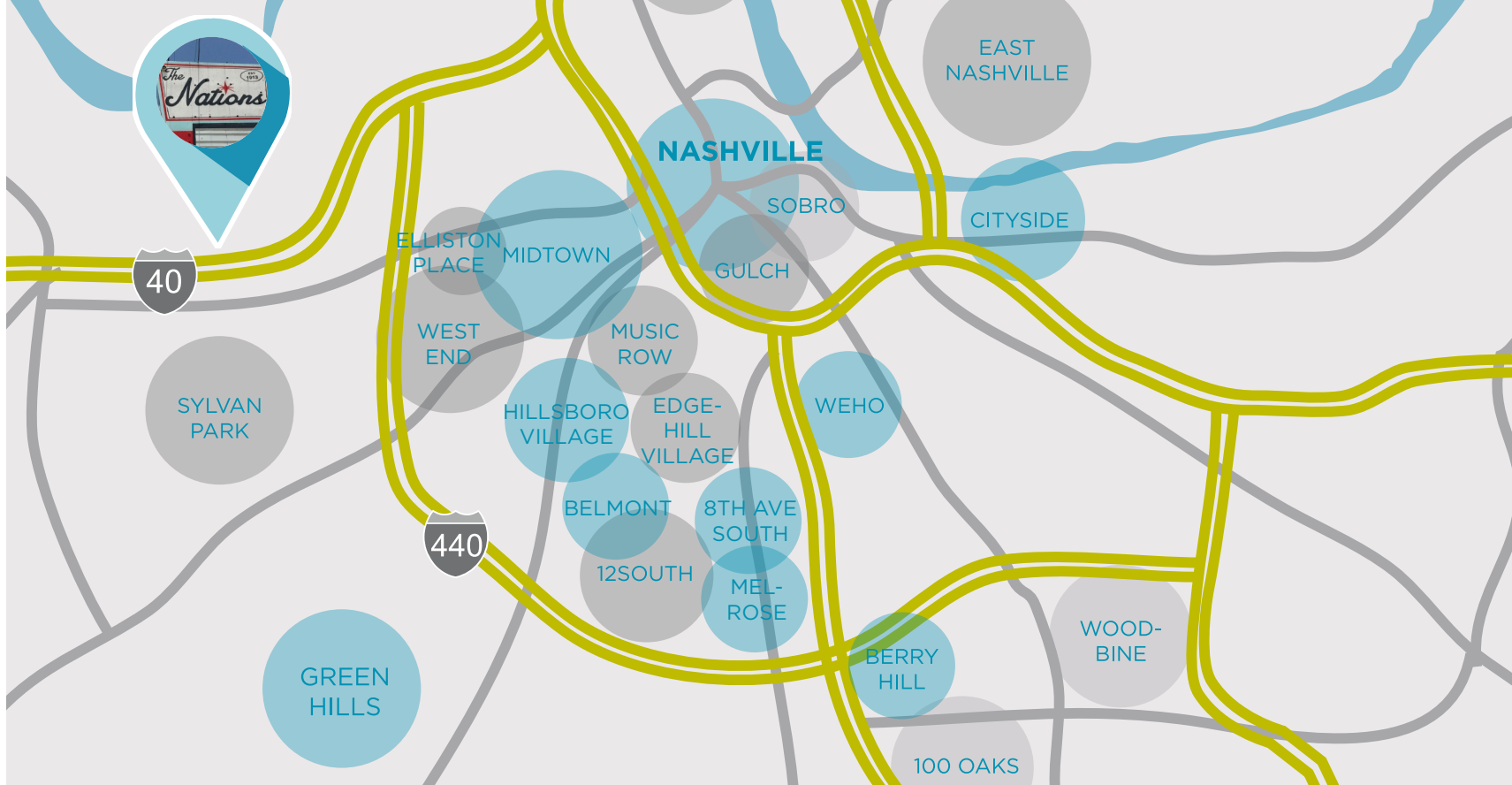
- 800 SF Patio
- 120 Months Term with 3% Annual Increases
- Strong Revenue

405 SF

- 24 Months Term

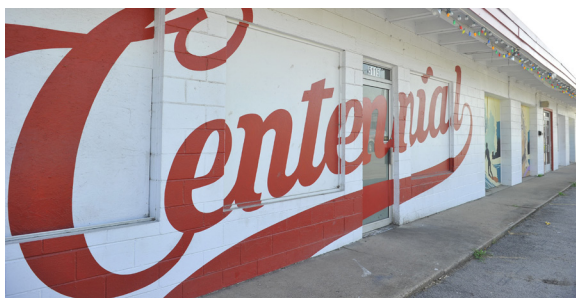


THE NATIONS



The Nations, located in West Nashville off Interstate 40, is one of the fastest growing Nashville neighborhoods. The area is a one-stop destination to live, eat, drink, play, and socialize while attracting interest from residents, start-ups, developers, and restaurateurs alike.

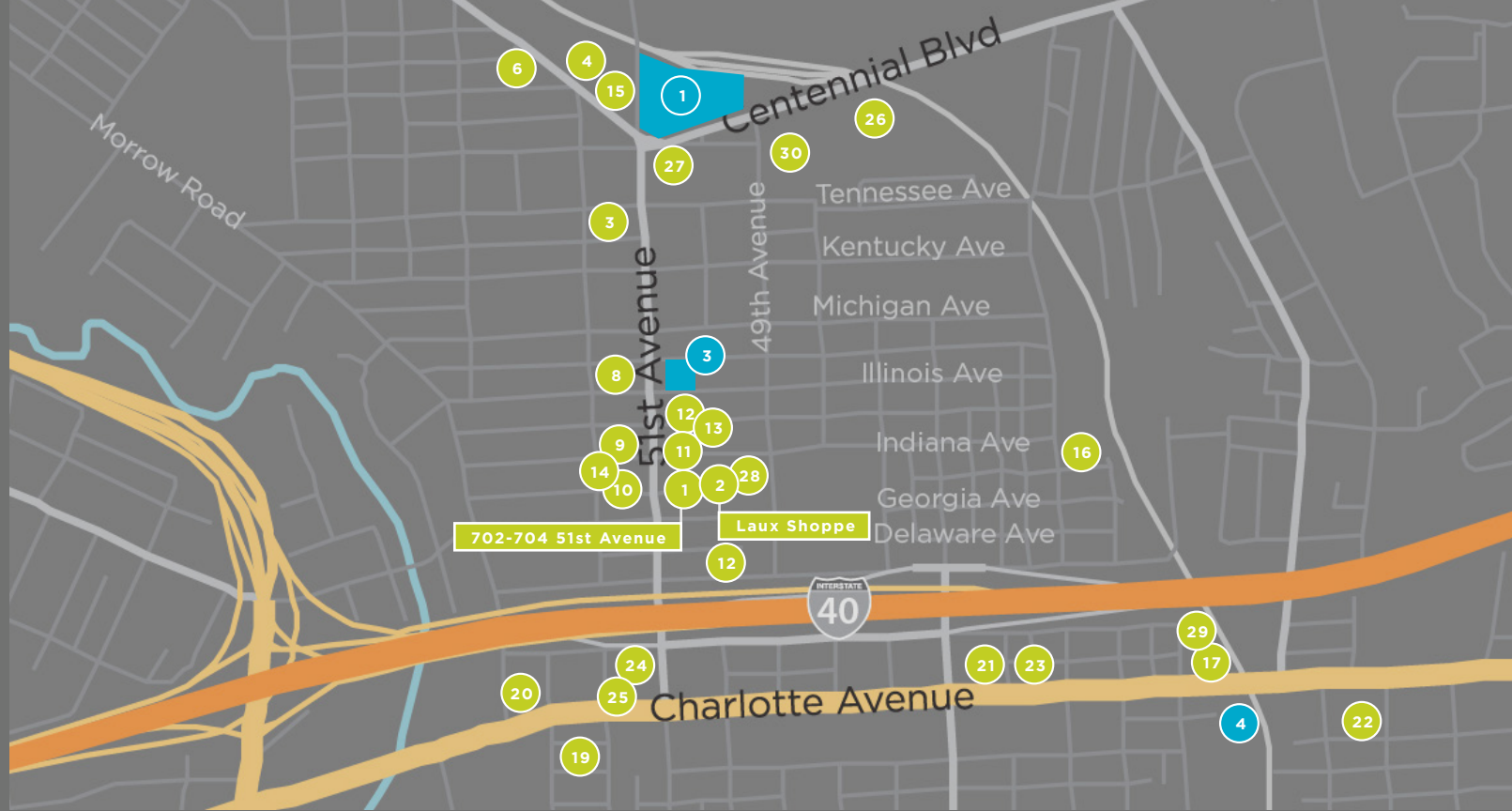
Homebuyers and renters are looking for modern, convenient and attractive options near Downtown Nashville. The Nations affords a variety of housing in mixed-use, single family and townhome dwellings within walking/biking distance to shopping and eclectic dining.



THE NATIONS



THE NATIONS



● Dining and Retail

1. **51st Taproom**
2. **Laux Shoppe**
3. Corner Pub
4. White Bison
5. Three Corners Coffee
6. Daddy Dogs
7. Red Bicycle
8. 51st Avenue Dog Park
9. Sherwin Williams
10. Nations Bar and Grill
11. The Mill
12. Harding House Brewing Co.
13. Tinwings
14. BarreAmped
15. Oscar Taco Shop
16. Fat Bottom Brewing
17. 5 Points Pizza
18. 8th and Roast
19. Hattie B's
20. Wendell Smith's
21. West 46th
22. Hill Center - Mixed Use
23. ML Rose
24. Coco's Italian
25. Thistle Farms
26. Corsair Distillery
27. Hala Guys
28. Indiana Church Redevelopment
 - Indie Skin+Care
 - Brightside Bakery
 - Czann's Brewery
29. Mixed Use - Sylvan Supply
30. Redevelopment Jackson Masonry (55 Single family homes)

● Mixed-Use Developments

1. **Stocking 51**
 - 14TENN
 - Bea Rose
 - FashionAble
 - Frothy Monkey
 - Frutta Bowls
 - Modern Remains
 - Nicky's Coal Fire
 - Office Evolution
 - Project 615
 - Southern Grist
 - The Home Edit
2. **Silo Bend**
 - Flats at Silo Bend
 - Silo Studios- Office/Retail
3. **The Phoenix**
 - Bare Bones Butcher
 - Harding Brewery
 - The Fountain of Juice
4. **Sylvan Supply**
 - Barista Parlor
 - Bearded Iris
 - Full Ride Cycling

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