

# FOR SALE OR LEASE

GREAT INVESTMENT PROPERTY OR LONG-TERM LEASE



## PROPERTY DETAILS & HIGHLIGHTS

ADDRESS	311 Gallatin Avenue, Nashville, TN 37206
SUB-MARKET	East Nashville
ZONED	MUG-A   Commercial General Mixed-Use
LOT SIZE	.41 Acres

### HIGHLIGHTS

High Profile Retail/Mixed-Use Ground Lease on Gallatin Ave. in East Nashville

- Corner of Gallatin Ave. and Ordway Place
- Land for Lease or Possible Sale
- Excellent Gallatin Ave. Frontage
- Great Signage & Access
- Qualifies for Beer & Liquor License
- Additional Street Parking Available on Ordway

### PRICING

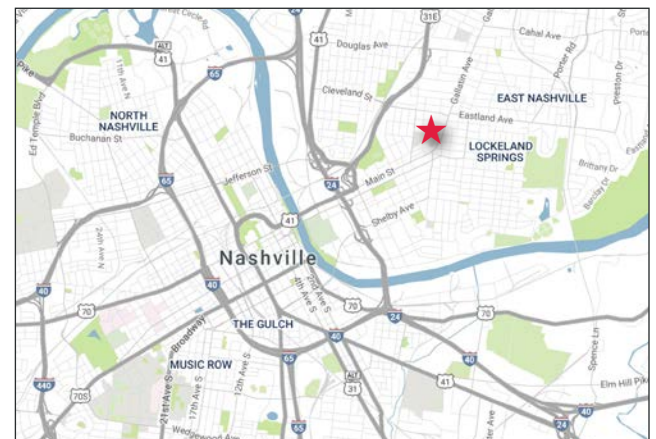
- Ground Lease \$120,000 Annually
- Purchase \$1,900,000

### EXISTING BUILDING

- Free-Standing Restaurant Building
- Current Parking Ratio - 8.26:1000

### LOCATION HIGHLIGHTS

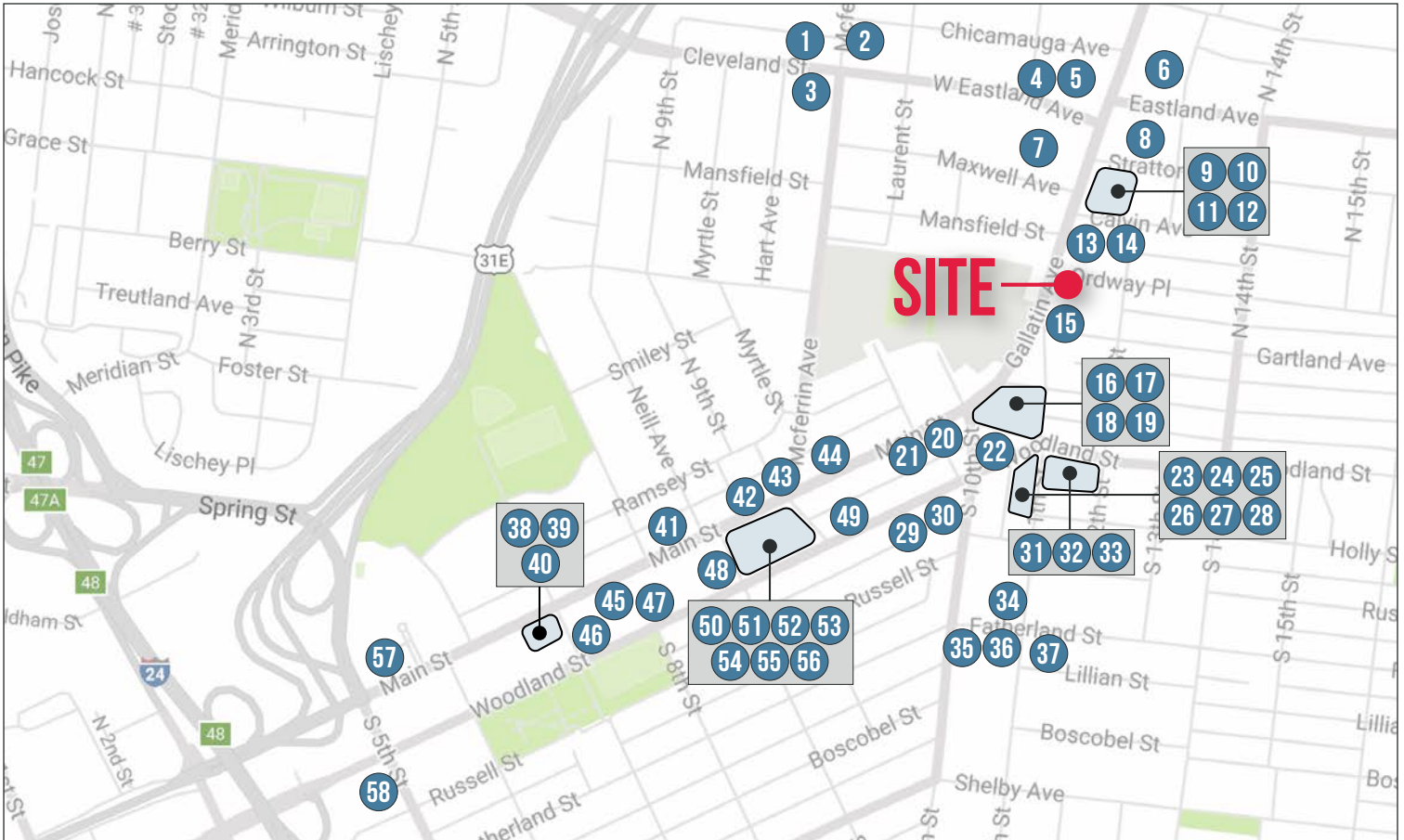
- Located in the Heart of East Nashville
- Three Blocks North of 5 Points Area of East Nashville (Ranked in the Top 12 "Coolest Neighborhoods in America")
- Traffic Counts: 24,000 CPD



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## EAST NASHVILLE POINTS OF INTEREST



1	THE SWEET BEAN	16	THE 5 SPOT	31	EASTSIDE CYCLES	46	THE TURNIP TRUCK
2	PHARMACY BURGER	17	RED DOOR SALOON	32	BONGO EAST	47	YEAST NASHVILLE
3	MAS TACOS POR FAVOR	18	MARCHÉ ARTISAN FOODS	33	RUMOURS EAST	48	THE CYRING WOLF
4	PENINSULA	19	THE TREEHOUSE	34	MILK & HONEY	49	HIGH GARDEN
5	THE EASTLAND	20	NOBLE'S KITCHEN & BEER HALL	35	THE SHOPPES ON FATHERLAND	50	BUTCHER & BEE
6	KROGER	21	FIVE POINTS COCINA MEXICANA	36	FAR EAST NASHVILLE VIETNAMESE	51	THE FILLING STATION EAST
7	THE CLEO EAST	22	MARGO CAFE & BAR	37	LOCAL TACO	52	EDLEY'S BAR-B-QUE
8	ALDI	23	FIVE POINTS PIZZA	38	BOLTON'S SPICY CHICKEN & FISH	53	TWO SON
9	VINNIE & LOUISE	24	TENN SIXTEEN FOOD & DRINK CO.	39	THE FAMILY WASH	54	ATTABOY
10	THE GROOVE	25	3 CROW BAR	40	GARAGE COFFEE	55	THE BASEMENT EAST
11	BARISTA PARLOR	26	BEYOND THE EDGE SPORTS BAR	41	HOT YOGA OF EAST NASHVILLE	56	EDGEFIELD SPORTS BAR & GRILL
12	PORTER ROAD BUTCHER	27	PIED PIPER CREAMERY	42	SMITH & LENTZ BREWING	57	THE MAINSTAY
13	DINO'S BAR	28	ATOMIC NASHVILLE	43	AMPLIFY ON MAIN	58	EASTSIDE HEIGHTS
14	NO. 308	29	THE SODA PARLOR	44	KOI THAI & SUSHI		
15	CALYPSO EAST CAFE	30	BURGER UP EAST	45	GREKO GREEK STREET FOOD		

## FOR MORE INFORMATION, CONTACT

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