



For Sale

0.38 AC

Development Opportunity

Located in the Heart of Historic Germantown

1216-1220 3rd Avenue North
Nashville, Tennessee 37208

1216-1220 3rd Avenue North
0.38 AC Total Across
Three Parcels

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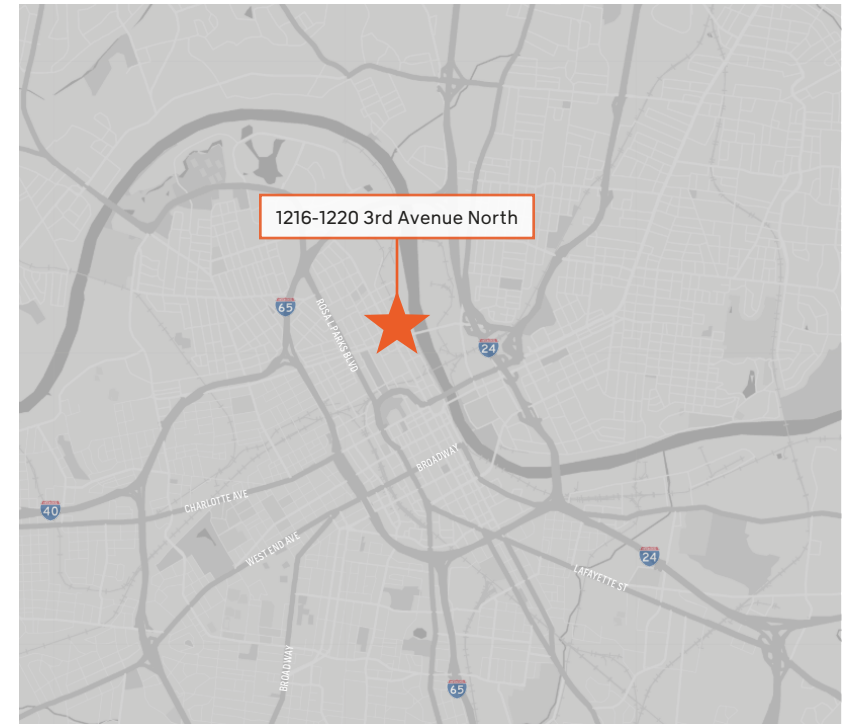
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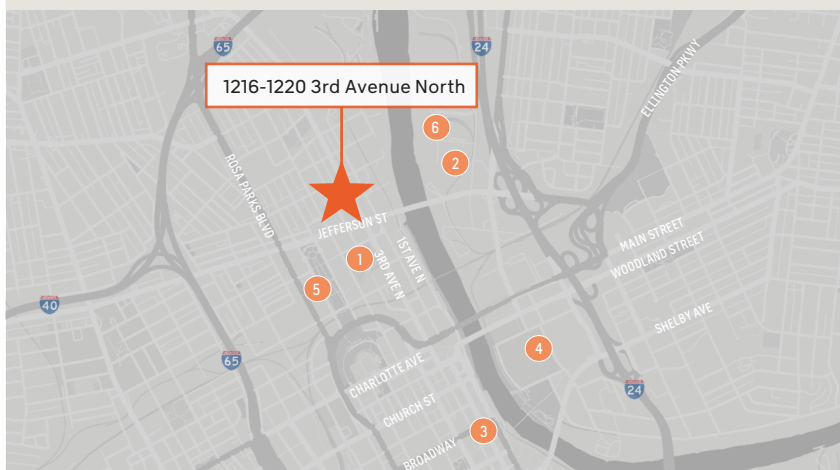
PROPERTY HIGHLIGHTS

- + Rare Chance for Development in One of Nashville's Most Charming, Sought-After Neighborhoods
- + Zoned IR (Industrial) / UZO (Urban Zoning Overlay)
- + Ease of access and proximity to major city attractions and amenities such as Lower Broadway, River North, Nissan Stadium, TopGolf, First Tennessee Park, the Farmer's Market, Bridgestone Arena, Ryman Auditorium, Brooklyn Bowl

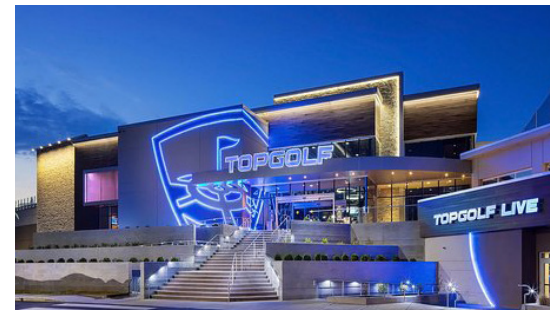


NEARBY AMENITIES

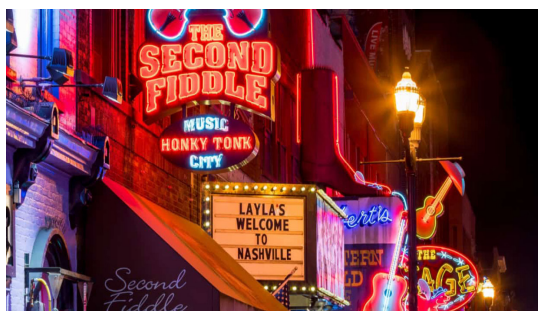
Nestled right in the heart of Nashville's most authentic urban neighborhood, 1216-1220 3rd Avenue North offers an unparalleled development opportunity. This vibrant neighborhood features superb restaurants, trendy coffee shops, and charming boutiques, including popular spots like Brooklyn Bowl, Geist, City House, The Optimist, and Barista Parlor. With its seamless blend of residential and commercial buildings, Germantown is renowned for its ease of access and proximity to Downtown Nashville and top attractions such as Lower Broadway, River North, Nissan Stadium, TopGolf, First Horizon Park, the Farmer's Market. Any project at 1216-1220 3rd Avenue North will be at the epicenter of Nashville's dynamic lifestyle and vibrant culture.



1 First Horizon Park - 0.3 Miles



2 TopGolf - 0.7 Miles



3 Lower Broadway - 1.3 Miles



4 The New Nissan Stadium - 1.5 Miles



5 Nashville's Farmer's Market - 0.8 Miles



4 River North Development - 1.1 Miles



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