

1716 5TH AVE N | NASHVILLE, TN 37208

▷ 1,972 SF | 0.20 AC

▷ Germantown / North Nashville | For Lease

STRIDE

COMMERCIAL

1716 5th Ave N

GERMANTOWN // NORTH NASHVILLE // FOR LEASE

Property Snapshot

1716 5TH AVENUE N | NASHVILLE, TN 37208

Building SF: 1,972 SF — single story

Lot Size: 0.20 AC

Offering: For Lease

Condition: As-Is

Availability: Now — vacant

Parking: Large rear yard + ample street parking

Year Built: 1954

Zoning: R6 — church/religious assembly permitted

Walk / Car Score: 70 Walk | 80 Car

Signage: Exterior signage opportunity



1716 5TH AVE N // NASHVILLE, TN 37208 / 1,972 SF / CHURCH/SPECIALTY / FOR LEASE / SALE

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This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Executive Summary

OPPORTUNITY

1716 5th Avenue North is a 1,972 SF single-story church building on a 0.20-acre lot in North Nashville's Buchanan Street corridor, available for lease. The building most recently served as Clifton Avenue United Primitive Baptist Church and is offered as-is, with a large rear yard suited to parking or outdoor programming. R6 zoning supports religious assembly and non-profit community use. The property sits roughly 5 minutes from downtown Nashville in a corridor seeing significant reinvestment.



HIGHLIGHTS

- 1,972 SF church building on 0.20 AC — for lease,
- Large rear yard for parking or outdoor gathering
- ~5 minutes to downtown Nashville / Riverfront
- Strong surrounding traffic: 17,671 VPD Hume St, 14,322 VPD 8th Ave N (2025)
- Walk Score 70 / Car Score 80
- R6 zoning supports religious assembly & non-profit use (confirm with Metro Planning)

Note: all use references are limited to confirmed permitted uses under R6. Buyers and tenants should independently confirm intended use with Metro Nashville Planning.

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About the Space

1

THE BUILDING

- Single-story church building, built 1954
- 1,972 SF — entire building, ground level
- Former sanctuary layout, currently vacant
- As-is delivery

2

THE SITE

- 0.20 AC total lot with large rear yard
- Ample street parking on 5th Ave N and Buchanan St
- R6 zoning — religious assembly and non-profit community use
- Walk Score 70 / Car Score 80 | ~5 min to downtown Nashville

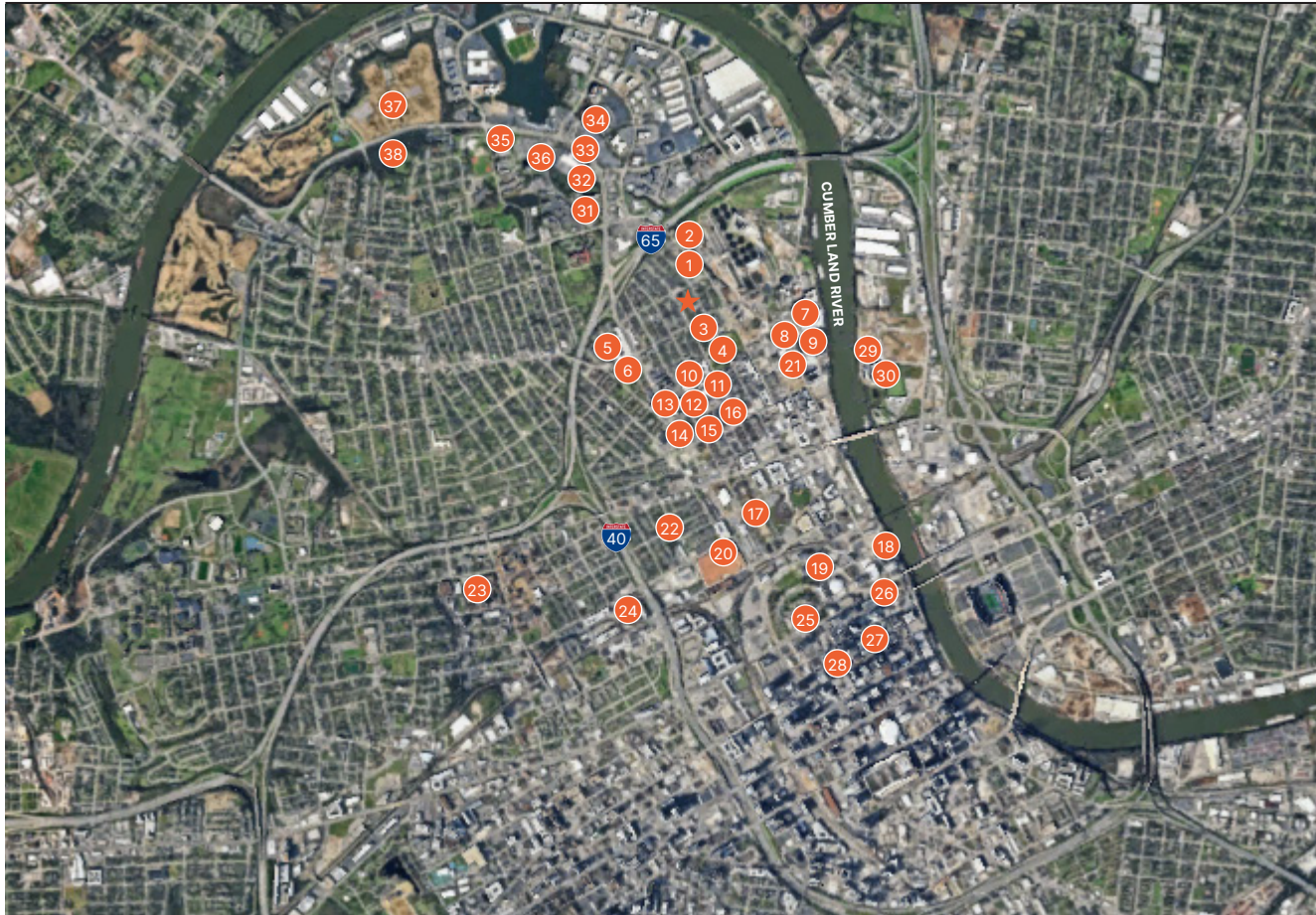


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Location & Access



FOOD & BEVERAGE

- 2. Big Al's Deli
- 7. Indaco
- 8. O-Ku
- 9. The Optimist
- 12. 5th & Taylor
- 13. Rolf and Daughters
- 15. Monell's
- 21. Babychan
- 29. Shake Shack River North Nashville
- 32. Wendy's
- 33. Taco Bell
- 34. Chick-Fil-A

OTHERS

- 1. New Salem AME Church
- 3. Saint Petka Serbian Orthodox Church
- 4. North Head Start
- 17. Nashville Farmer's Market
- 19. Musicians Hall of Fame and Museum
- 23. Nashville General Hospital
- 25. Tennessee State Capitol
- 27. Printers Alley
- 35. United States Postal Service
- 37. Sports Field

HOTELS/STR/ MULTIFAMILY

- 5. Hass Beauty Salon
- 6. Towne Nashville Apartments
- 10. Morgan Recreation Center
- 11. Butchertown Hall
- 14. Germantown Pub
- 16. Germantown Inn
- 18. Riverfront Park
- 20. US Smokeless Tobacco
- 22. HOPE Gardens
- 24. Mint House Nashville Marathon Village by Kasa
- 26. Nashville Public Square Park
- 28. The Hermitage Hotel
- 30. The Wayward
- 31. Millennium Hotel Maxwell House Nashville
- 36. Crest Honda
- 38. Buena Vista Park



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DRIVE TIMES & ACCESS

Destination	Downtown / Riverfront	Germantown	Bicentennial Capitol Mall	I-40 / I-65 Access	Vanderbilt / Midtown	BNA Airport
Distance	~5 min / 1.5 mi	~5 min / 1 mi	~5 min / 1.5 mi	~5 min via Jefferson St	~10 min / 3 mi	~16 min / 8 mi

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Amenities & Neighborhood



ABOUT EAST NASHVILLE / MAIN ST / WOODLAND ST

ZIP 37208 is one of Nashville's most actively transforming neighborhoods, anchored by the Buchanan Street corridor with close proximity to downtown, Germantown, and Jefferson Street. Faith communities and non-profits have long been part of North Nashville's identity, and 1716 5th Ave N offers an established building well suited to that use.



NEARBY BUSINESSES & AMENITIES

- Buchanan Street corridor — neighborhood commercial and community activity
- Downtown Nashville / Riverfront — ~5 min
- Jefferson Street corridor — Fisk, Meharry, TSU, dining and culture (~1 mi)
- I-40 / I-65 access via Jefferson St interchange

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CONTACT US

- ▷ Matt Cooper, CCIM • Cameron Bice • Lanier Wagster
- ▷ info@stridecre.com
- ▷ (615) 719-8736

[STRIDECRE.COM](https://stridecre.com)

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