

FOR SALE

Historic Geddes Firehouse

623-627 2nd Avenue South
Nashville, TN 37210

Own a part of Nashville's History!

- 1886 fire hall with original architectural features
- Existing Building Size: 4,375 SF
- Site includes adjacent 10,800 SF parking lot
- Exceptional location and visibility on gateway corridor to downtown
- Across from Metro Office Complex & developing Rolling Mill/Rutledge Hill
- Opportunity for unique office, hospitality development, multiple commercial uses
- Zoned UZO

Contact Exclusive Agents for Details

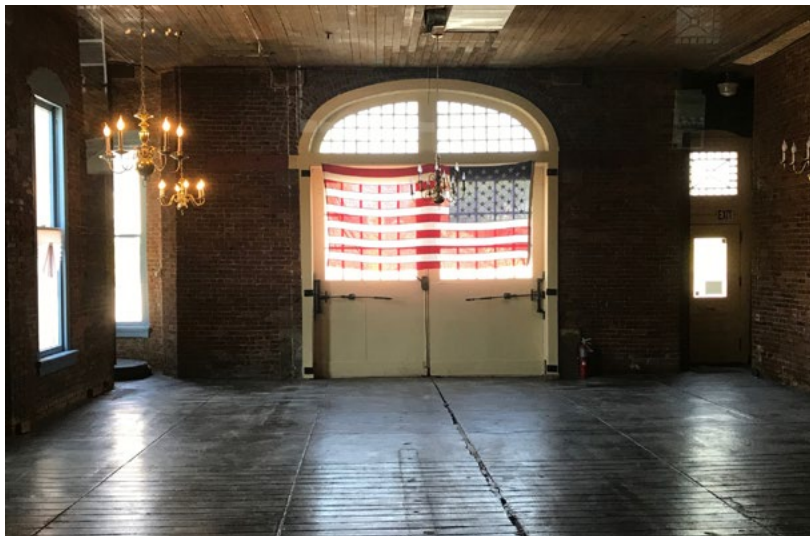
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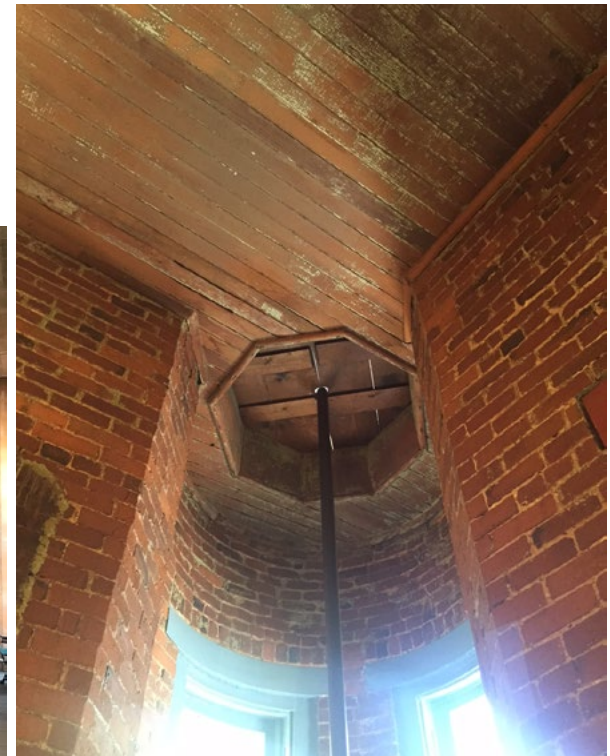
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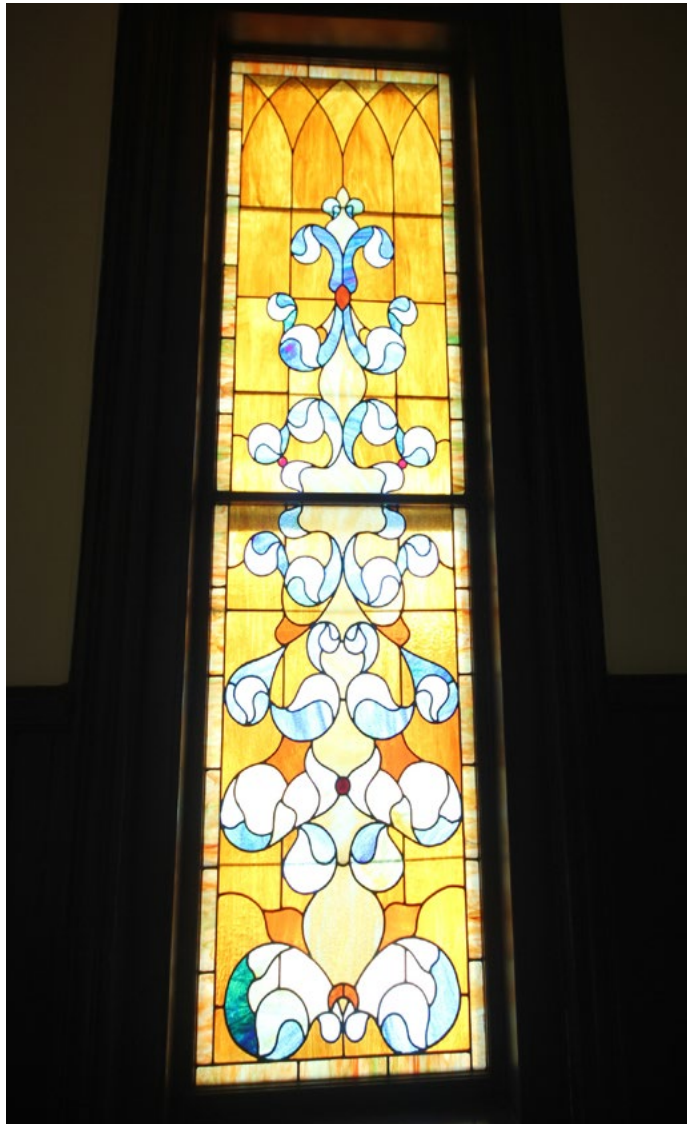




623-627 2ND AVES
NASHVILLE, TN 37210

PROPERTY VIDEO





The Offering

Colliers International is pleased to announce the offering of this historically significant building in the dynamic downtown neighborhood known as the Rutledge Hill/Rolling Mill District. The property includes the beautiful Victorian 19th century fire hall known as the James Geddes Engine Company No. 6 and the adjacent parking lot fronting Second Avenue South.

Within 3 blocks of Korean Veterans Boulevard and I-40/65 access, this well-located facility is in the center of flourishing hospitality, residential, and mixed-use developments now thriving in Nashville's expanding core! Situated immediately across from the Richard H. Fulton Office Complex and Rolling Mill Hill, this site is within easy walking distance to nationally acclaimed restaurants and entertainment venues and offers exciting opportunities for office, boutique hotel, future expansion.



Investment Highlights

- Opportunity to own relevant historical landmark
- 4,376 SF, two-story, former fire hall structure; contains original architectural features
- Tremendous City View site includes two adjacent surface lots (10,800 SF)
- High visibility on primary corridor to downtown

CONTACT AGENTS FOR PRICING AND JOINT VENTURE OPTIONS

627 2nd Avenue South

The James Geddes Engine Company No. 6 building is a former firehouse of the Victorian style constructed in an era when the fire department used horse drawn vehicles, distinctly noted by the narrow wooden garage doors. The circular tower on the north side housed the fireman pole, which is still intact. The building was named for James Geddes, a surveyor of the railroad line between Louisville and Nashville in the 1850s.

Property Description

ADDRESS 627 2nd Ave S. (parking lots include 623 & 625 2nd Ave S.)

SUBMARKET Rutledge Hill Subdistrict

PROPERTY TYPE Commercial Use

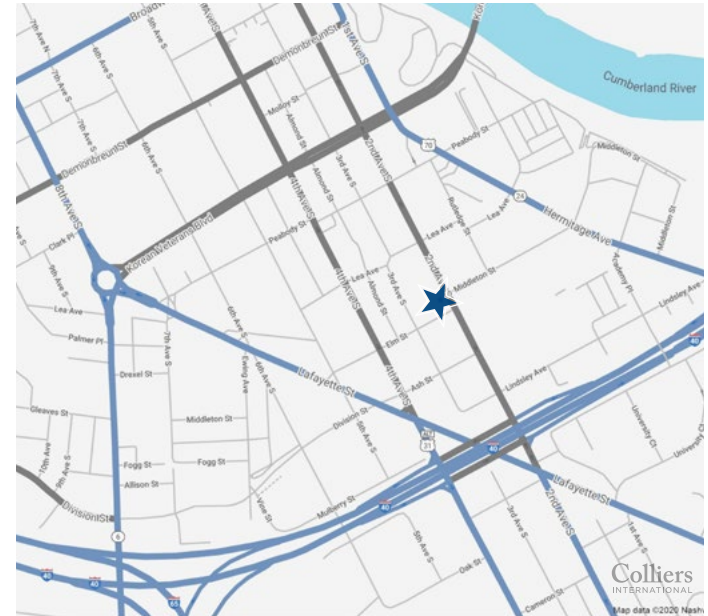
TOTAL BUILDING AREA +4,376 SF, 2 story historic structure, ca. 1886

LAND AREA The building sits on approximately .15 acres (50'x135'); the two adjacent parking lots total approx. 10,800 SF or +.25 acres (80'x135').
2nd Avenue frontage; 130 feet
Total Land Area: +17,424 SF (.4 acres)

ZONING Multi-zone Overlay. The Rutledge Hill neighborhood includes a variety of residential and civic historic buildings. This area is largely intact with new buildings of complimentary height, scale, and massing. This property was listed on the National Register of Historic Places in 1978.

LOCATION The landmark facility is located immediately adjacent to the historic Litterer Lab office building and across from the Richard H. Fulton Office Complex, formerly known as Howard School, and the Nashville Children's Theatre. It is well-placed at the intersection of Second Avenue South and Middleton Street and is located on a primary thoroughfare into the CBD, Entertainment District, and Rolling Mill Hill, with excellent access to Interstates 65 and 40. Neighboring development activity includes various multi-family, hospitality, and office projects, either under construction or in planning stages.

This one-of-a-kind property offers excellent opportunities for restaurant/retail, office and/or hospitality development. Parking area can accommodate future expansion.





Rich In History

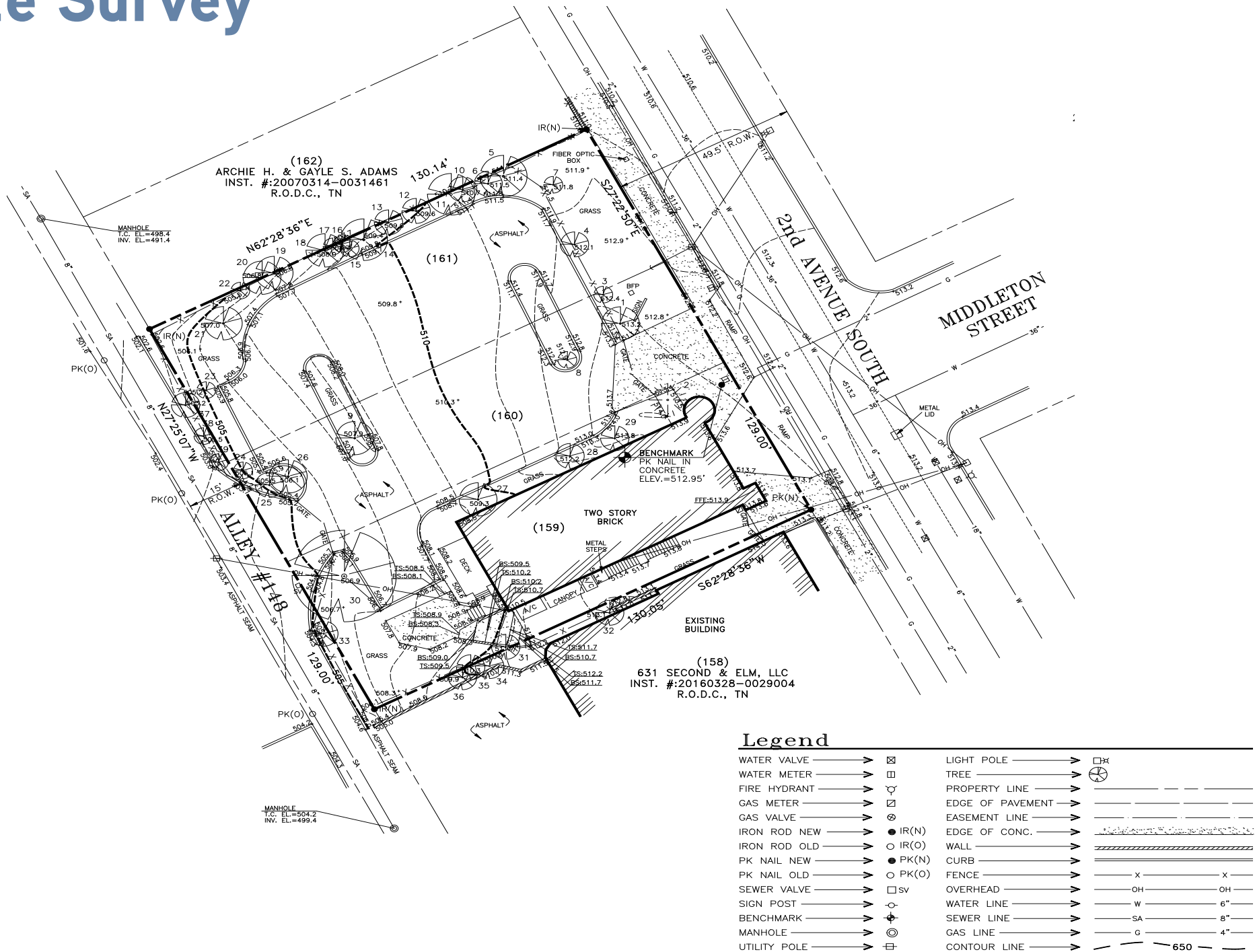
The James Geddes Engine Company No. 6 fire house was constructed in 1886 and the fire department actively occupied the building from 1887 through 1967. At the time of construction the fire department used horse drawn vehicles which were stored inside behind the large wooden doors. The horses were kept in the rear half of the building and the adjacent parking lot was home to the horse corral. The facility is Nashville's only remaining 19th century fire hall built to house horse-drawn equipment.

The building has retained its original 1880s concrete block floors, brick walls and front doors. The original fireman's pole that fire fighters used to slide down from the 2nd floor is still present in the circular tower on the north facing side of building and likely the only one still in use! The 2nd floor was used for sleeping quarters and dormitory for the firefighters and included a kitchen and fitness area.

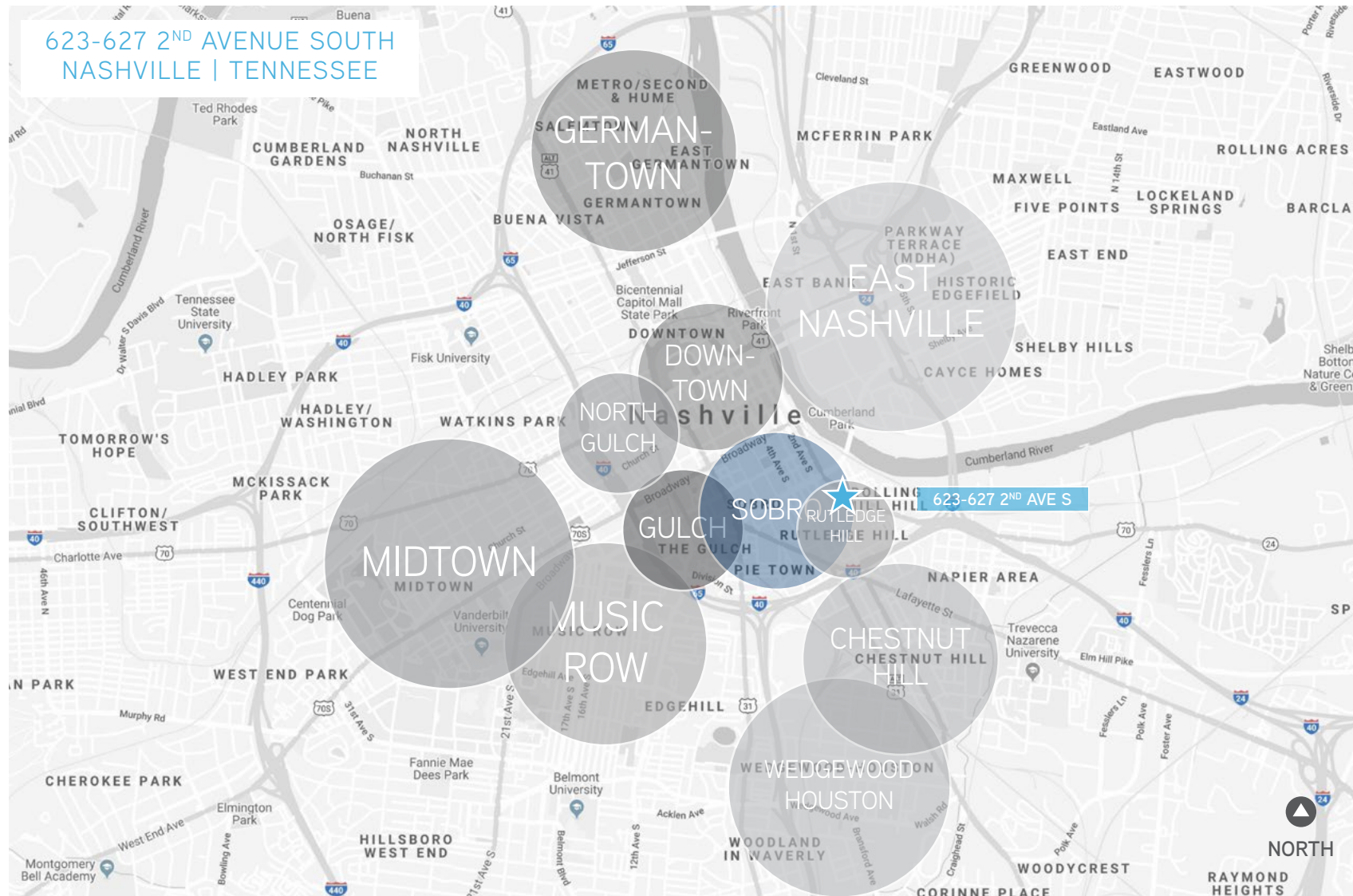
The fire station was named for James Geddes, a civil engineer and surveyor of the railroad line between Louisville and Nashville in the 1850s.

The building was listed on the National Register of Historic Places in 1978 and has most recently been occupied as an office.

Site Survey



Property Location



SOBRO NASHVILLE

- historic •
- modern •
- renewing •



LC SOBRO



AREA DEMOGRAPHICS



Current Population (2019)



Projected Population (2024)



Average HH Income (2019)



Projected HH Income (2024)

1 MILE
2 MILES
3 MILES

12,295
60,649
114,096

14,021
68,271
126,542

\$68,356
\$70,438
\$76,873

\$82,739
\$83,682
\$89,983



MUSE CONDOS

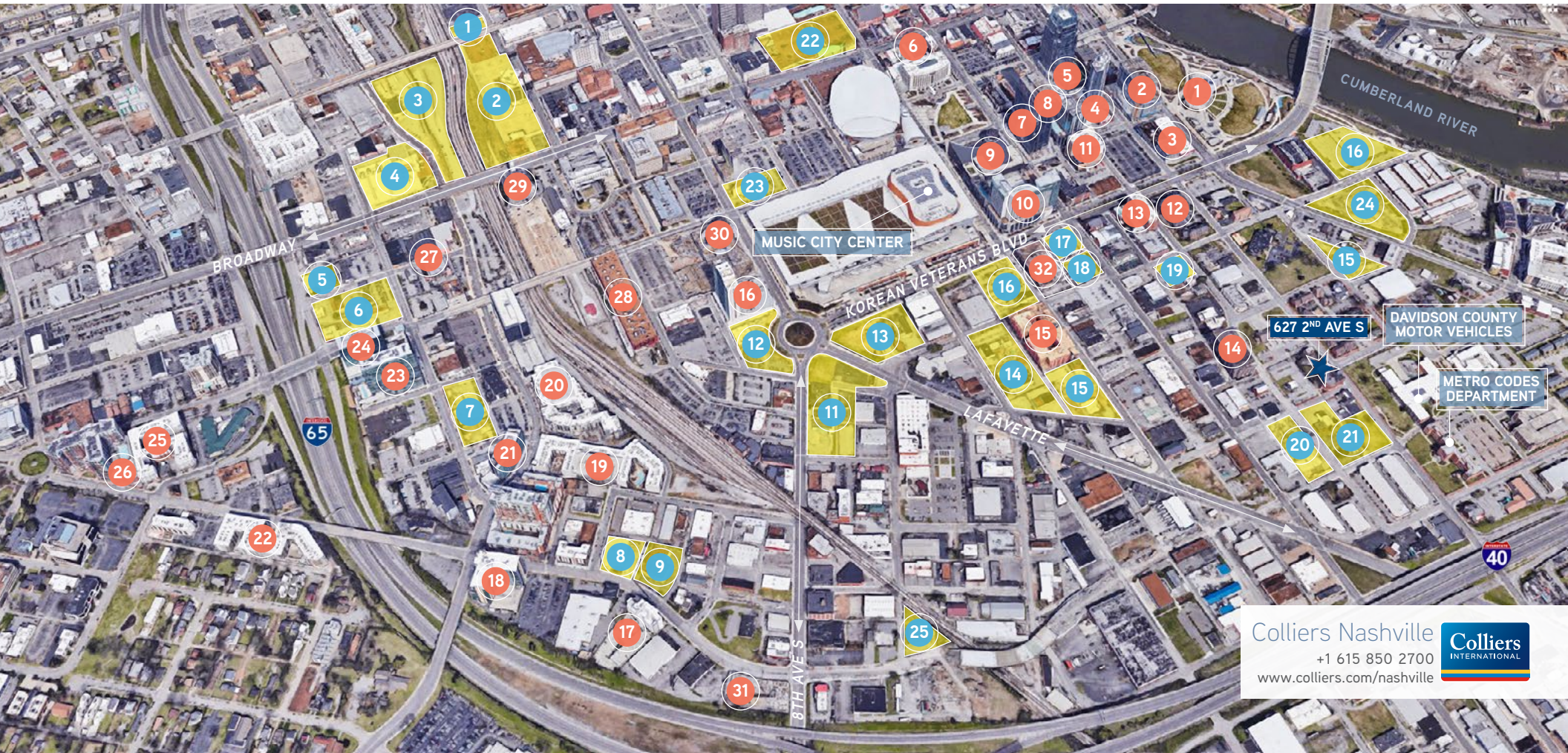
DEVELOPMENT D O W N T O W N

EXISTING

- 1 Ascend Amphitheater
- 2 350,000 SF, Class A Office
- 3 Asurion Headquarters (Current)
- 4 The SoBro Apartments
- 5 The Pinnacle at Symphony Place
- 6 Hilton Downtown
- 7 Bridgestone Americas HQ
- 8 Encore - 330 Unit, Condo Building
- 9 Country Music Hall of Fame
- 10 Omni - 800 Room, 4-Story Hotel
- 11 Hyatt Place - 180 Key
- 12 AirBnB Hotel - 100 Key
- 13 Hilton Garden Inn - 180 Key
- 14 615 THIRD Office Building
- 15 Niido - 330 Unit, Apartments
- 16 Westin Hotel - 400 Key
- 17 Fairfield Inn - 120 Key
- 18 Icon & Terrazzo - 800 Unit Condo (2009)
- 19 Market St. - 300 Unit, Apartments
- 20 220 Unit (2009), Apartments
- 21 Thompson Hotel - 180 Key
- 22 Crescent - 300 Unit, Apartments
- 23 1212 - 300 Unit, Class-A Condo
- 24 350,000 SF, Class-A Office
- 25 285 Unit, Class-A Apartments -Fasion
- 26 420 Unit, Class-A Apartments
- 27 Market Street Entertainment District
- 28 Cummins Station 350,000 SF, Creative Office
- 29 Union Station Hotel - 180 Key, 4-Star Hotel
- 30 JW Marriott - 600 Key
- 31 Broadstone Gulch - 300 Unit, Apartments
- 32 Margaritaville Hotel

UNDER DEVELOPMENT

- 1 Amazon - 500,000 SF, Office
- 2 Nashville Yards - Office, Grand Hyatt
- 3 Asurion HQ - Highwoods Office Campus
- 4 Highwoods Planned Office Tower
- 5 1218 McGavock - 423 Unit, Hotel
- 6 Gulch Union
- 7 W Hotel
- 8 Hilton Hotel
- 9 Greyster Apartment Complex
- 10 300 Unit, Class-A Apartments
- 11 Circle South - 535,000 SF Office
- 12 805 Lea - Apartment Tower
- 13 One KVB - Mixed-Use Tower
- 14 Beach Co. - 229 Unit, Apartments
- 15 Hyatt House - Mountain Shore
- 16 220 Unit, Apartment Complex
- 17 The Joseph - 297 Key, Lux Boutique
- 18 Holiday Inn
- 19 Hilton - Limited Service Hotel
- 20 LC SoBro - 600 Unit, Apartment Complex
- 21 LC SoBro - 600 Unit, Apartment Complex
- 22 Fifth & Broadway -Mixed Office/Retail/Res Development
- 23 Embassy / Curio Hotel
- 24 Peabody Plaza - Class A Office
- 25 614 Division - 299 Units, Apartments





FOR MORE INFORMATION



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[PROPERTY VIDEO](#)

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