

FOR SALE OR LEASE: Music Row Properties

1029-1107 17th AVENUE SOUTH | NASHVILLE, TENNESSEE

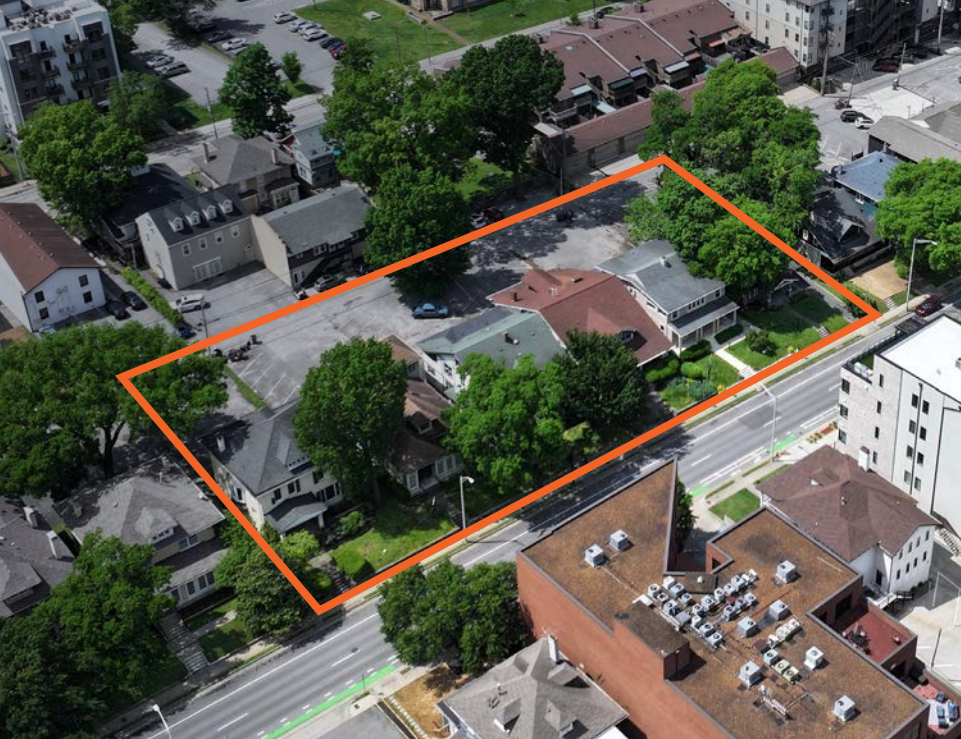


18TH AVENUE S

17TH AVENUE S

16TH AVENUE S

AVISON
YOUNG



PROPERTY OVERVIEW

Property details

1029 17th Avenue S	1,474 sf
1031 17th Avenue S	3,611 sf
1101A 17th Avenue S	5,046 sf
1103A 17th Avenue S	2,334 sf
1103B 17th Avenue S	2,330 sf
1105 17th Avenue S	4,058 sf
1107 17th Avenue S	4,846 sf

RENTAL RATE: NEGOTIABLE

Zoning: ORI: OV-UZO

Overview

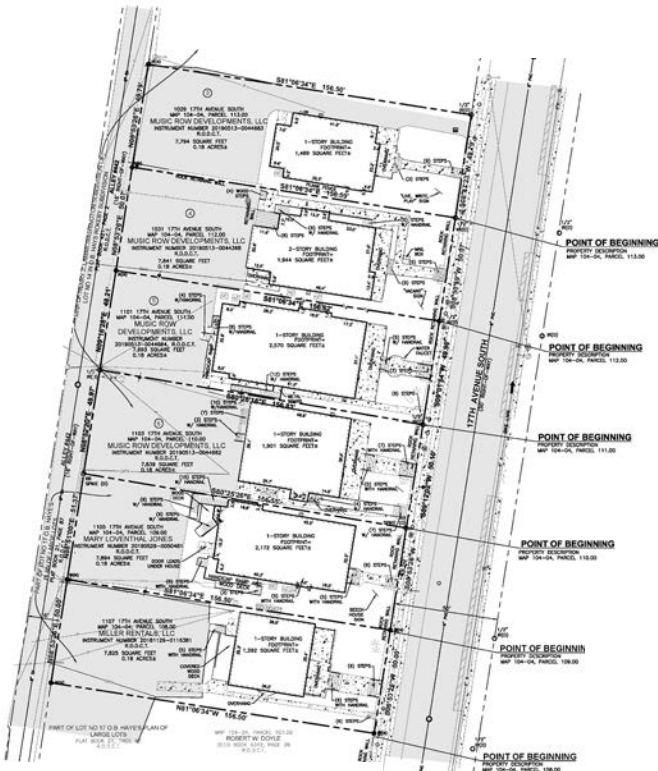
The property is zoned Office/Residential Intensive (ORI) and is within the Music Row Urban Design Overlay (UDO) and the Arts Center Redevelopment District.

Details of ORI Zoning

Ori zoning allows for a mix of high-density office and residential use combined with multi-family and limited retail uses. The focus is on creating walkable neighborhoods.

Music Row Urban Design Overlay

The property is within Subdistrict 2 of the Music Row UDO. The maximum height in the build-to zone is 91 feet (or 95 feet) at the build-to line.



INVESTMENT HIGHLIGHTS



SITUATED WITHIN A WALKABLE AND HIGHLY-AMENITIZED NEIGHBORHOOD



INCREDIBLE DOWNTOWN AND MIDTOWN VIEWS



OPPORTUNITY FOR COVERED LAND PLAY FOR USER OR INVESTOR



POSSIBILITY TO INCREASE DENSITY



SURROUNDED BY SEVERAL RECENT AND PROPOSED DEVELOPMENTS



LOT SIZE AND DIMENSION IDEAL FOR NEW DEVELOPMENT

SAMPLE RENDERING



SAMPLE YIELD STUDY

Mixed-use: Condos and restaurant

Option 1 : Average unit (Net) = 2,000 sf

Yield Study											
Max Parking		Per SF	Parking Count								
B1	Residential	374.3	61.0	22,831.00							
LEVEL 1	Residential	339.3	61.0	20,700.00							
Total				122.0	43,531.00						
											Average
	Amenity	Retail	Units (Gross)	BOH	Amenity Roof		Units (Net)	# of Units	Average Unit (Net)	Circulation %	Circulation
Retail	Level 1	-	2,650.00	7,400.00	-	2,750.00	-	-	-	-	0.0
Residential	Level 2	-	4,400.00	-	-	-	17,200.00	8.00	2000.0	20%	4300.0
Residential	Level 3	-	-	-	-	-	20,720.00	10.00	2000.0	20%	5180.0
Residential	Level 4	-	-	-	-	-	20,720.00	10.00	2000.0	20%	5180.0
Residential	Level 5	-	-	-	-	-	20,720.00	10.00	2000.0	20%	5180.0
Residential	Level 6	-	-	-	-	-	18,400.00	9.00	2000.0	20%	4600.0
	Amenity Roof?										
Total		-	7,050.00	7,400.00	122,200.00	2,750.00	23,000.00	-	97,760.00	47.00	24,440.00
Gross Conditioned				139,400.00							
Base Zoning		FAR Allowed	Site			From Site Survey					
		3.00	1.08	Acres	Acre		SF				
			48,886.00	SF	1.08		48,886.00				

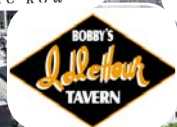
Option 2 : Average unit (Net) = 1,600 sf

Yield Study											
Max Parking		Per SF	Parking Count								
B1	Residential	374.3	61.0	22,831.00							
LEVEL 1	Residential	339.3	61.0	20,700.00							
Total				122.0	43,531.00						
											Average
	Amenity	Retail	Units (Gross)	BOH	Amenity Roof		Units (Net)	# of Units	Average Unit (Net)	Circulation %	Circulation
Retail	Level 1	-	2,650.00	7,400.00	-	2,750.00	-	-	-	-	0.0
Residential	Level 2	-	4,400.00	-	-	-	17,200.00	10.00	1600.0	20%	4300.0
Residential	Level 3	-	-	-	-	-	20,720.00	12.00	1600.0	20%	5180.0
Residential	Level 4	-	-	-	-	-	20,720.00	12.00	1600.0	20%	5180.0
Residential	Level 5	-	-	-	-	-	20,720.00	12.00	1600.0	20%	5180.0
Residential	Level 6	-	-	-	-	-	18,400.00	11.00	1600.0	20%	4600.0
	Amenity Roof?										
Total		-	7,050.00	7,400.00	122,200.00	2,750.00	23,000.00	-	97,760.00	57.00	24,440.00
Gross Conditioned				139,400.00							
Base Zoning		FAR Allowed	Site			From Site Survey					
		3.00	1.08	Acres	Acre		SF				
			48,886.00	SF	1.08		48,886.00				

NEARBY AMENITIES



17th + Grand



H&O on Music Row



AREA MAP

Tennessee State Capitol

NISSAN
STADIUM

Pinnacle
IMMAGINE REALTY

BRIDGESTONE
ARENA

Music City
CENTER

CUMMINS
STATION

RAYMOND JAMES

W
NASHVILLE

Terrazzo

Puttshack

WHOLE
FOODS
MARKET

ONE 22 ONE

NES

THE GOSSETT
ON CHURCH

Halls
CHOPHOUSE

Roundabout Plaza

Musica Sculpture at
Music City Roundabout

REGIONS

Margaux
Midtown
Apartments

CAMBRIA
hotels

BROADWEST

SKYHOUSE
NASHVILLE

Chick-fil-A

CONRAD
HOTELS & RESORTS™

Virginia
HOTELS

aloft
HOTELS

HOME2
SUITES BY HILTON

SPRINGHILL SUITES
BY MARRIOTT

THE TENNESSEAN

Grace
Apartments

HUTTON
HOTEL

frayze
CURIO COLLECTION
BY HILTON

E
EMBASSY
SUITES
BY HILTON

kenect

THE MORRIS

1018
CHURCH

VALENTINO'S
RESTAURANTE

Little's
CHICKEN

RED DOOR
SALOON

LO CAL

COURTYARD
BY MARRIOTT

BREWHOUSE

Chuy's

SLIDER
NASHVILLE

TAVERN

THE
STILLERY

ONK

DUCK
BLIND

1029-1107
17th Avenue South

Hi-ROW
KITCHEN & PUB

Hampton
BY HILTON

&R
COFFEE CO.

THE
STILLERY

Two
Boots

JOEY'S
TACOS

MIDTOWN OVERVIEW

The Midtown submarket offers a variety of nearby hotels, restaurants, medical centers, and universities. One of Nashville's most creative and high-growth corridors, the area has seen an exponential increase in recent years of adaptive reuse projects, retail, multifamily, and class A office developments. Midtown is at the center of numerous established, affluent neighborhoods, as well as up-and-coming emerging communities, allowing easy access to Music Row, The Nations, Wedgewood-Houston, The Gulch, Green Hills/ Belle Meade, and Downtown. Midtown is home to Vanderbilt University, Belmont University, and Fisk University. As a result, a large portion of the Midtown community consists of students, giving the area a youthful, vibrant atmosphere as well as a highly educated workforce.

Nashville's Midtown submarket is an active live, work, play community. Centennial Park, a 132-acre urban park across from the Vanderbilt campus, boasts walking trails, lakes, historical monuments, and a full-scale replica of the Greek Parthenon, a physical representation of Nashville's nickname "Athens of the South."

Home to Vanderbilt and Belmont University, research and medical hospitals

Largest concentration of companies and employment within the region

The urban core is in close proximity to the city's most affluent neighborhoods (Belle Meade, Green Hills and, Oak Hill)

New nearby hospitality additions, including The Graduate Hotel, The Virgin Hotel, and The Conrad.

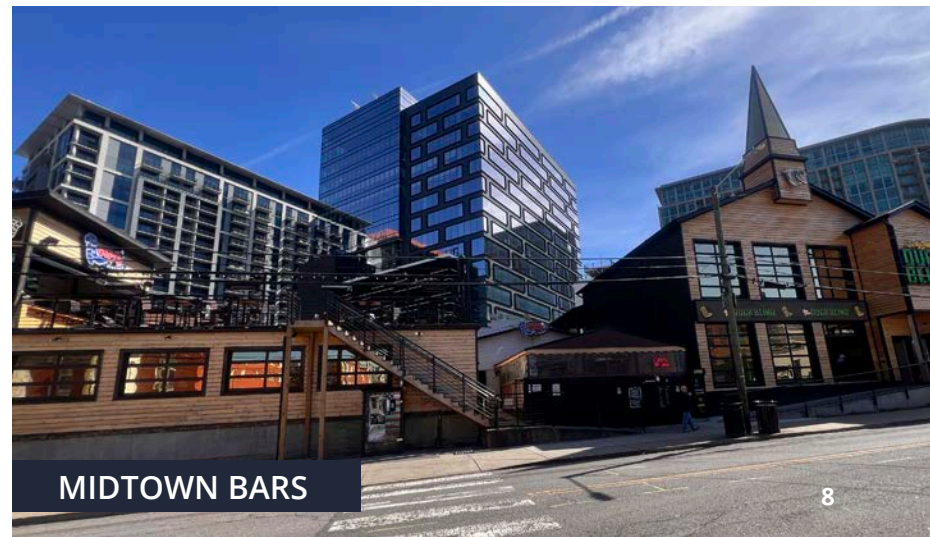
Multiple newly-finished hospitality, multifamily, and office developments within the Music Row area



VANDERBILT UNIVERSITY



MUSIC CITY ROUNDABOUT



MIDTOWN BARS

NASHVILLE MARKET OVERVIEW

Nashville has emerged as one of the most dynamic and thriving urban centers in the Southeast and United States. Known for its vibrant culture, rich music history, and rapid economic growth, the city offers an exciting landscape for tenants and developers. Nashville boasts a diverse economy fueled by key industries such as healthcare, education, entertainment, technology, and tourism. With major companies like HCA Healthcare, Nissan, and Asurion, Nashville has become a hub for business and innovation. The city's robust economy continues to attract investment, driving demand across all sectors.

Nashville's strong population growth and its position as a cultural and tourist destination have resulted in increasing demand for multifamily developments and hospitality properties. As an influx of new residents and visitors continue to flock to the city, retail spaces are also undergoing a transformation, with new concepts and experiences being integrated into prime urban locations and adaptive re-use properties as well.



OFFICE

- Office availability dropped 90 basis points over the last year, falling to 25.3% at the end of Q2
- Office rents saw a 2.3% increase year over year, reaching \$38.53 psf/FS
- Trophy office properties have captured over 500,000 sf of net absorption year to date



RETAIL

- 3.2% vacancy has remained sub-4% for the last five years (CoStar)
- 74% retail rent increase over the last 10 years (CoStar)
- 65% retail leases signed were for five years or more in 2024 (CoStar)



MULTIFAMILY

- 10,900 units absorbed in 2024, a record high for Nashville
- 3% rent growth forecast in 2025
- 27% Nashville MSA population growth since 2010



HOSPITALITY

- Top 5 ranked among top 25 national hotel markets with highest sales volume
- \$2 billion hotel room revenue, a new record and 9% increase from 2022
- 17.1 million total Nashville visitors in 2024, a 1.8% growth year-over-year



BROADWAY



NEW NISSAN STADIUM DELIVERING IN 2026



ORACLE CAMPUS

NASHVILLE MARKET OVERVIEW

#1

BEST LEISURE DESTINATION IN THE U.S.

Global Traveler, 2024

TOP 5

MARKET TO WATCH

ULI Emerging Trends in Real Estate, 2025

2.1M

MSA POPULATION

#2

BEST LARGE AIRPORT

USA Today, 2024

#3

METRO ECONOMIC STRENGTH

Policom, 2024

1.1M

REGIONAL WORKFORCE

3%

UNEMPLOYMENT RATE

21.1%

POPULATION GROWTH SINCE 2015

#6

BEST PERFORMING CITY

Milken Institute, 2024

30.7%

JOB GROWTH

#3

BEST CITY IN THE SOUTH

Southern Living, 2024

#2

BEST CITY TO START A BUSINESS

Policygenius, 2022

42.4%

GDP GROWTH

75%

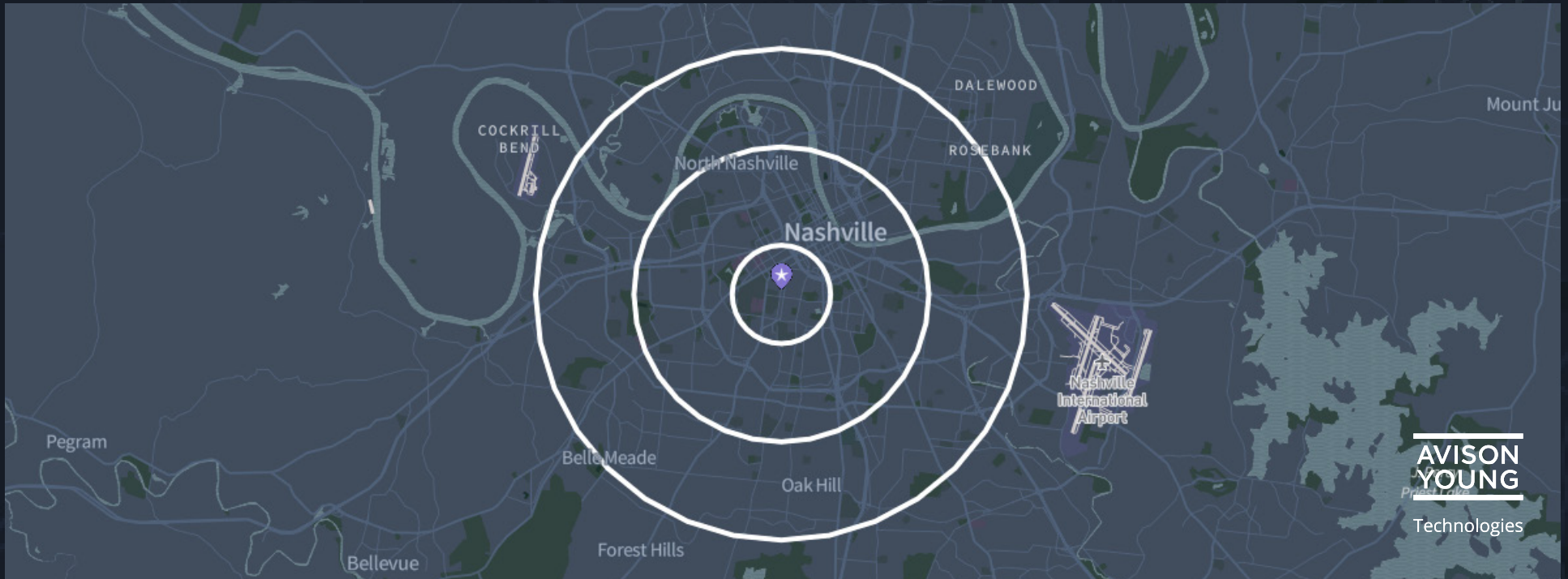
OF U.S. MARKETS ARE WITHIN A TWO-HOUR FLIGHT OF NASHVILLE

#6

TRAVELER'S CHOICE AWARDS - BEST OF THE BEST, U.S. DESTINATIONS

Trip Advisor, 2025

AREA DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population	28,578	132,705	243,721
Population (2029)	36,267	157,814	275,457
Daytime population	120,446	317,005	455,354
Median age	26.7	30.9	32.6
Household size	1.62	1.88	2.04
Average household income	\$121,958	\$129,626	\$131,172
Average household income (2029)	\$141,690	\$145,710	\$148,549

OFFERING PROCESS

Marketing and tour process

Investors are encouraged to:

- Review offering memorandum and other relevant information posted on the “virtual deal site”
- Schedule market tour discussion with exclusive listing broker

Offering process

Offers are due with the following requirements:

Terms/purchaser information

- Purchase price
- Earnest money deposit
- Inspection period
- Closing period
- Details of intended use

Investor information

- Legal name of purchaser’s entity
- List debt or capital source intended for the purchase
- Description of purchaser’s due diligence process
- List any contingencies or approvals required of seller for purchase
- Provide seller references

Please submit an electronic copy of the offer to the attention of:

Lisa Maki, CCIM

Principal, Managing Director

+1 615 727 7411

lisa.maki@avisonyoung.com

GET IN TOUCH

Capital Markets

Lisa Maki, CCIM

Principal, Managing Director
+1 615 557 8277
lisa.maki@avisonyoung.com

Mike Jacobs, CCIM

Principal
+1 615 727 7415
mike.jacobs@avisonyoung.com

Jordan Powell

Vice President
+1 615 727 7438
jordan.powell@avisonyoung.com

Debt & Equity

Wes Boatwright

Principal
+1 202 644 8559
wes.boatwright@avisonyoung.com

Michael Yavinsky

Principal
+1 202 602 1729
michael.yavinsky@avisonyoung.com

Connor Burke

Vice President
+1 202 508 5292
connor.burke@avisonyoung.com

Visit us online
avisonyoung.com

**AVISON
YOUNG**

© 2025 Avison Young – Tennessee, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

700 12th Avenue South | Suite 200 | Nashville, TN 37203