

ALL THE ELEMENTS FOR WORK AND PLAY

STOCKING 51

147,000 SF | MIXED USE | THE NATIONS



STOCKING 51 CAMPUS SITE PLAN



STOCKING 51

PROPERTY OVERVIEW



**4900
Centennial Blvd**

Creative Office
Retail



**4900
Centennial Blvd**

Creative Office
Retail



**1410
51st Ave North**

Creative Office
Retail
Event Venue



**1404
51st Ave North**

Flexible Warehouse
Storage
Production
Creative Retail
Office



**5022 - 5026
Centennial Blvd**

Creative Office
Restaurant
Retail

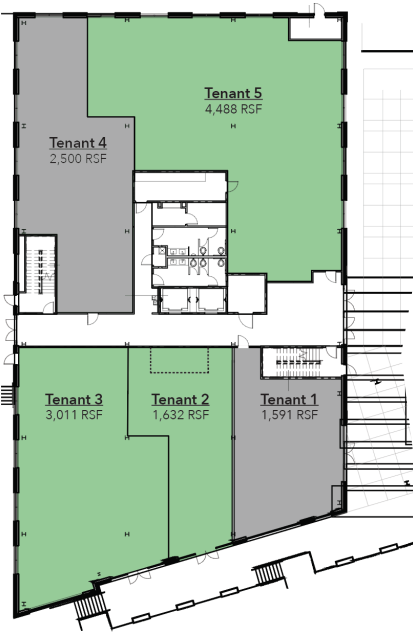


**5016
Centennial Blvd**

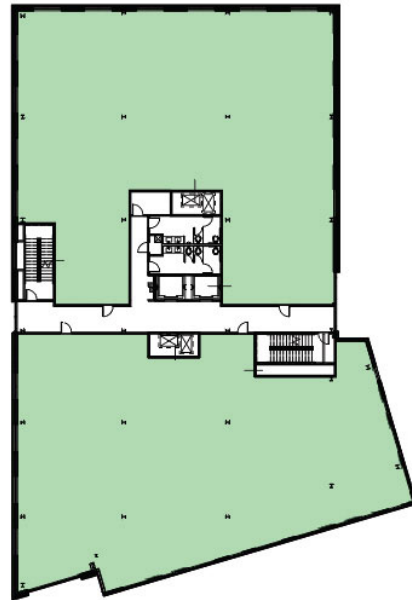
Creative Office
Restaurant
Retail

BUILDING 5 FLOOR PLANS

FIRST FLOOR RETAIL:
13,222 RSF



SECOND FLOOR OFFICE:
15,623 RSF



Suite 1	1,591 RSF	Leased
Suite 2	1,632 RSF	Available
Suite 3	3,011 RSF	Available
Suite 4	2,500 RSF	Leased
Suite 5	4,488 RSF	Available
Total	13,222 RSF	

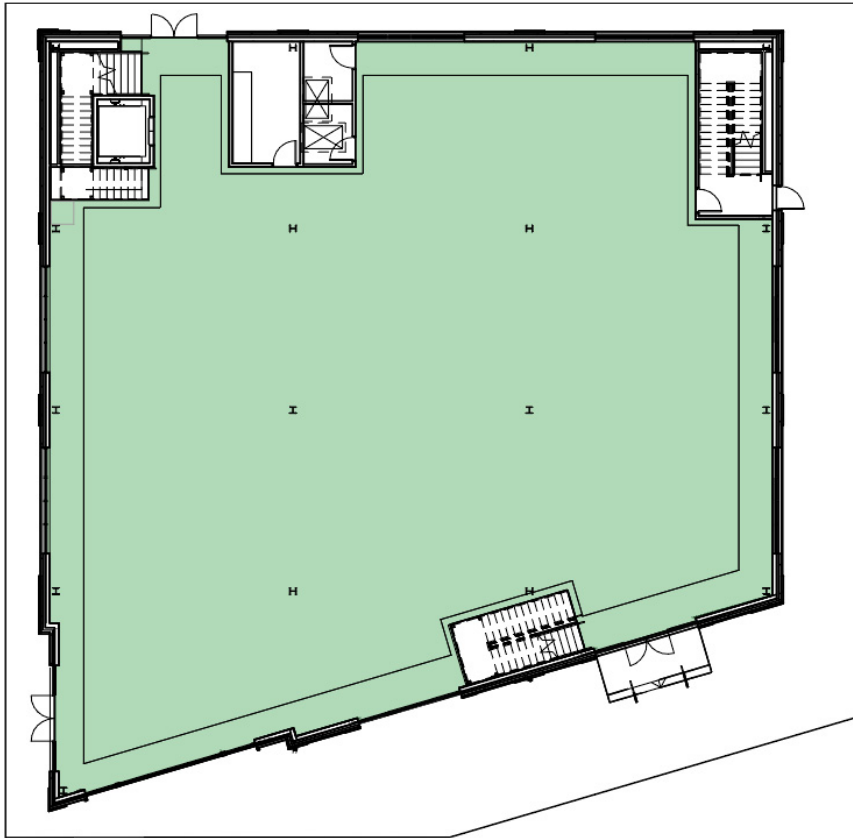
1st Level	13,222 - 4,091 leased = 9,131 available
2nd Level	15,623 available
3rd Level	15,922 leased
4th Level	14,514 leased
TOTAL Bldg 5	59,281 RSF
TOTAL Bldg 5 & 6	75,219 RSF

AVAILABLE **LEASED**

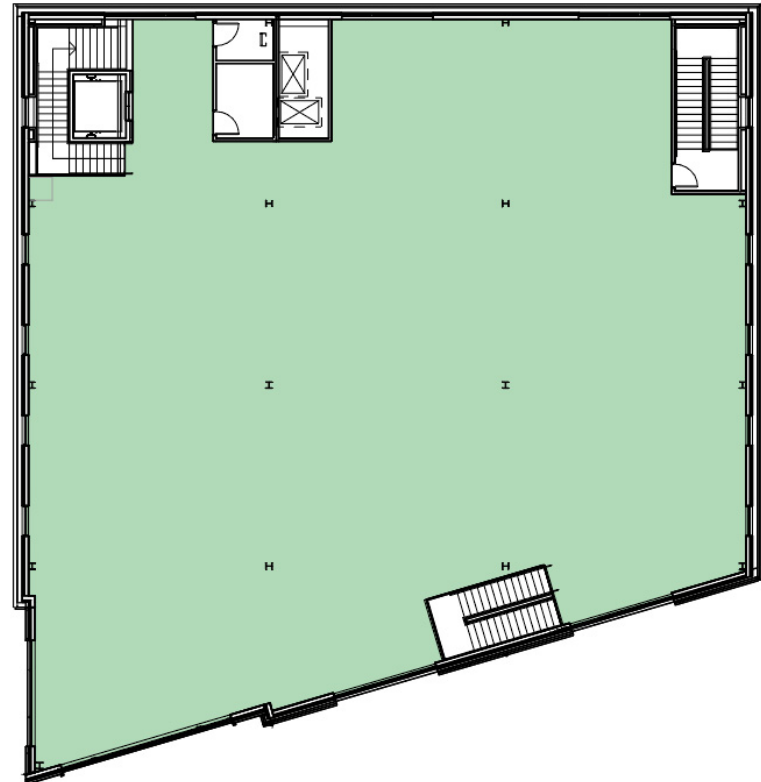
BUILDING 6 FLOOR PLANS

TOTAL BUILDING
15,988 RSF

FIRST FLOOR
7,883 RSF



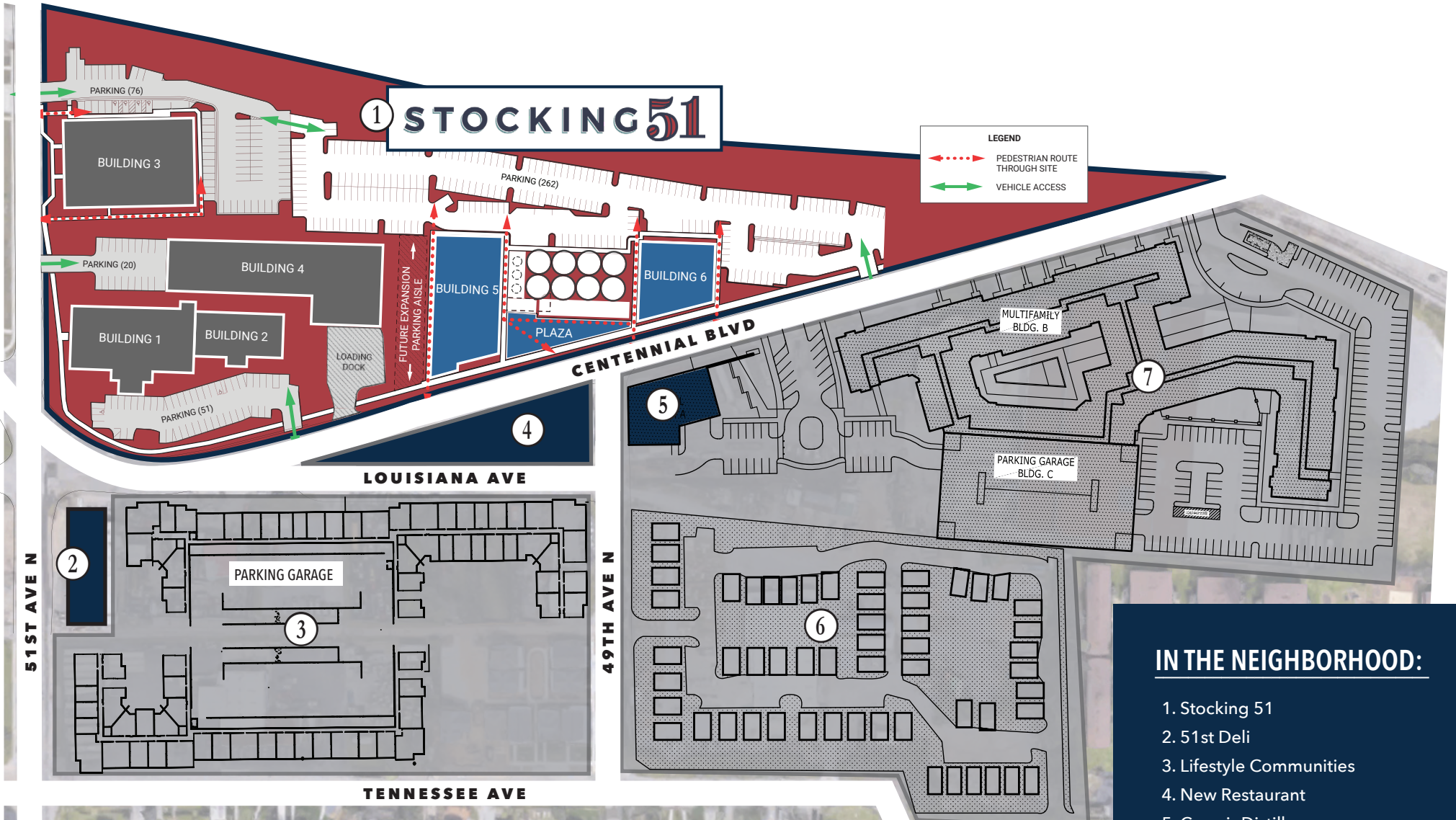
SECOND FLOOR
8,105 RSF



Ground Level	7,883 RSF	Available
Second Level	8,105 RSF	Available
(Combined)	15,988 RSF	Available

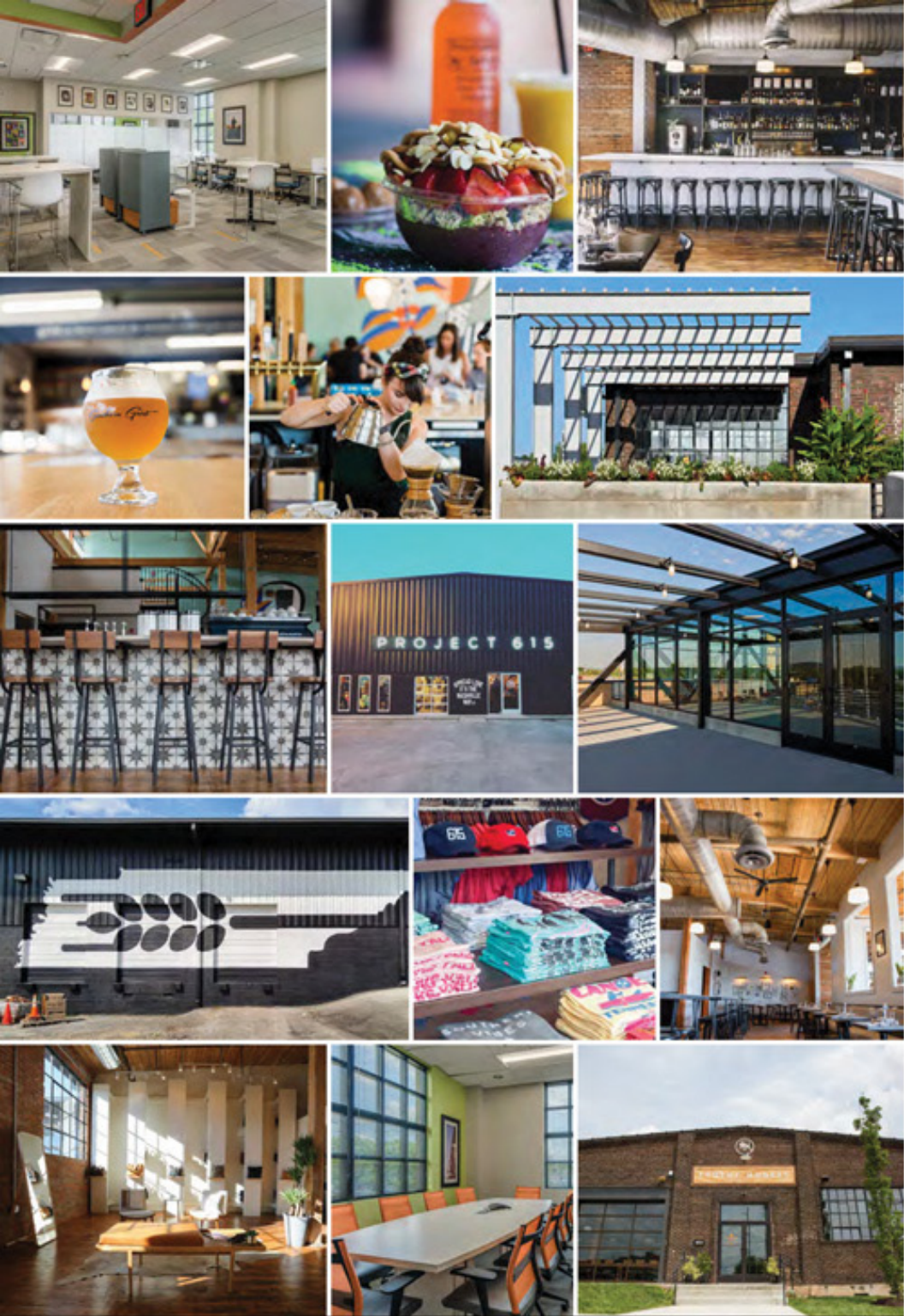


NATIONS DEVELOPMENT DENSITY



IN THE NEIGHBORHOOD:

1. Stocking 51
2. 51st Deli
3. Lifestyle Communities
4. New Restaurant
5. Corsair Distillery
6. Elmington Townhomes
7. Alliance Residential



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 2020

Located at main and main in one of Nashville’s hottest new neighborhoods (The Nations), this project is 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) will 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 wraps around the silos with a ground level community focused plaza.

This revitalized historic property promotes building community relationships for the adjoining neighborhoods and beyond with all the elements for work and play.

DYNAMIC TENANTS | AUTHENTIC CULTURE



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



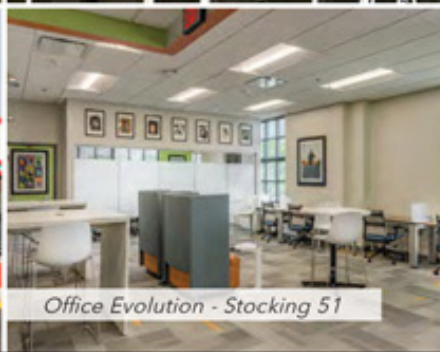
ML Rose - Charlotte Ave



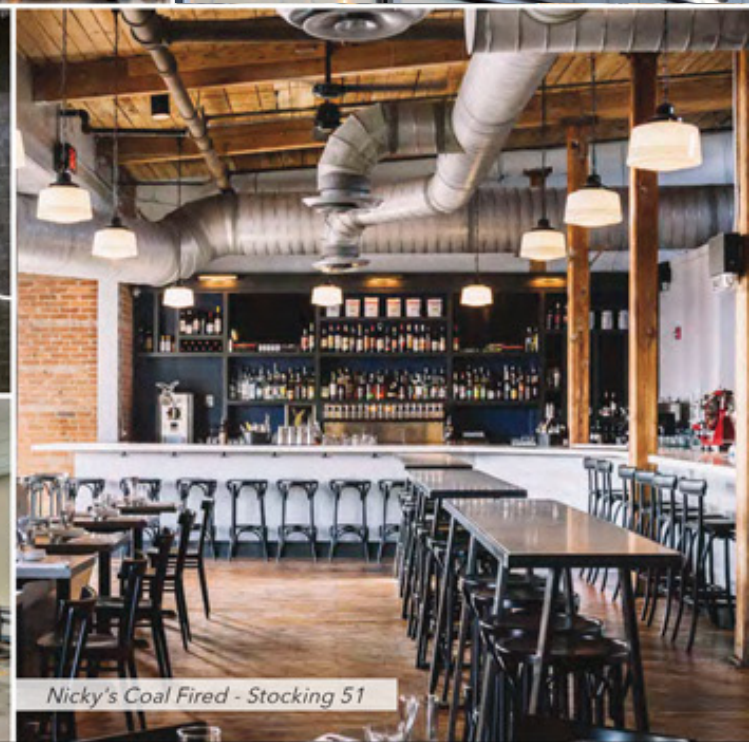
Bare Bones Butcher - 51st Ave



Hugh Baby's - Charlotte Ave



Office Evolution - Stocking 51



Nicky's Coal Fired - Stocking 51

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
- 2000+ 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 Q1 2020 | 4900 Centennial Blvd

Building 5	1,632 - 15,623 RSF
Building 6	15,988 RSF
Uses	Creative Office Retail Restaurant

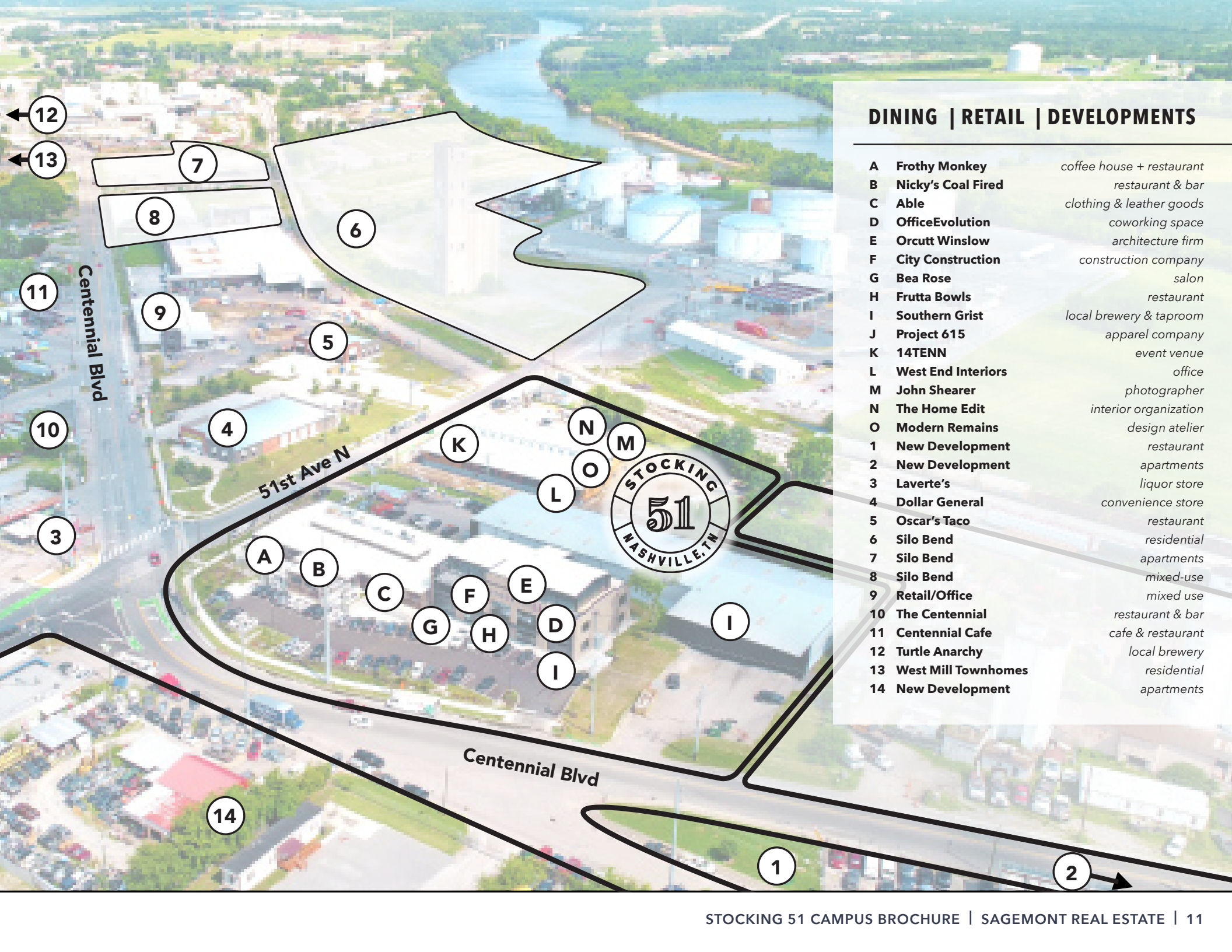


AMENITY MAP



DINING | RETAIL | DEVELOPMENTS

A	Frothy Monkey	<i>coffeehouse + restaurant</i>	6	New Development	<i>apartments</i>
B	Nicky's Coal Fired	<i>restaurant & bar</i>	7	51st Deli	<i>restaurant</i>
C	Able	<i>clothing & leather goods</i>	8	Adaptive Reuse	<i>retail/office</i>
D	OfficeEvolution	<i>coworking space</i>	9	Corner Pub	<i>restaurant & bar</i>
E	Orcutt Winslow	<i>architecture firm</i>	10	Adaptive Reuse	<i>office/retail</i>
F	City Construction	<i>construction company</i>	11	Adaptive Reuse	<i>office/retail</i>
G	Bea Rose	<i>salon</i>	12	51st Kitchen & Bar	<i>restaurant & bar</i>
H	Frutta Bowls	<i>restaurant</i>	13	The Mill	<i>boutique</i>
I	Southern Grist	<i>local brewery & taproom</i>	14	BarreAmped	<i>fitness studio</i>
J	Project 615	<i>apparel company</i>	15	Red Bicycle	<i>coffeehouse & restaurant</i>
K	14TENN	<i>event venue</i>	16	51 North Taproom	<i>restaurant & bar</i>
L	West End Interiors	<i>office</i>	17	Nations Bar & Grill	<i>restaurant</i>
M	John Shearer	<i>photographer</i>	18	Coco's Italian Market	<i>restaurant</i>
N	The Home Edit	<i>interior organization</i>	19	Hattie B's	<i>restaurant</i>
O	Modern Remains	<i>design atelier</i>	20	Bobby's Dairy Dip	<i>ice cream parlor</i>
1	Dollar General	<i>convenience store</i>	21	Hugh Baby's	<i>restaurant</i>
2	New Development	<i>apartments</i>	22	West 46th	<i>apartments</i>
3	New Development	<i>restaurant</i>	23	Taqueria Del Sol	<i>restaurant</i>
4	New Development	<i>townhomes</i>	24	M.L. Rose	<i>restaurant</i>
5	Corsair Distillery	<i>distillery</i>			



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O	Modern Remains	<i>design atelier</i>
1	New Development	<i>restaurant</i>
2	New Development	<i>apartments</i>
3	Laverte's	<i>liquor store</i>
4	Dollar General	<i>convenience store</i>
5	Oscar's Taco	<i>restaurant</i>
6	Silo Bend	<i>residential</i>
7	Silo Bend	<i>apartments</i>
8	Silo Bend	<i>mixed-use</i>
9	Retail/Office	<i>mixed use</i>
10	The Centennial	<i>restaurant & bar</i>
11	Centennial Cafe	<i>cafe & restaurant</i>
12	Turtle Anarchy	<i>local brewery</i>
13	West Mill Townhomes	<i>residential</i>
14	New Development	<i>apartments</i>

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SAGEMONT

REAL ESTATE