



506 MONROE STREET GERMANTOWN

FOR SALE OR LEASE
NASHVILLE, TN 37208



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PROPERTY HIGHLIGHTS

- 3,099 Square Feet
- Single-Story Building
- Large .20 Acre Lot (53 x160)
- Zoned MUN
- HPR and UZO Overlay

506 Monroe Street is situated in the heart of Germantown surrounded by hundreds of multifamily units and a variety of hotspots like Poppy & Monroe nail salon, Barista Parlor craft coffee and New York inspired bar Mother's Ruin.

This site will not only benefit from the day-to-day activity of neighborhood residents but also locals visiting their favorite retailers, and tourists experiencing all that Nashville has to offer.



**CLICK FOR A 360°
VIRTUAL TOUR**



506 MONROE STREET



MOVE-IN READY INTERIOR



LARGE OUTDOOR SPACE

506 MONROE STREET



IRREPLICABLE CHARM

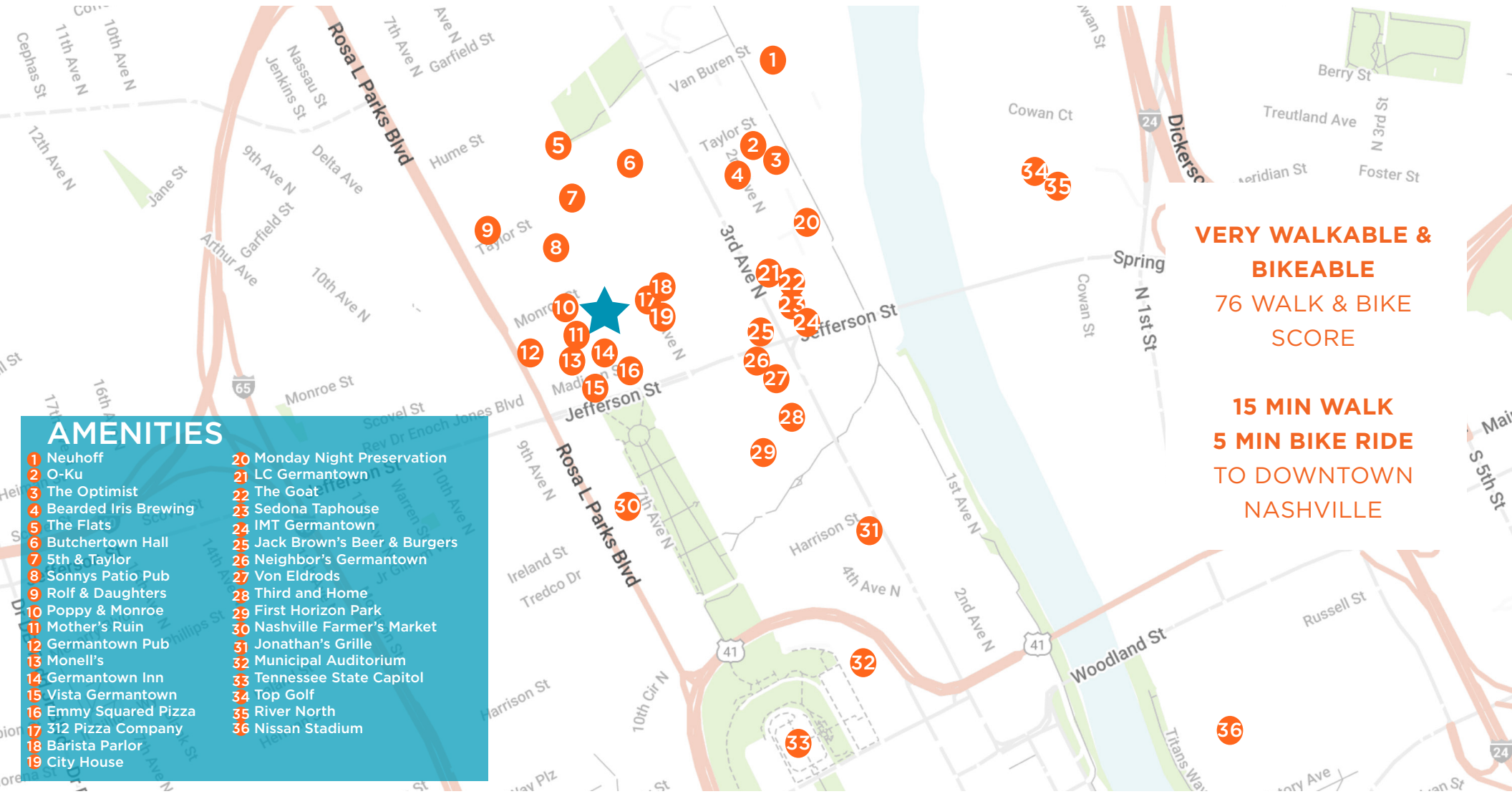
UNMATCHED GERMANTOWN LOCATION



GERMANTOWN

Founded in the 1850s, Germantown has a unique character and community unlike any other. As one of the most walkable neighborhoods in Nashville, Germantown offers a plethora of walkable amenities including boutiques, coffee shops, eateries, salons and droves of multifamily units. For the first time, the Cumberland River bank will be activated by large mixed-use developments like Neuhoff and River North. Even though these won't deliver until 2023 and 2024, these developments have already catapulted demand and daytime population growth by bringing large employers like Oracle.

UNMATCHED GERMANTOWN LOCATION



**VERY WALKABLE &
BIKEABLE**
76 WALK & BIKE
SCORE

**15 MIN WALK
5 MIN BIKE RIDE
TO DOWNTOWN
NASHVILLE**

NASHVILLE BY THE NUMBERS

STESSA *Ranks Nashville #1*

U.S. CITIES WITH THE MOST
ECONOMIC GROWTH IN 2021

82

NEW PEOPLE
PER DAY
ON AVERAGE
IN 2020

116

NEW PEOPLE
PER DAY
FORECASTED
FOR 2022



3.5%

NASHVILLE MSA
UNEMPLOYMENT RATE
DECEMBER 2021

SOURCE: BLS

4.0%

TENNESSEE
UNEMPLOYMENT RATE
NOVEMBER 2021

SOURCE: NASHVILLE CHAMBER OF COMMERCE



1,959,495

NASHVILLE MSA
POPULATION
2020



697,772

DAVIDSON
COUNTY
POPULATION
2020



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