

Show Up. Care. Deliver.

CHARLES
HAWKINS CO.

FOR SALE
PRIME GERMANTOWN LOCATION
STAND-ALONE COMMERCIAL BUILDING

1321 3rd Ave N. Nashville, TN



±1,150 SF FREESTANDING COMMERCIAL BUILDING
MOVE-IN READY

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AVAILABLE FOR SALE

1321 3rd Avenue North, Nashville, TN 37208

±1,150 SF | Private Parking | \$1,600,000

±1,150 SF freestanding commercial building on a prime lot in Germantown's core—immediately adjacent to the popular **Streetcar Taps & Garden** (opened January 2026) and on the same block with recent high-value sales proving strong demand. Well-maintained, move-in ready, and ideal for owner-user or investor in one of Nashville's most vibrant historic districts.

HIGHLIGHTS:

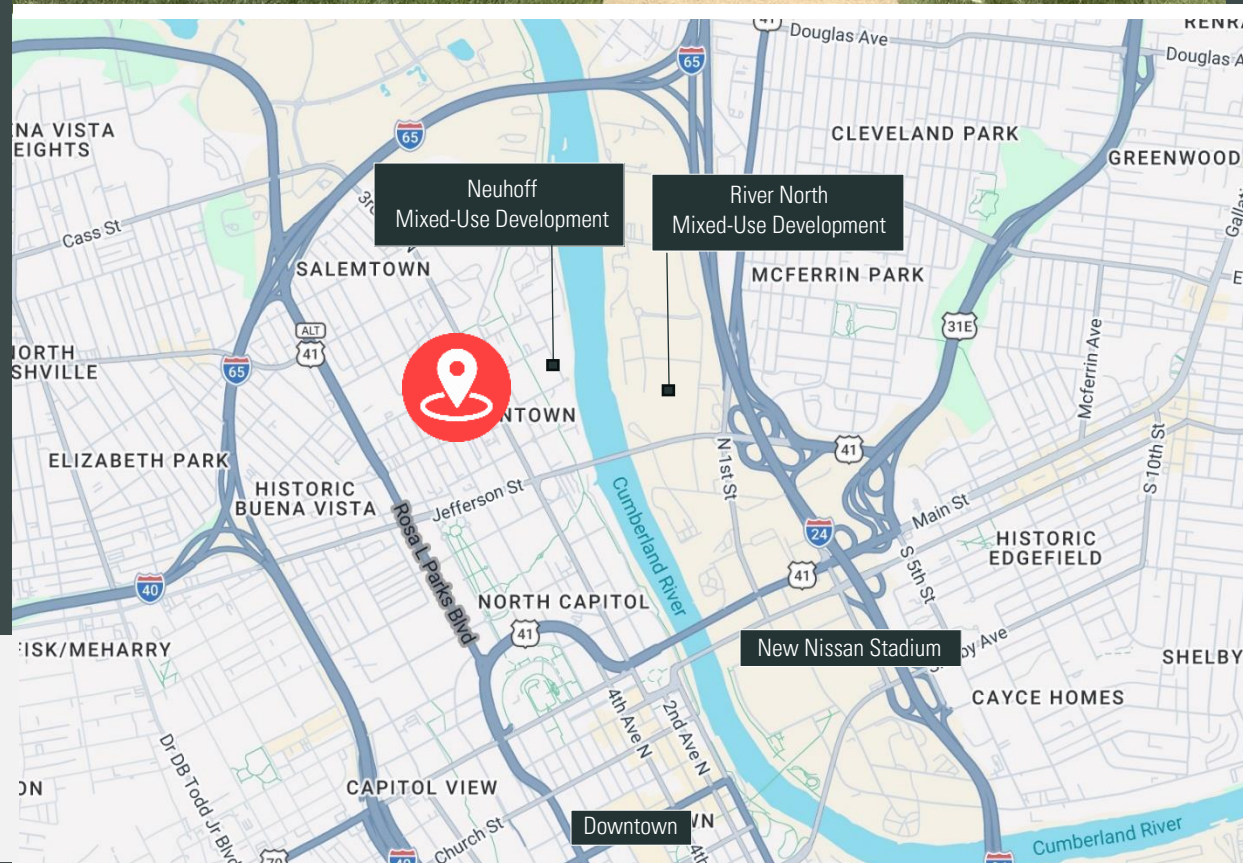
- 1,150 SF stand-alone commercial building in the heart of Germantown
- Currently configured as professional office space (open workspaces, private rooms, modern kitchen/break area, abundant natural light)
- Base zoned **IR** (Industrial Restrictive) — supports professional office, boutique retail, creative studio, light enclosed manufacturing, or owner-occupied uses
- **Germantown Historic Preservation Overlay** (OV-HPR) applies — provides design review for exterior changes to preserve historic character and protect long-term neighborhood integrity and values
- Private off-street parking + fenced rear yard
- Downtown Nashville skyline views
- High walkability — steps to restaurants, Neuhoff District amenities, parks, transit, Nissan Stadium, and downtown core

PRICING



Priced at **\$1,600,000** — concrete ownership opportunity on a proven block with \$1.9M commercial and \$1.31M residential comps nearby, plus Neuhoff momentum and Streetcar drawing traffic daily.

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HAWKINS CO.





neuhoff



Neuhoff District blends Nashville's past and future, bringing together retailers, restaurants, and creative culture on the riverfront.

SAME-BLOCK COMPS

HARD NUMBERS

CHARLES HAWKINS CO.

1325 3rd Ave N (two doors down):



Sold July 2024 for \$1,900,000 (≈1,500 SF commercial). Now Streetcar Taps & Garden — open since January 2026; craft beers on tap, creative cocktails, elevated pub food, covered/temperature-controlled patio, outdoor turfed garden. Draws daily crowds and adds energy right next door.

1323 3rd Ave N (immediately adjacent):



Sold May 2, 2025 for \$1,310,000 (1,670 SF renovated historic home — \$784/SF). Demonstrates block premium for prime location.

GERMANTOWN

STRAIGHT FACTS

Germantown is Nashville's National Register-listed historic district with preserved 19th-century architecture, tree-lined streets, and proven demand. Short walk to the Farmers' Market, Tennessee State Museum, Bicentennial Capitol Mall State Park, Nissan Stadium, and downtown. Strong restaurant/bar scene and interstate access.

Neuhoff District – Major riverfront driver (under 0.3 miles / 5–7 minute walk):

Redevelopment of the historic early-1900s Neuhoff meatpacking site into a 1.3+ million sq ft mixed-use destination along the Cumberland River. **Phase 1 is complete** and active:

- 300,000 sq ft 14-story office tower (~60% leased, including Fifth Third Bank Nashville HQ)
- 160,000 sq ft adaptive-reuse historic building
- 542 luxury apartments/residences now leasing (studios to 3BR, townhomes; river-view pool, gym, green spaces, direct Greenway access)
- Retail/dining open and drawing traffic: Mas Tacos Por Favor, Monday Night Brewing, Ann Mashburn / Sid Mashburn, Industrious co-working, and more

Phase 2 advancing: Nearly 24,000 sq ft additional retail in bow-truss building renovation, new 7-story office building, new 6-story residential with street-level retail, expanded plazas/green space—doubling overall retail and adding density. This brings steady foot traffic, vibrancy, and upward pressure on surrounding values.



Downtown

Bicentennial Capitol Mall State Park

Acclaimed Restaurants Nearby

GEIST.
BAR + RESTAURANT

ROLF AND DAUGHTERS

PELATO

SHIP: **THE OPTIMIST**

BERTH: *Nashville*

BABYCHAN
BAKERY & CAFE
BY KISSER



5TH & TAYLOR
american restaurant

BUTCHERTOWN HALL
ALDRON BREWERY 1854-1859



PROPERTY PHOTOS

CHARLES
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PROPERTY

PHOTOS & SITE PLAN

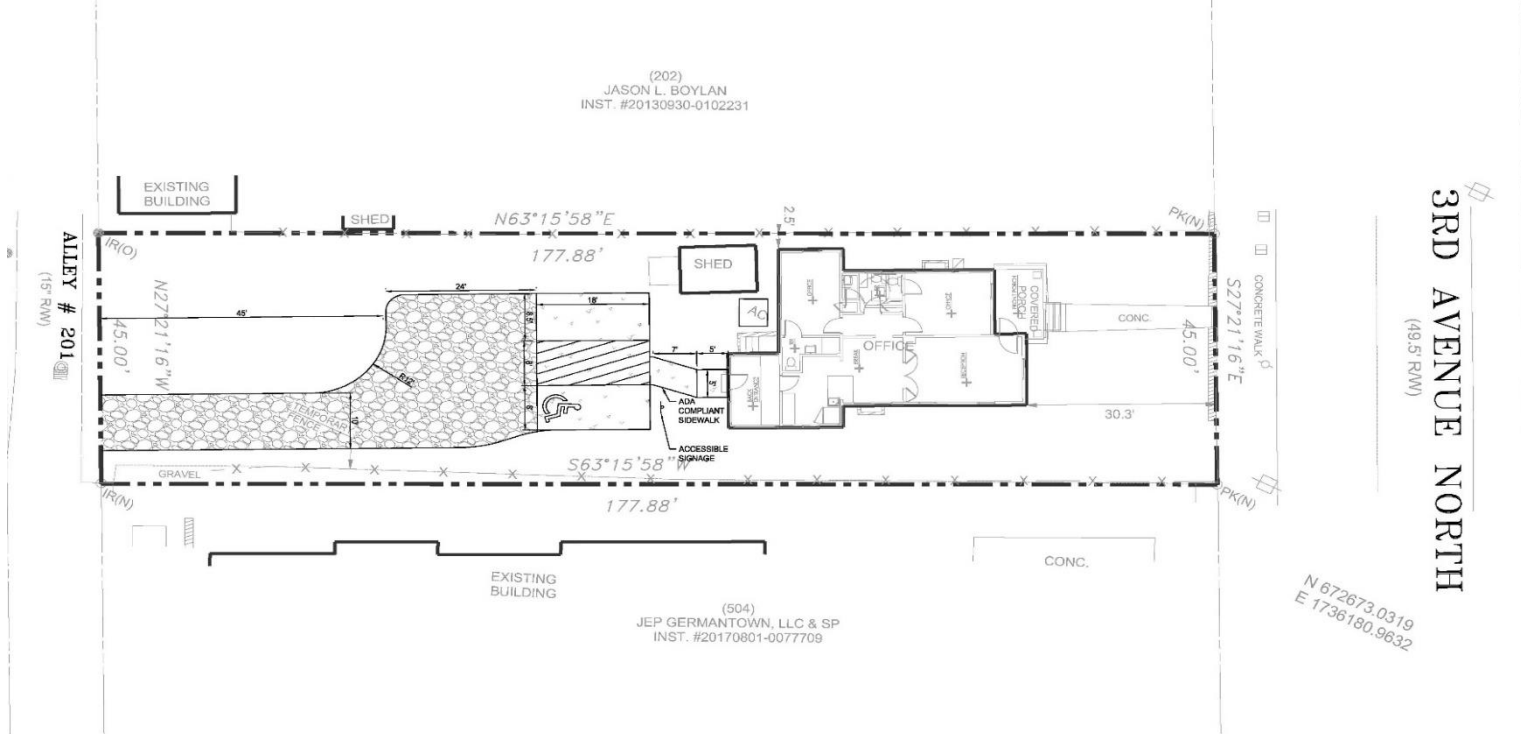


Downtown

New Nissan Stadium

Site

FLOOR PLAN



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