



SUBJECT PROPERTY RENDERING



PEGASUS



184 2ND AVE N

— NASHVILLE, TENNESSEE —

RETAIL & RESTAURANT
SPACE FOR LEASE

184 2ND AVE N | NASHVILLE, TENNESSEE [VIEW ON MAP](#)

In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6585 | A Licensed Tennessee Broker #264531

JOIN THE
**ACCLAIMED & REVITALIZED
2ND AVENUE CORRIDOR**





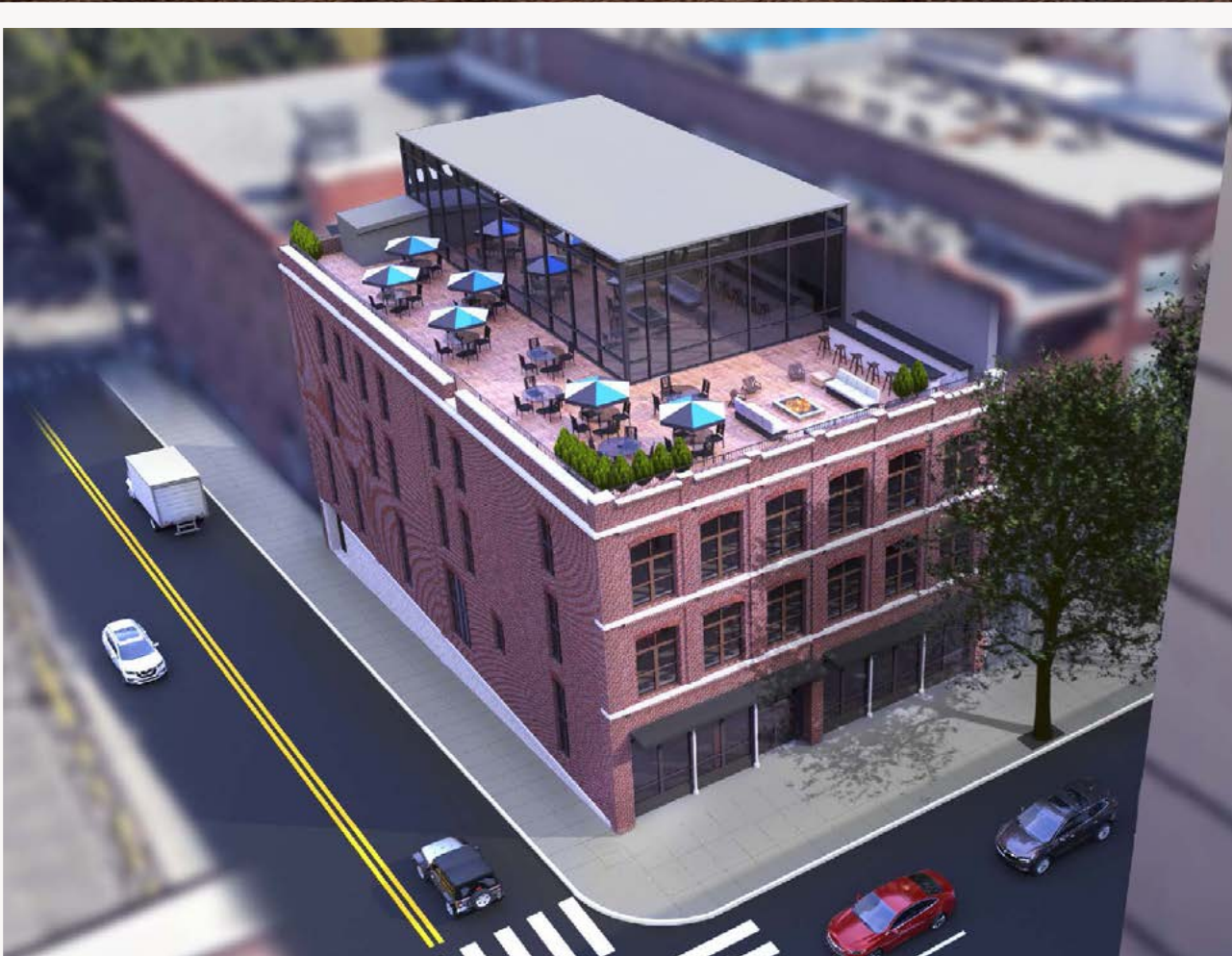
SUBJECT PROPERTY RENDERING

184

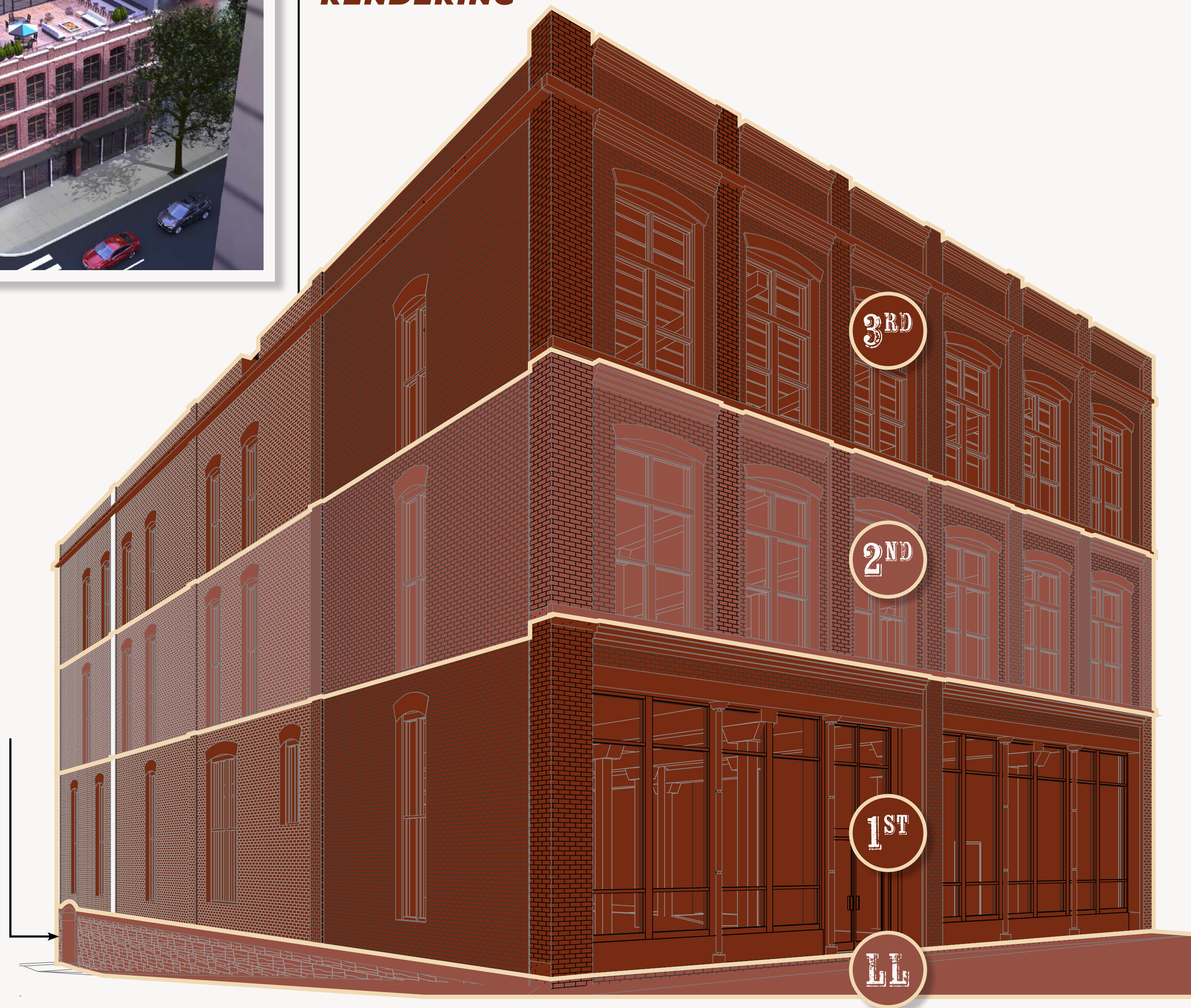
2ND AVE N

Pegasus Asset Management is proud to present 184 2nd Ave N, a premier leasing opportunity in downtown Nashville. 184 2nd Ave N is a historic and iconic masonry building situated on famed 2nd Avenue in Downtown Nashville, with the well-earned reputation as the “Soul of the City”. The offering is for all or part of the five floors of the structure (three stories above ground, plus a potential activated rooftop, and a built out lower level which has entrances facing both streets of this corner property). Once known as Market Street, 2nd Avenue has always been an enviable address for live music, restaurants, bars, and retailers, just off of Broadway with a vibe and excitement all its own, and surrounded by a myriad of hotels, apartment buildings, and office buildings.

Following the damage that occurred on the street in 2020, the City of Nashville has dedicated thought, significant funding, and resources to revitalize 2nd Avenue by creating a walker’s paradise for tourists and residents alike. Further, the City is creating a breezeway mid-block linking 2nd Avenue to the riverfront on 1st Avenue, where the City is simultaneously expending funds to revitalize and activate the riverfront. Additionally, the City is expanding the width of the 2nd Avenue sidewalks, adding outdoor seating, pedestrian crossings, and constructing other betterments, all the while maintaining 2nd Avenue’s historic character. The renaissance is on the horizon, and we are seeking an iconic brand or brands to join what promises to be the best new street in Nashville!



**4TH FLOOR
ROOFTOP PATIO
RENDERING**



**ENTRANCE TO
LOWER LEVEL ON
CHURCH STREET**

3RD



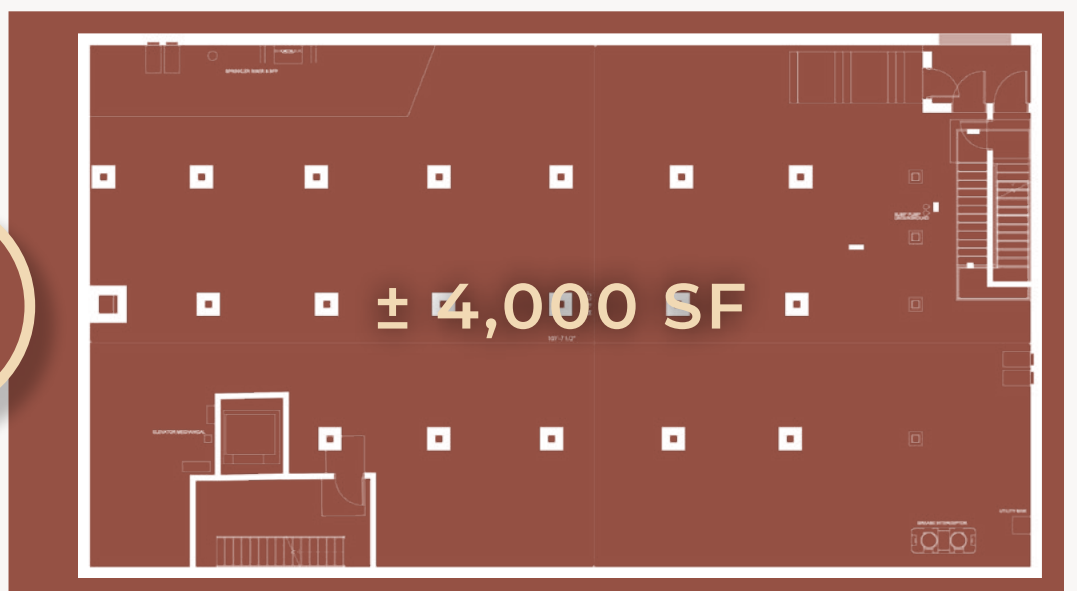
2ND



1ST



LL





Musician Hall of Fame & Museum

Music City Central

NISSAN STADIUM



Rendering of Forthcoming New Titans Stadium

TENNESSEE STATE UNIVERSITY
Avon Campus

DUNKIN'

TPAC TENNESSEE PERFORMING ARTS CENTER

DOUBLETREE BY HILTON

JOE ROY'S STEAKHOUSE

41

32,000 VPD

Subject

BLACK RABBIT

SKULL'S

Sheraton HOTELS & RESORTS

417 UNION

GRAY & DUDLEY

COYOTE UGLY

MORTON'S THE STEAKHOUSE

frothy monkey FOOD • COFFEE • WINE

THE LEGENDAIRY Milkshake Bar

CHICKEN CRISP

PUBLIX

HOMEWOOD SUITES Hilton

PUCKETT'S RESTAURANT

CASA ROSA MIRANDA LABRET'S

REB

HARD ROCK CAFE

Church St - 14,000 VPD

Nashville Public Library

amazon Operations

RED PHONE BOOTH

Hattie's CHICKEN

RIPPY'S HONKY TONK

Robert's WESTERN WORLD

ACME FEED & SEED

JOHNNY CASH MUSEUM

PiNS MECHANICAL COMPANY

WHOLE FOODS MARKET

GRAND HYATT

BRIDGESTONE ARENA

Merchants EST. 1892

JASON ALDEAN'S KITCHEN + ROOFTOP BAR

HONKY TONK CENTRAL

Country Music Hall of Fame Museum

Music City CENTER

DOWNTOWN NASHVILLE

Broadway



NASHVILLE, TENNESSEE

COUNTRY MUSIC CAPITAL OF THE WORLD

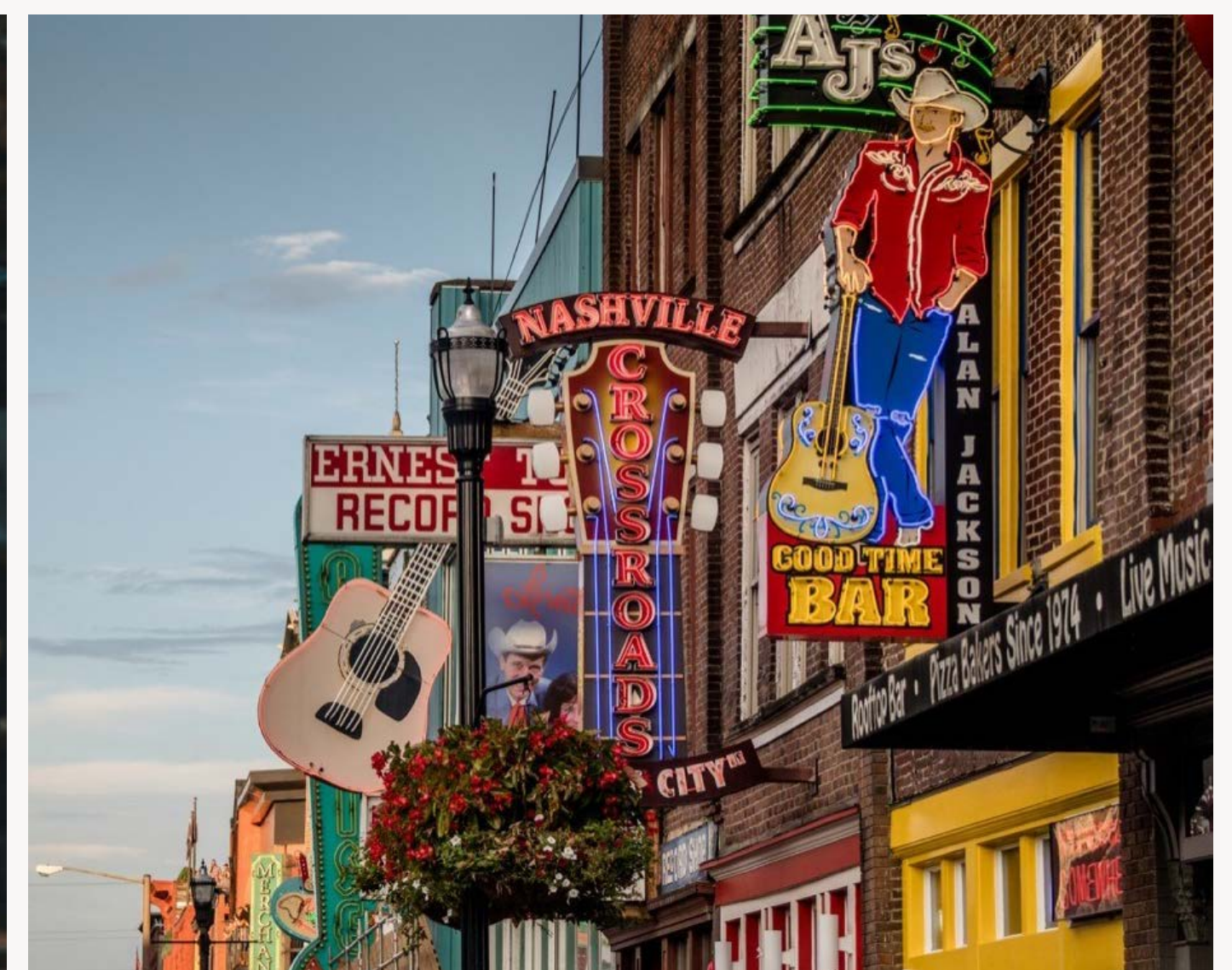
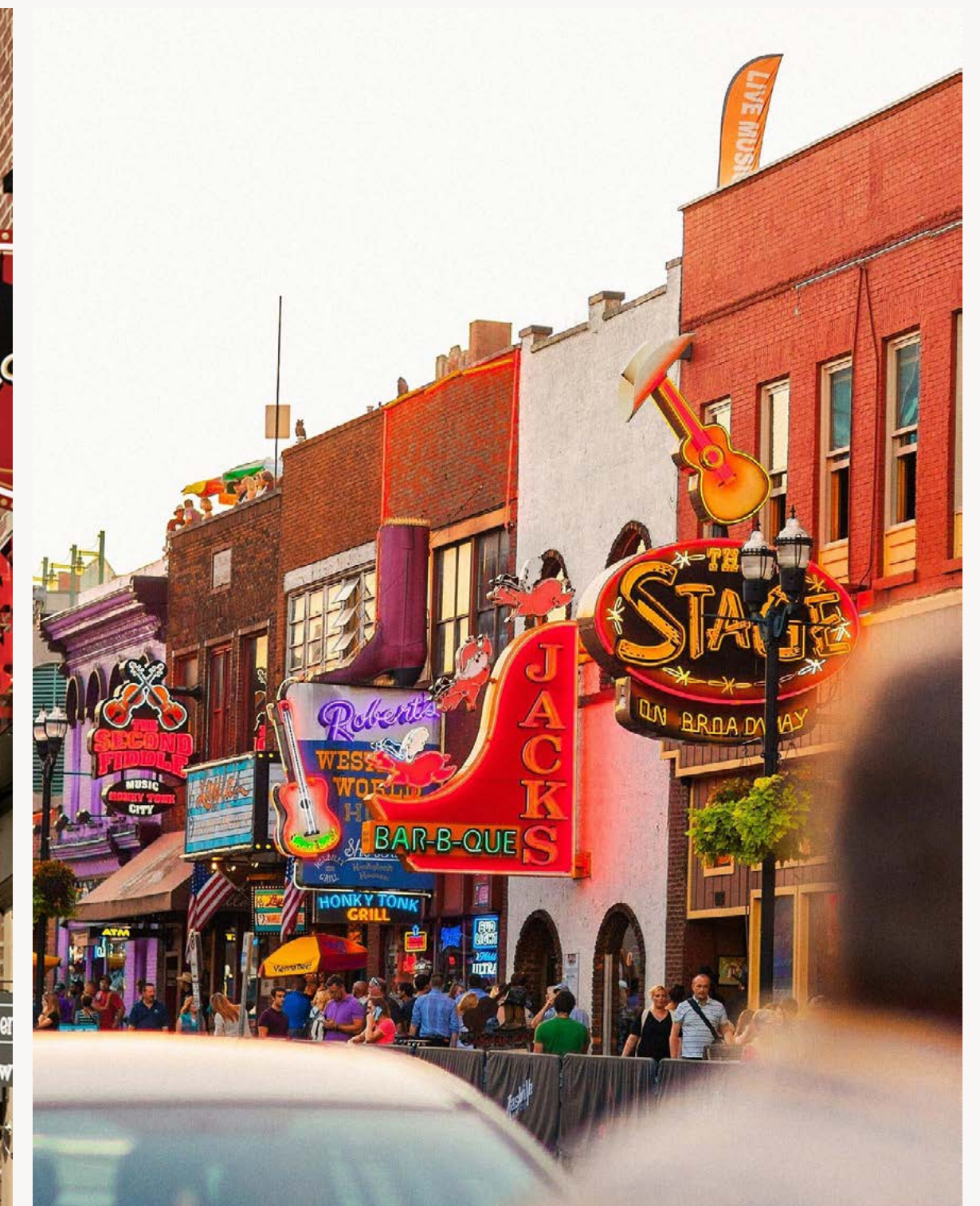
Nashville is the largest city in the state of Tennessee, with nearly 2 million residents in the metropolitan area. In the last 25 years, Nashville has grown over 35%, making it one of the fastest-growing in the nation.

Nearby economic drivers and tourist destinations include the Nashville convention center, Nissan Stadium, Bridgestone Arena, Music City Center, the Riverfront, Musicians Hall of Fame, Fifth & Broadway, John Seigenthlaer Pedestrian Bridge, and the Tennessee State Capitol.

For their 2022 report, the Urban Land Institute (ULI) ranked Nashville as the #1 city in the US for real estate and real estate investors. Nashville is classed as a “Supernova,” which are city experiencing explosive growth.

	1-Mile	3-Mile	5-Mile
POPULATION	16,000	125,020	250,029
HOUSEHOLDS	8,529	53,842	107,247
AVG. HH INCOME	\$106,443	\$85,787	\$89,967





ANDREW COHEN

EXECUTIVE VICE PRESIDENT, LEASING

acohen@pegasusam.com
LIC # 01996379 (CA)

EMMET PIERSON

SENIOR ASSOCIATE, LEASING

epierson@pegasusam.com
LIC # 02048600 (CA)

SCOTT REID

BROKER OF RECORD - PARASELL, INC.

broker@parasellinc.com
(949) 942-6578
LIC # 347634 (TN)



FOR MORE INFORMATION, CALL:

(424) 363-7800



PEGASUS ASSET MANAGEMENT INC.

1901 Avenue of the Stars, Suite 630, Los Angeles, CA 90067
(310) 691-1350 · www.pegasusam.com · LIC # 02119442 (CA)



PARASELL, INC.

895 Dove St, Suite 300, Newport Beach, CA 92660
(949) 942-6335 · www.parasellinc.com · TN DRE LIC # 264531

In Association with Scott Reid & ParaSell, Inc.
P: 949.942.6585 | A Licensed Tennessee Broker #264531

The information contained in this Leasing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Asset Management and should not be made available to any other person or entity without the written consent of Pegasus Asset Management. This Leasing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Asset Management has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

Pegasus Asset Management conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.