

949 MAIN STREET

DEVELOPMENT OPPORTUNITY IN EAST NASHVILLE'S FIVE POINTS



SITE

MAIN STREET

AVISON
YOUNG



PROPERTY OVERVIEW

PRICE: \$4.195 million

0.58 ACRES

100+ UNITS

MUG-A ZONING



Avison Young is pleased to present 949 Main Street, a premier development opportunity in the heart of East Nashville. This prime site sits in Five Points, offering unparalleled walkability to a myriad of restaurants, shopping, and hospitality. There are several new retail developments in the area, including Hill Center Five Points, Riverside Village, and 10th and Woodland, which include notable tenants such as Tend, Ladybird Taco, Bartaco, and Edley's BBQ.

With a functional square layout, 949 Main Street is ready for a developer to create a high-profile, mixed-use destination. The site allows for a multitude of uses, including condo, retail, office, hospitality, and multifamily. The property supports up to six stories and can accommodate over 100 residential units, which could include a retail storefront.

Boasting an impressive Walk Score of 94, which is classified as a "Walker's Paradise," daily errands or exploration of the area will not require a car. Additionally, this corridor is a key component in the first phase of the newly passed "Choose How You Move" transportation initiative, featuring a forthcoming Bus Rapid Transit (BRT) network and significant streetscape and infrastructure enhancements in the near term.



Avison Young | 949 Main Street



INVESTMENT HIGHLIGHTS

UNPARALLELED
LOCATION WITH
HIGH VISIBILITY

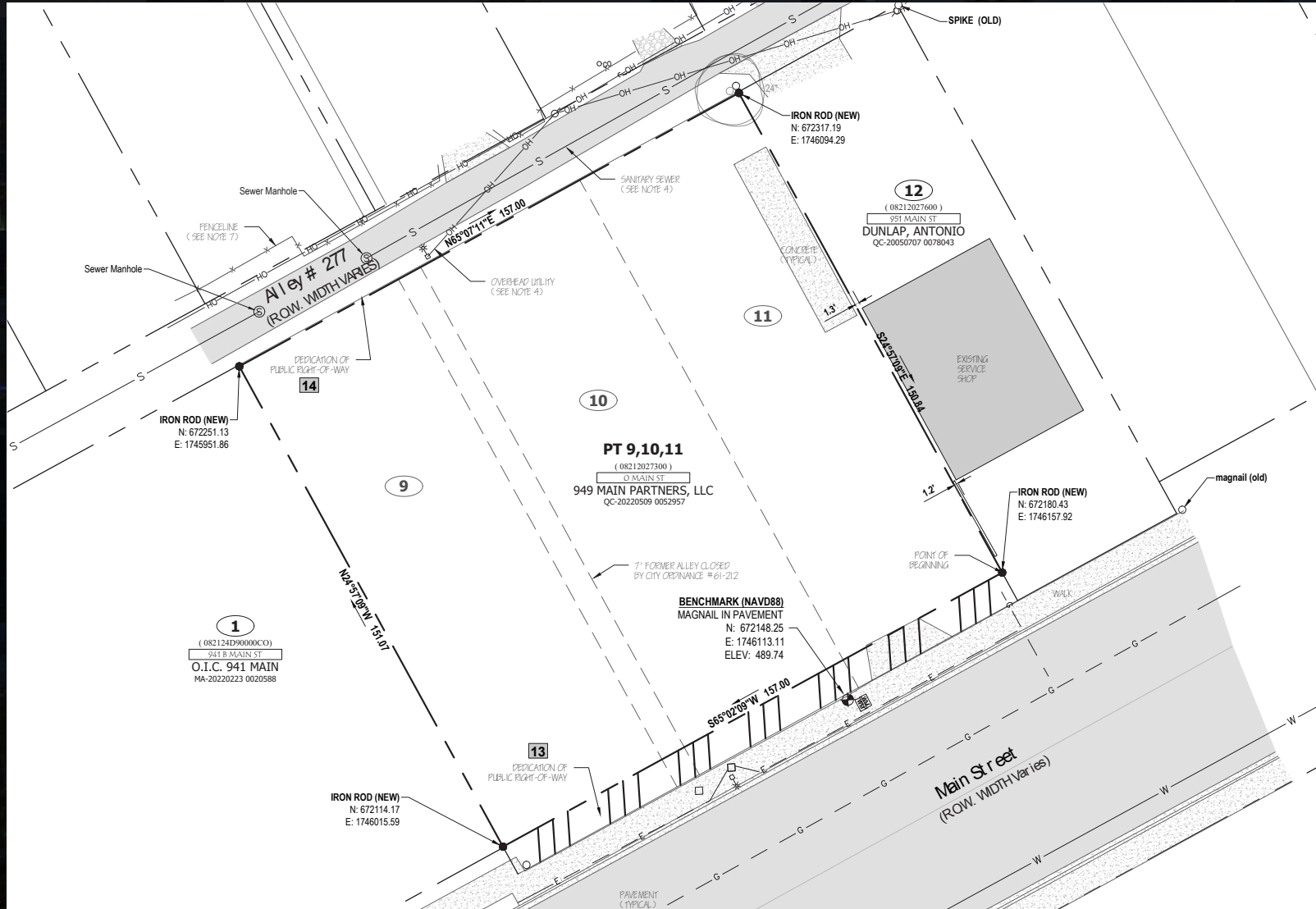
ONE OF THE
HIGHEST WALK
SCORES IN
THE CITY

EFFICIENT
PROPERTY
LAYOUT

FLEXIBLE
ZONING

ALLOWS FOR
RESIDENTIAL,
RETAIL,
HOSPITALITY, AND
MIXED-USE

SITE PLAN



FIVE POINTS AREA AMENITIES



Wilburn Street Tavern
Rudney **FO** **LK** Xiao Bao

East Nashville
Magnet High School

949 MAIN STREET

FIVE POINTS



ROSEMARY & BEAUTY QUEEN



KOI SUSHI & THAI

GYM 5



RAMSEY STREET



tend



WAYMORE'S GUEST HOUSE AND CASUAL CLUB

Attaboy

WOODLAND STREET



LOVE & EXILE BAR



RUSSELL STREET



FATHERLAND STREET 5

EAST NASHVILLE OVERVIEW

Located along the east bank of the Cumberland River in Downtown, East Nashville is one of the most eclectic and culturally diverse areas in the city. The neighborhood features historic homes dating back to the 1900s, along with a vibrant mix of craft cocktail and dive bars, coffee shops, and vintage stores. Developers are increasingly bullish on the area, drawn by its proximity to Nissan Stadium, the planned Oracle headquarters campus on the East Bank, Downtown Nashville, and other hip neighborhoods like Five Points and Inglewood. These areas have become hubs for the city's contemporary dining, art, and music scenes.

East Nashville is rapidly emerging as Nashville's own version of Silverlake in Los Angeles or Williamsburg in New York thanks to its thriving cultural scene, vibrant creative energy, and impressive growth. With world-class hospitality just steps away, including iconic spots like Sean Brock's Audrey, Attaboy (voted best cocktail bar in the United States), Folk, Peninsula, and more, the area offers a unique fusion of vibrant local culture and upscale dining and entertainment. It's a place where Nashville's dynamic spirit thrives, making it an increasingly sought-after destination for both living and investment.

The Nashville condo market remains strong heading into 2025, with over 5,200 sales in 2024 and around 1,600 active listings. Developers are increasingly focusing on neighborhoods like East Nashville, where more affordable pricing supports a transient lifestyle. Recent projects have seen impressive pre-sales, and new developments are underway, reflecting Nashville's growing appeal on the international stage

East Nashville development pipeline

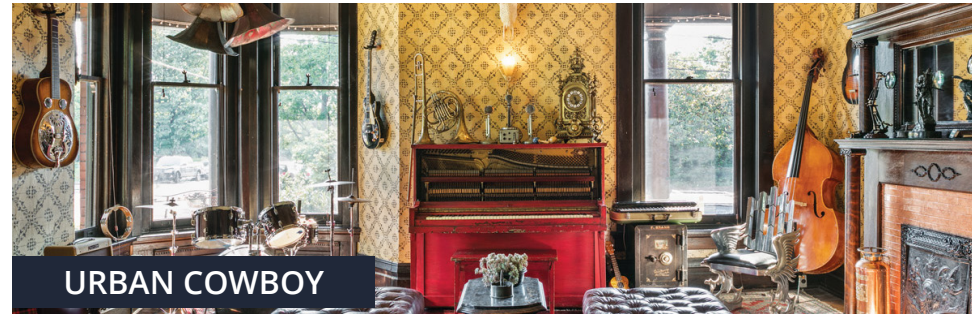
	RETAIL	MULTIFAMILY	HOSPITALITY
Under construction	34,456 sf	355 units	0 rooms
2024 deliveries	3,983 sf	1,288 units	0 rooms



ATTABOY



PENINSULA



URBAN COWBOY



FOLK



SEAN BROCK'S AUDREY



EAST BANK

EAST BANK OVERVIEW

East Nashville's East Bank, a rapidly developing area along the Cumberland River, is quickly becoming a focal point for the city's growth and transformation. Once known for its industrial and riverfront uses, the East Bank is now undergoing a significant revitalization with new mixed-use developments, parks, and entertainment venues emerging. A key driver of this change is Oracle's new North American headquarters, which will bring thousands of jobs and further boost the region's tech and business sectors. The campus will span 70 acres, feature over 2 million square feet of office space, and include 1,500 residential units, with more than 40% designated for affordable housing. As Nashville continues to evolve, the East Bank stands as a symbol of the city's modern growth, seamlessly blending its rich history with exciting new opportunities.



NEW NISSAN STADIUM DELIVERING IN 2026

Under the vision of Perkins Eastman, renowned for its master planning of projects like The Wharf in Washington D.C. and Battery Park City in Manhattan, Metro Nashville's Planning Department is working to transform the East Bank. The plan, called Imagine East Bank, outlines a framework for four walkable neighborhood districts. Development is already underway on a new domed stadium for the NFL's Tennessee Titans, and discussions are in progress to relocate the Tennessee Performing Arts Center to the riverfront. Boston-based Fallon Company will spearhead the first 30 acres of development with plans to expand across up to 338 acres, which will include a childcare center and 1,550 housing units, 45% of which must be affordable.



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%

UNEMPLOYMENT
RATE

#3

METRO ECONOMIC
STRENGTH

Policom, 2024

1.1M

REGIONAL
WORKFORCE

#3

BEST CITY IN
THE SOUTH

*Southern Living,
2024*

#6

BEST
PERFORMING
CITY

Milken Institute, 2024

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

GET IN TOUCH

Capital Markets

Mike Jacobs, CCIM

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

Lisa Maki, CCIM

Principal, Managing Director
+1 615 727 7411
lisa.maki@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

SITE

MAIN STREET

Visit us online
avisonyoung.com

AVISON
YOUNG