

ALL THE ELEMENTS FOR WORK AND PLAY

# STOCKING 51

147,000 SF | MIXED USE | THE NATIONS



# PROJECT OVERVIEW

## THE VISION

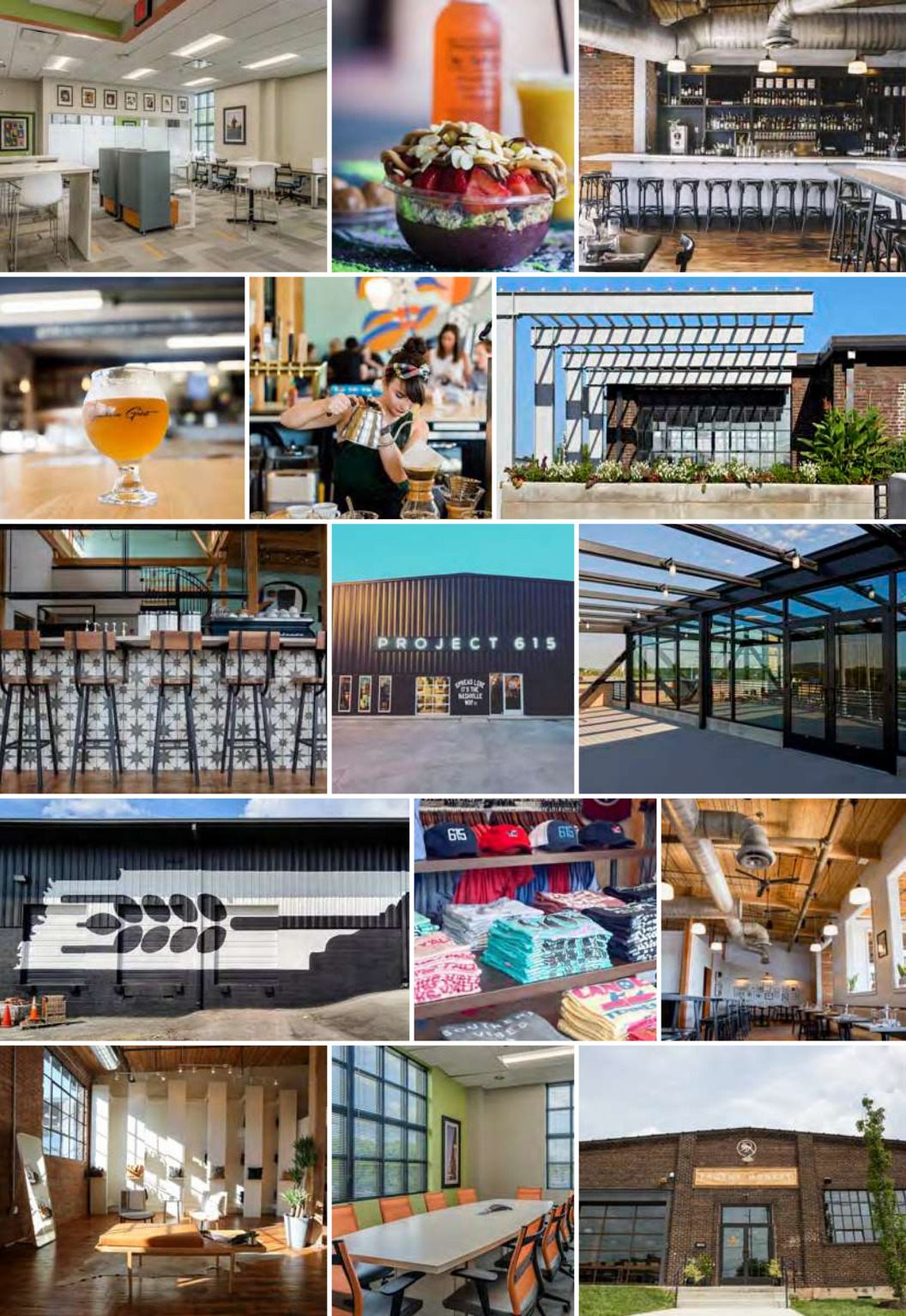
Stocking 51, originally the Belle Meade Hosiery Mill, is a 147,000 SF creative mixed-use development. Currently, Stocking 51 includes four buildings totaling 72,000 SF, with an additional 75,000 SF delivering in 2019.

Located at main and main in one of Nashville's hottest new neighborhoods (The Nations), this project has become recognized as a daily gathering place that encompasses the city's culture and affinity for coffee shops, breweries, chef driven restaurants, local artisans, and creative office spaces alike.

The expansion site (4900 Centennial Blvd) aims to preserve the authenticity and creativity of the neighborhood by keeping the existing grain silos on site as the centerpiece of the development. The multi-story new construction will wrap around the silos with a ground level community focused plaza.

This revitalized historic property aims to promote building community relationships for the adjoining neighborhoods, and beyond with all the elements for work and play.

## DYNAMIC TENANTS | AUTHENTIC CULTURE





## PROPERTY HIGHLIGHTS

- The Nations is one of Nashville’s fastest growing neighborhoods
- Prominent location at corner of 51st Ave N & Centennial Blvd
- Interstate 40 access within 0.5 mile
- Downtown Nashville access less than 10 minutes
- Ample parking and walk/bike access
- 600+ residential units planned for immediate area
- Continuous growth along the Charlotte Ave corridor
- Development team includes Vintage South Development, Sagemont Real Estate, Centric Architecture, and Fulmer Engineering.



### AVAILABLE NOW

<b>Building 2</b>	5016 Centennial Blvd	1,659 RSF
<b>Building 3</b>	1410 51st Ave	1,599 - 3,529 SF
<b>Uses</b>	Creative Office   Retail   Restaurant	

### Available Q1 2020

<b>Buildings 5 &amp; 6</b>	4900 Centennial Blvd	
<b>Available Space</b>	+/- 75,000 SF	
<b>Uses</b>	Creative Office   Retail   Restaurant	

# STOCKING 51 ORIGINAL CAMPUS

**Building 1** | 5022 - 5026 Centennial Blvd

**FULLY LEASED**

Creative Office + Retail + Restaurant



**Building 2** | 5016 Centennial Blvd

**1,659 SF**

Creative Office + Ground Floor Retail + Restaurant



**Building 3** | 1410 51<sup>st</sup> Ave North

**1,930 SF**

Creative Office + Retail + Event Venue



**Building 4** | 1404 51<sup>st</sup> Ave North

**FULLY LEASED**

Flexible Warehouse | Storage + Production + Creative Retail + Office



# STOCKING 51 EXPANSION

**Building 5** | 4900 Centennial Blvd

**2,500 - 59,249 SF**

Creative Office + Retail



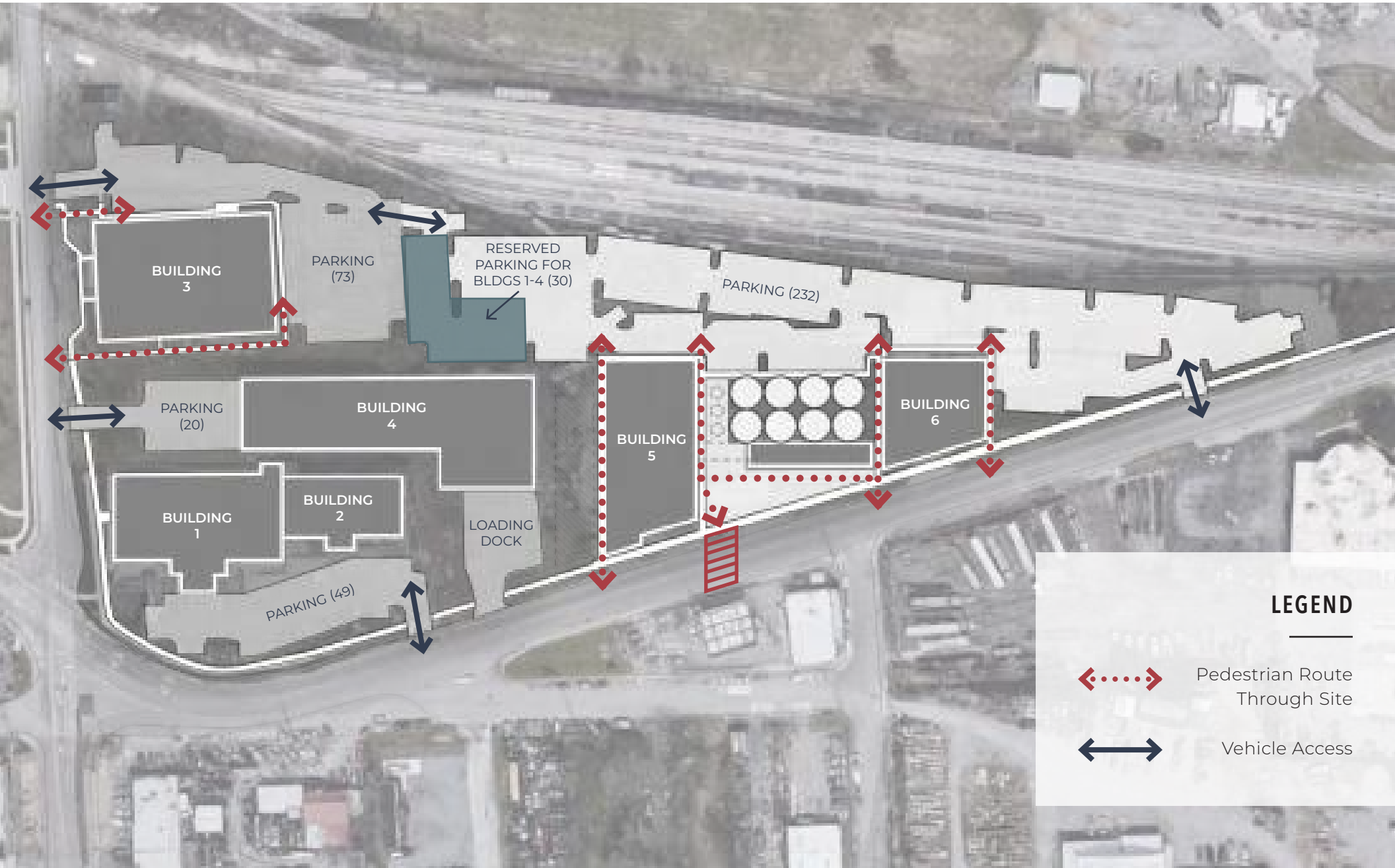
**Building 6** | 4900 Centennial Blvd

**7,875 - 15,751 SF**



Creative Office + Retail



# STOCKING 51 CAMPUS PARKING PLAN



**LEGEND**

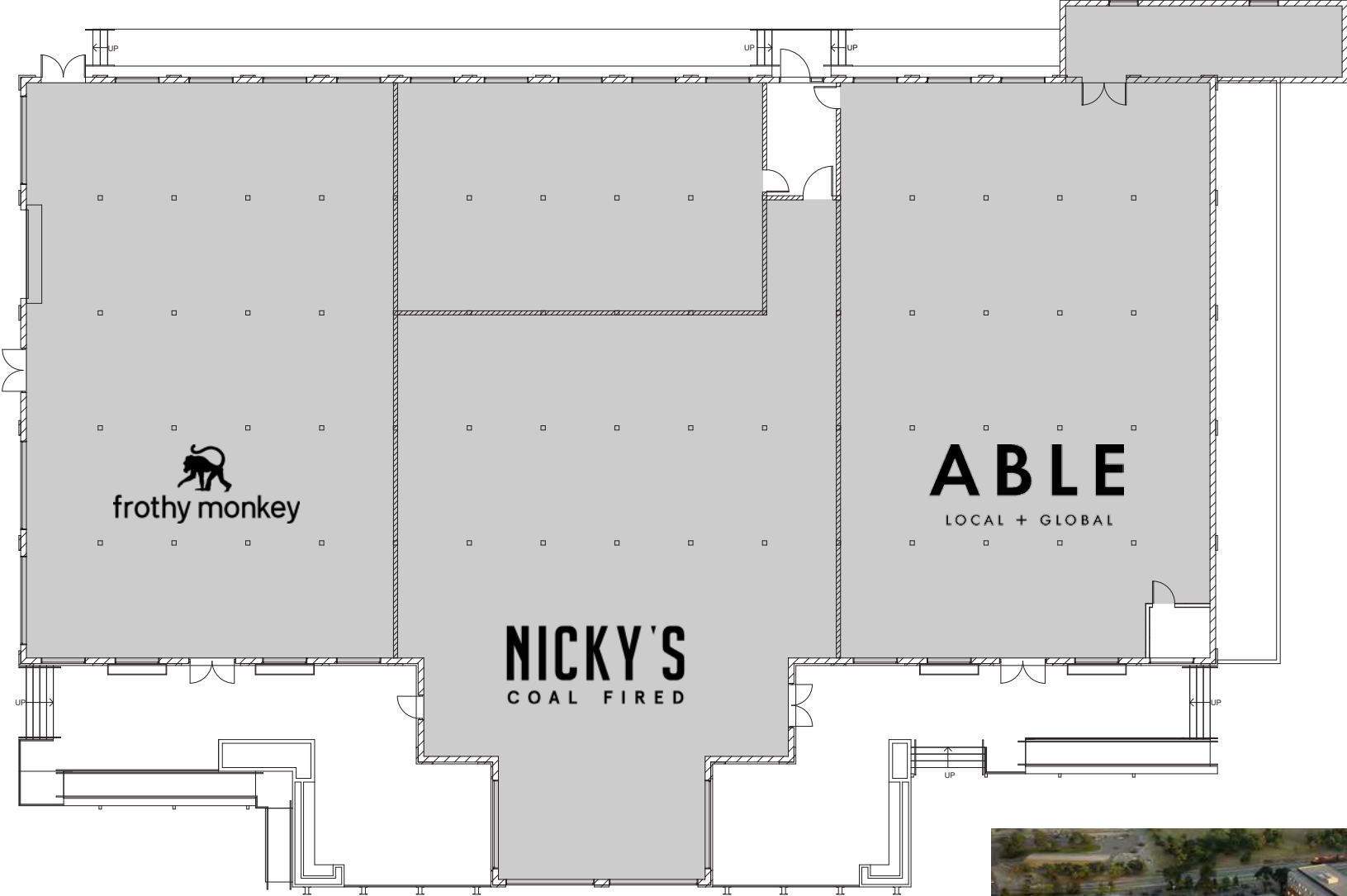
-  Pedestrian Route Through Site
-  Vehicle Access

# STOCKING 51 CAMPUS SITE PLAN



**STOCKING 51**

# BUILDING 1 FLOOR PLAN

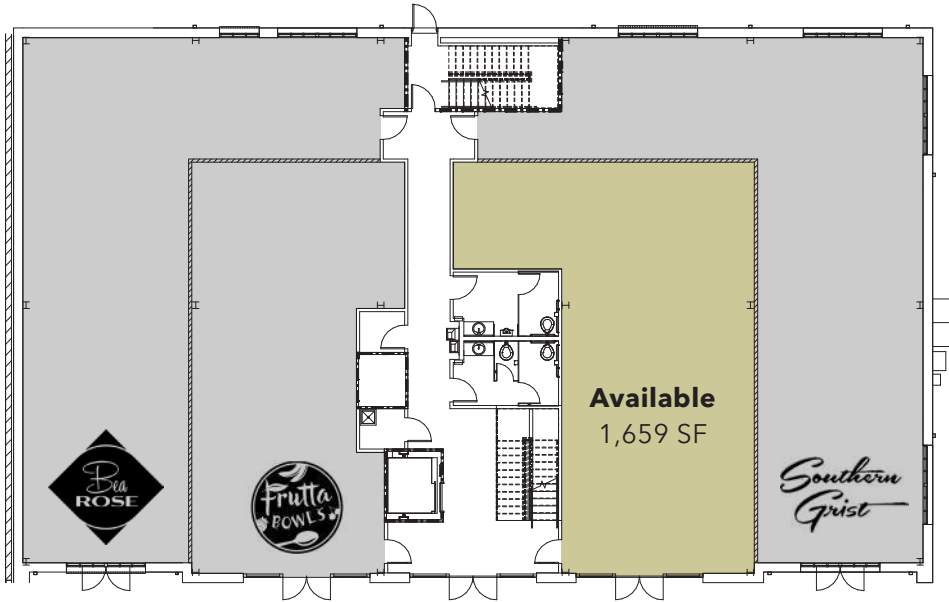


SITE PLAN

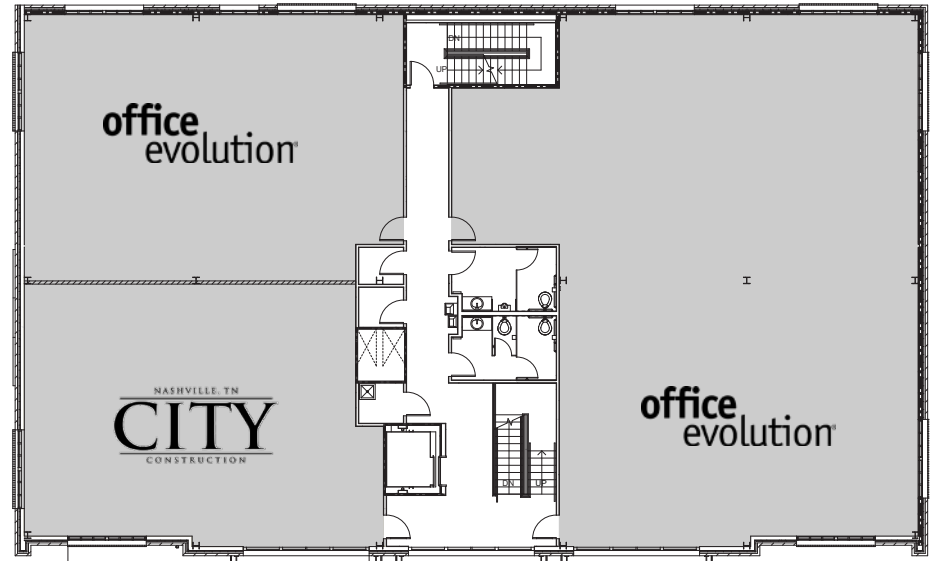


# BUILDING 2 FLOOR PLANS

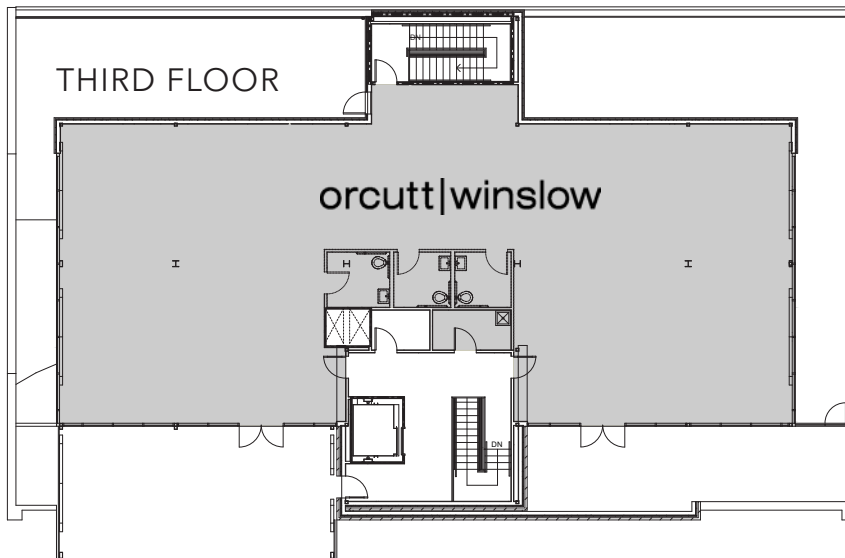
FIRST FLOOR



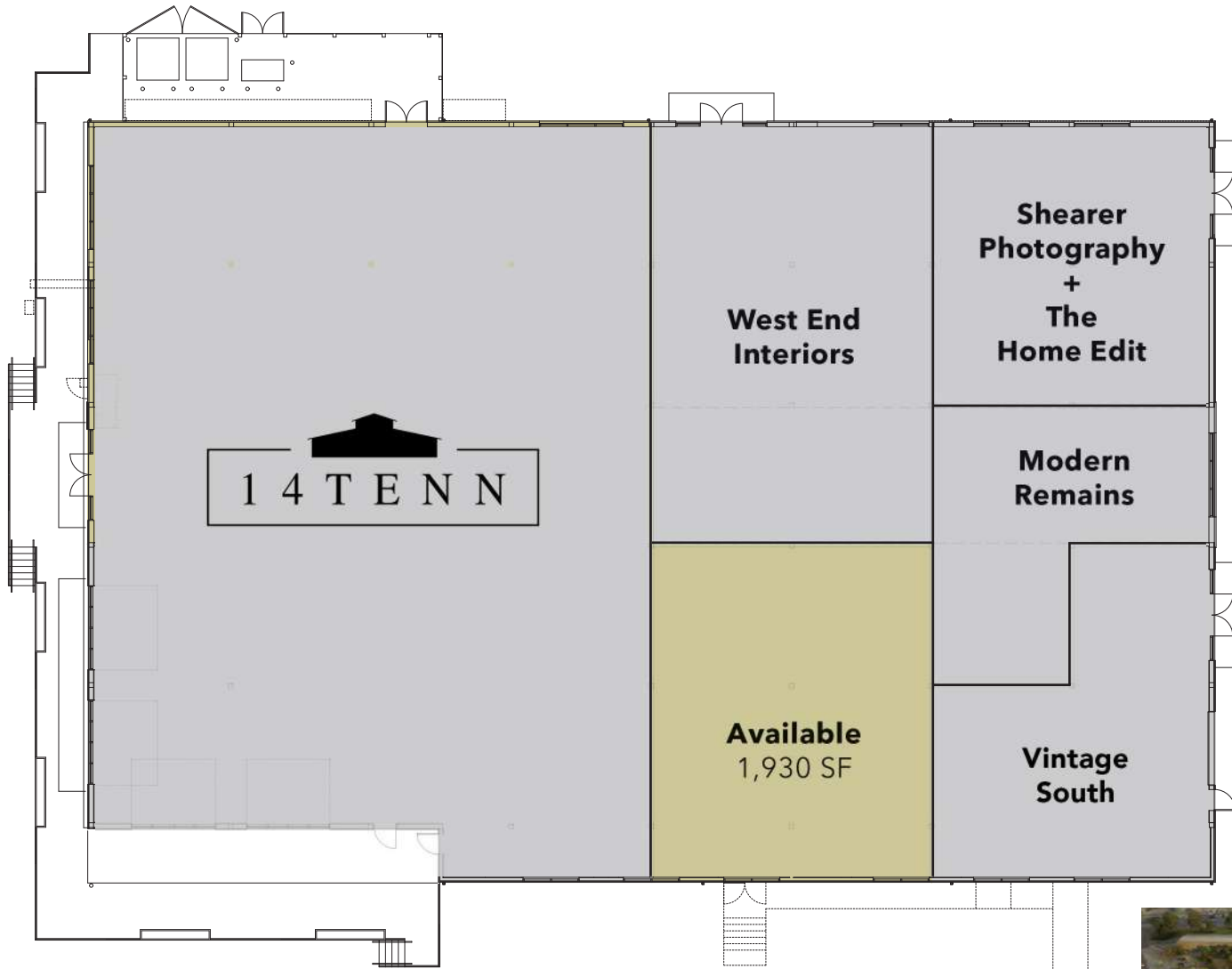
SECOND FLOOR



THIRD FLOOR

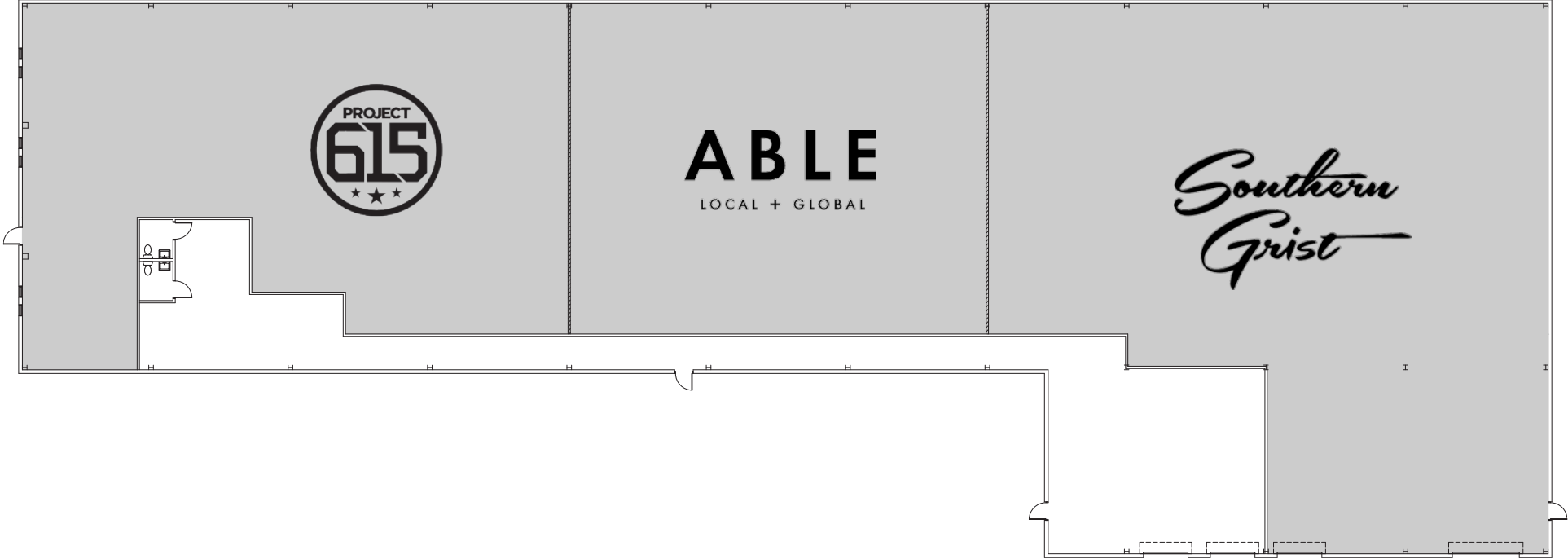


# BUILDING 3 FLOOR PLAN



SITE PLAN

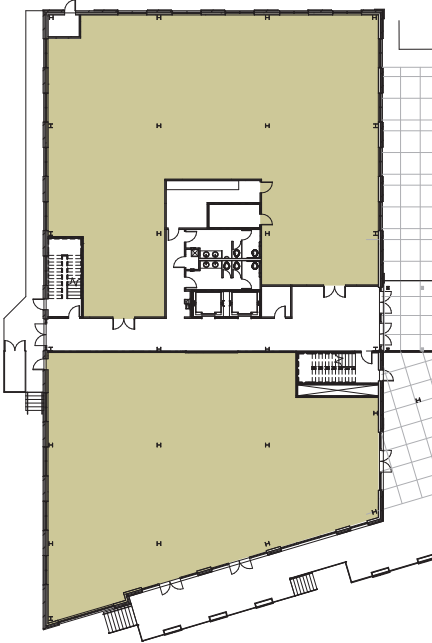
# BUILDING 4 FLOOR PLAN



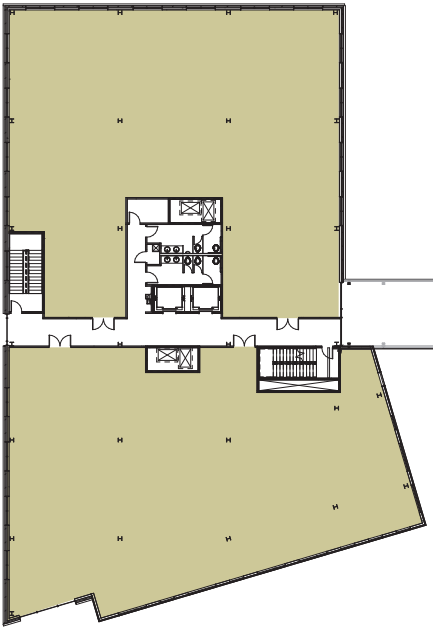
SITE PLAN

# BUILDING 5 FLOOR PLANS

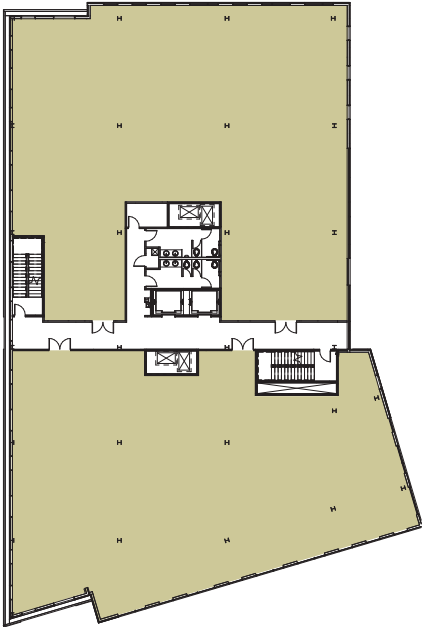
FIRST FLOOR  
13,159 SF



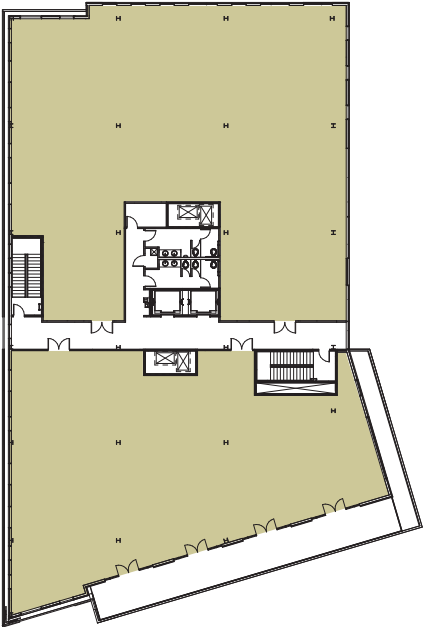
SECOND FLOOR  
15,654 SF



THIRD FLOOR  
15,922 SF



FOURTH FLOOR  
14,514 SF

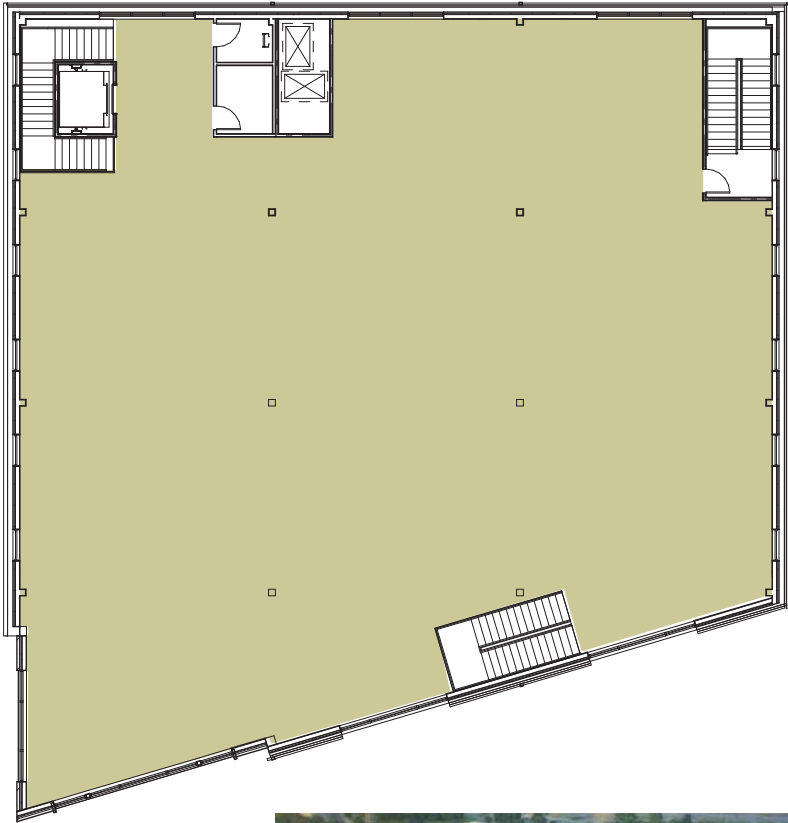


# BUILDING 6 FLOOR PLANS

FIRST FLOOR  
7,875 SF



SECOND FLOOR  
7,876 SF



## THE NATIONS

The Nations neighborhood is located along the north side Interstate 40 and just west of Downtown Nashville. The nine blocks along 51st Avenue North between Charlotte Avenue and Centennial Boulevard serve as flat, walkable "main street" for the area.

The Nations' ease of access to other areas of the city (Sylvan Park, Green Hills, West End, Belle Meade) is attractive to multiple demographics.



Frothy Monkey - Stocking 51



ABLE - Stocking 51



Double Dogs - Hill Center Sylvan Heights



Modern Remains - Stocking 51



Bobby's Dairy Dip - Charlotte Ave



ML Rose - Charlotte Ave



Bare Bones Butcher - 51st Ave



Hugh Baby's - Charlotte Ave



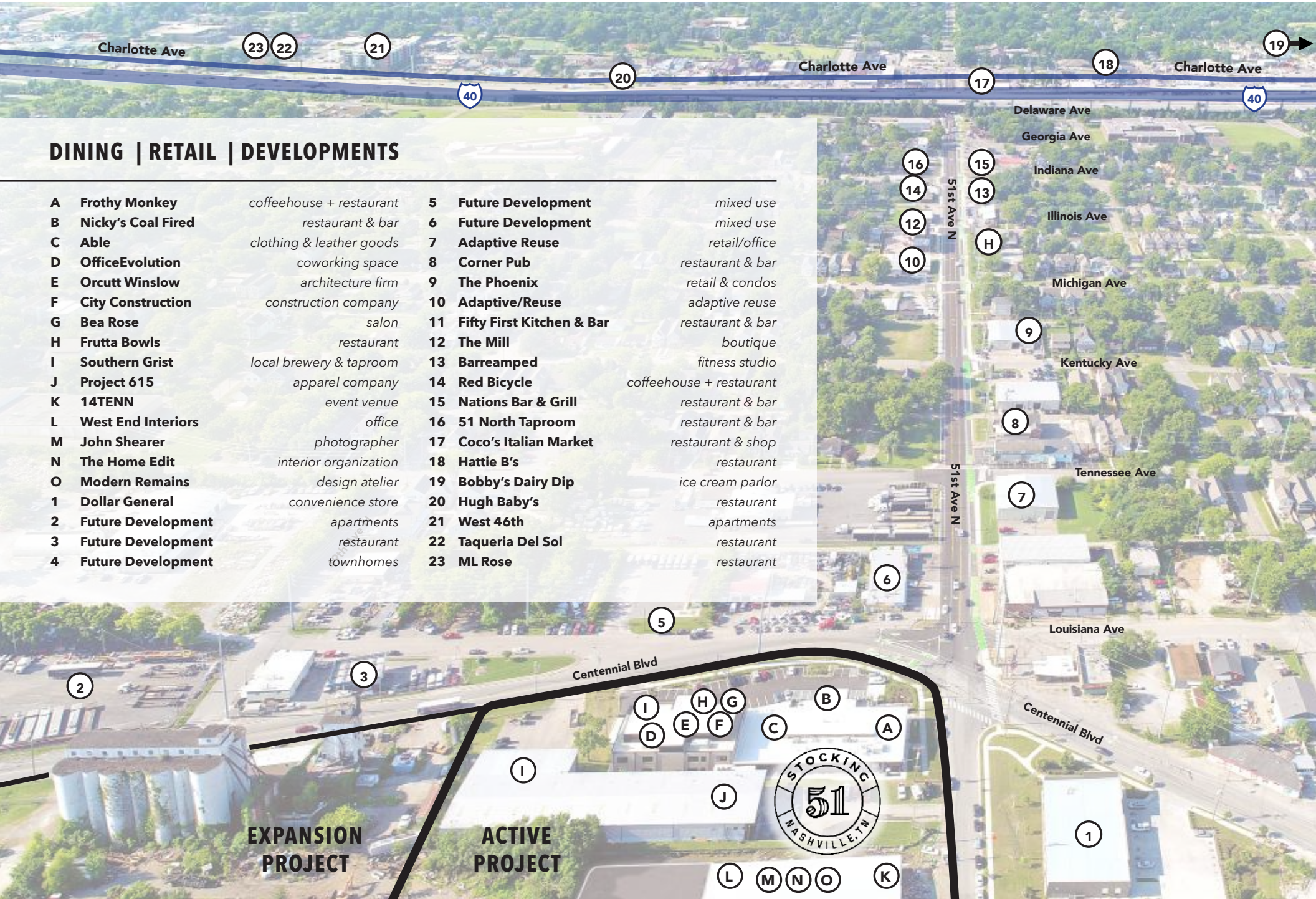
Office Evolution - Stocking 51

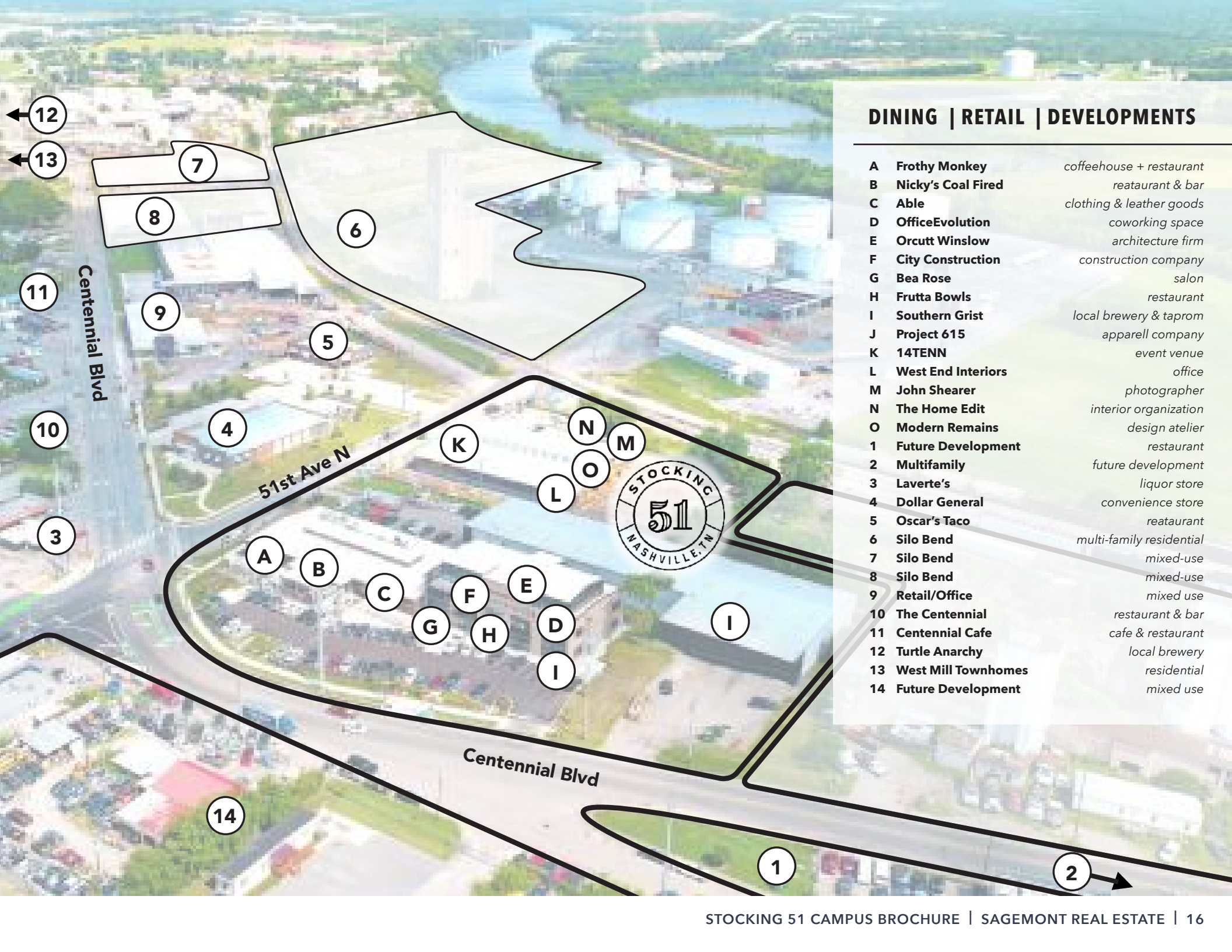


Nicky's Coal Fired - Stocking 51

## DINING | RETAIL | DEVELOPMENTS

<b>A Frothy Monkey</b>	<i>coffeehouse + restaurant</i>	<b>5 Future Development</b>	<i>mixed use</i>
<b>B Nicky's Coal Fired</b>	<i>restaurant &amp; bar</i>	<b>6 Future Development</b>	<i>mixed use</i>
<b>C Able</b>	<i>clothing &amp; leather goods</i>	<b>7 Adaptive Reuse</b>	<i>retail/office</i>
<b>D OfficeEvolution</b>	<i>coworking space</i>	<b>8 Corner Pub</b>	<i>restaurant &amp; bar</i>
<b>E Orcutt Winslow</b>	<i>architecture firm</i>	<b>9 The Phoenix</b>	<i>retail &amp; condos</i>
<b>F City Construction</b>	<i>construction company</i>	<b>10 Adaptive/Reuse</b>	<i>adaptive reuse</i>
<b>G Bea Rose</b>	<i>salon</i>	<b>11 Fifty First Kitchen &amp; Bar</b>	<i>restaurant &amp; bar</i>
<b>H Frutta Bowls</b>	<i>restaurant</i>	<b>12 The Mill</b>	<i>boutique</i>
<b>I Southern Grist</b>	<i>local brewery &amp; taproom</i>	<b>13 Barreamped</b>	<i>fitness studio</i>
<b>J Project 615</b>	<i>apparel company</i>	<b>14 Red Bicycle</b>	<i>coffeehouse + restaurant</i>
<b>K 14TENN</b>	<i>event venue</i>	<b>15 Nations Bar &amp; Grill</b>	<i>restaurant &amp; bar</i>
<b>L West End Interiors</b>	<i>office</i>	<b>16 51 North Taproom</b>	<i>restaurant &amp; bar</i>
<b>M John Shearer</b>	<i>photographer</i>	<b>17 Coco's Italian Market</b>	<i>restaurant &amp; shop</i>
<b>N The Home Edit</b>	<i>interior organization</i>	<b>18 Hattie B's</b>	<i>restaurant</i>
<b>O Modern Remains</b>	<i>design atelier</i>	<b>19 Bobby's Dairy Dip</b>	<i>ice cream parlor</i>
<b>1 Dollar General</b>	<i>convenience store</i>	<b>20 Hugh Baby's</b>	<i>restaurant</i>
<b>2 Future Development</b>	<i>apartments</i>	<b>21 West 46th</b>	<i>apartments</i>
<b>3 Future Development</b>	<i>restaurant</i>	<b>22 Taqueria Del Sol</b>	<i>restaurant</i>
<b>4 Future Development</b>	<i>townhomes</i>	<b>23 ML Rose</b>	<i>restaurant</i>





## DINING | RETAIL | DEVELOPMENTS

<b>A</b>	<b>Frothy Monkey</b>	<i>coffeehouse + restaurant</i>
<b>B</b>	<b>Nicky's Coal Fired</b>	<i>restaurant &amp; bar</i>
<b>C</b>	<b>Able</b>	<i>clothing &amp; leather goods</i>
<b>D</b>	<b>OfficeEvolution</b>	<i>coworking space</i>
<b>E</b>	<b>Orcutt Winslow</b>	<i>architecture firm</i>
<b>F</b>	<b>City Construction</b>	<i>construction company</i>
<b>G</b>	<b>Bea Rose</b>	<i>salon</i>
<b>H</b>	<b>Frutta Bowls</b>	<i>restaurant</i>
<b>I</b>	<b>Southern Grist</b>	<i>local brewery &amp; taprom</i>
<b>J</b>	<b>Project 615</b>	<i>apparell company</i>
<b>K</b>	<b>14TENN</b>	<i>event venue</i>
<b>L</b>	<b>West End Interiors</b>	<i>office</i>
<b>M</b>	<b>John Shearer</b>	<i>photographer</i>
<b>N</b>	<b>The Home Edit</b>	<i>interior organization</i>
<b>O</b>	<b>Modern Remains</b>	<i>design atelier</i>
<b>1</b>	<b>Future Development</b>	<i>restaurant</i>
<b>2</b>	<b>Multifamily</b>	<i>future development</i>
<b>3</b>	<b>Laverte's</b>	<i>liquor store</i>
<b>4</b>	<b>Dollar General</b>	<i>convenience store</i>
<b>5</b>	<b>Oscar's Taco</b>	<i>reaaurant</i>
<b>6</b>	<b>Silo Bend</b>	<i>multi-family residential</i>
<b>7</b>	<b>Silo Bend</b>	<i>mixed-use</i>
<b>8</b>	<b>Silo Bend</b>	<i>mixed-use</i>
<b>9</b>	<b>Retail/Office</b>	<i>mixed use</i>
<b>10</b>	<b>The Centennial</b>	<i>restaurant &amp; bar</i>
<b>11</b>	<b>Centennial Cafe</b>	<i>cafe &amp; restaurant</i>
<b>12</b>	<b>Turtle Anarchy</b>	<i>local brewery</i>
<b>13</b>	<b>West Mill Townhomes</b>	<i>residential</i>
<b>14</b>	<b>Future Development</b>	<i>mixed use</i>



# STOCKING 51

147,00 SF | MIXED USE | THE NATIONS

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**SAGEMONT**  
REAL ESTATE