



209 Printers Alley

NASHVILLE, TENNESSEE

Offering memorandum

AVISON
YOUNG

Executive summary

209 Printers Alley (the “Property”) is a fully renovated, historic mixed-use asset positioned in the heart of Downtown Nashville’s entertainment district. Originally constructed in 1890 and extensively restored and improved between 2017 and 2026, the Property comprises approximately 32,000 square feet across six levels, including the addition of 4 units on the 6th floor in 2025.

Current ownership has invested millions of dollars in capital improvements over the past several years, transforming the asset into a best-in-class hospitality and mixed-use property while maintaining its historic character. As a result, the Property presents in exceptional physical condition with minimal deferred maintenance. The asset offers a rare combination of in-place short-term rental income and turnkey, value-add hospitality and food-and-beverage potential in one of Nashville’s highest-demand pedestrian corridors.

The upper floors operate as Majestic Lofts, a collection of 11 premium short-term rental units finished with high-end interiors and privacy-driven layouts in which nearly every bedroom includes an en-suite full bathroom. The operation has earned a strong hospitality reputation with more than 1,000 five-star reviews and “Guest Favorite” status on major booking platforms, supporting consistent repeat visitation. At less than 40% in-place occupancy, the units offer meaningful runway for revenue growth under professional management.

The two lower levels are fully built out and delivered turnkey for food-and-beverage and event use, with dual street frontage on 3rd Avenue North (±5,700 SF) and historic Printers Alley (±4,000 SF) that allows for single- or dual-tenant configurations. Most recently restored and outfitted as a historic events venue across three distinct spaces, the commercial component is currently unleased and has not been actively or soft marketed since renovation completion in 2025 — presenting a new owner immediate value-add upside through lease-up, repositioning, or direct activation. All major utilities are separately metered, enabling seamless multi-tenant operations and simplified future leasing.



Situated within an amenity-rich environment with newly-constructed and existing retail, hospitality and restaurants



Direct frontage to center of Printers Alley Entertainment District



1- to 5-bedroom lofts offer endless combinations to accommodate groups of all sizes



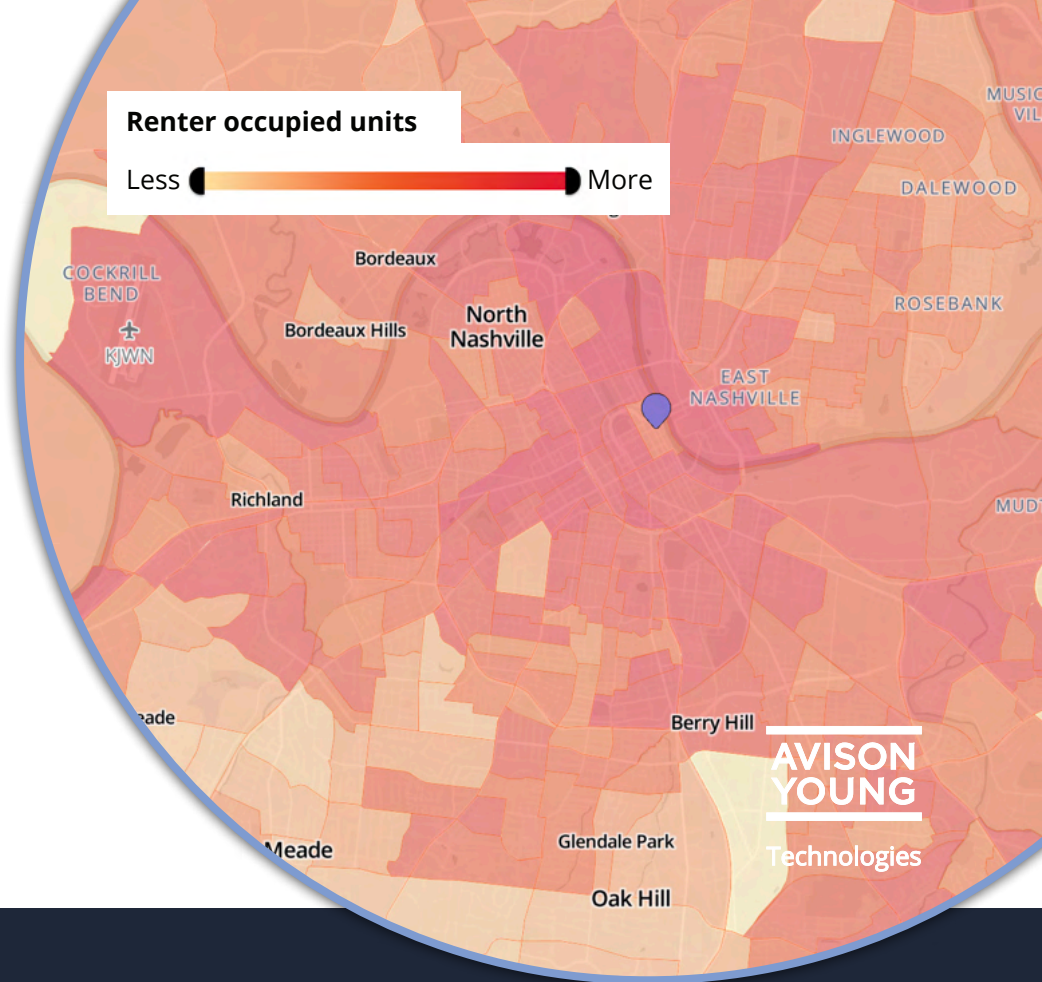
Unmarketed turnkey retail space with existing FF&E

Investment highlights



RARE DOWNTOWN MIXED-USE OPPORTUNITY

- 11 turnkey short-term rental units — 1,000+ five-star reviews and “Guest Favorite” status
- Irreplaceable downtown location — Walk Score of 95 (“Walker’s Paradise”), 2.5 blocks from Broadway
- ±9,700 SF of turnkey lower-level F&B / event space with dual frontage and separately metered utilities
- Embedded upside — ±40% in-place STR occupancy plus a vacant, ready-to-activate commercial component
- All major utilities separately metered, supporting seamless multi-tenant operations and simplified future leasing



Location overview and area amenities



209 Printers Alley



Nashville market overview



OVERVIEW

Nashville has been recognized by the Urban Land Institute as a top city for real estate and investment activity for a **fifth** year in a row, ranking as the **No. 6** market to watch in 2026. With its dynamic economic landscape, Nashville is poised for more growth in the coming years and will continue to solidify its reputation as a premier market in the Southeast.

ACCOLADES

Nashville's big business drivers are **technology**, continued **in-migration** of companies and people, a **well-educated population** and a **favorable business climate**.

A **major growth market** in the Southeast, Nashville has received **over 150,000 new jobs** since 2010* by national companies such as Amazon, Alliance Bernstein, EY, ICEE and Philips.

Starbucks recently selected Nashville for the company's Southeastern corporate office with plans to bring over **2,000 new jobs** to the region.

Over 100 companies have announced, moved, or expanded their **headquarters** to Nashville in the last 10 years.

2.2M

POPULATION

1.2M

REGIONAL WORKFORCE

95

NEW PEOPLE PER
DAY SINCE 2015

21.0%

POPULATION
GROWTH SINCE 2015

#1

LARGE CITY FOR ECONOMIC
RECOVERY POST-PANDEMIC

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