

Show Up. Care. Deliver.

CHARLES
HAWKINS CO.

FOR SALE

PRIME GERMANTOWN LOCATION

STAND-ALONE COMMERCIAL BUILDING

1321 3rd Ave N. Nashville, TN



NEW PRICE REDUCTION

±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 | \$1,399,500*

*NEW PRICE: Owner is motivated to sell this calendar year

±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.

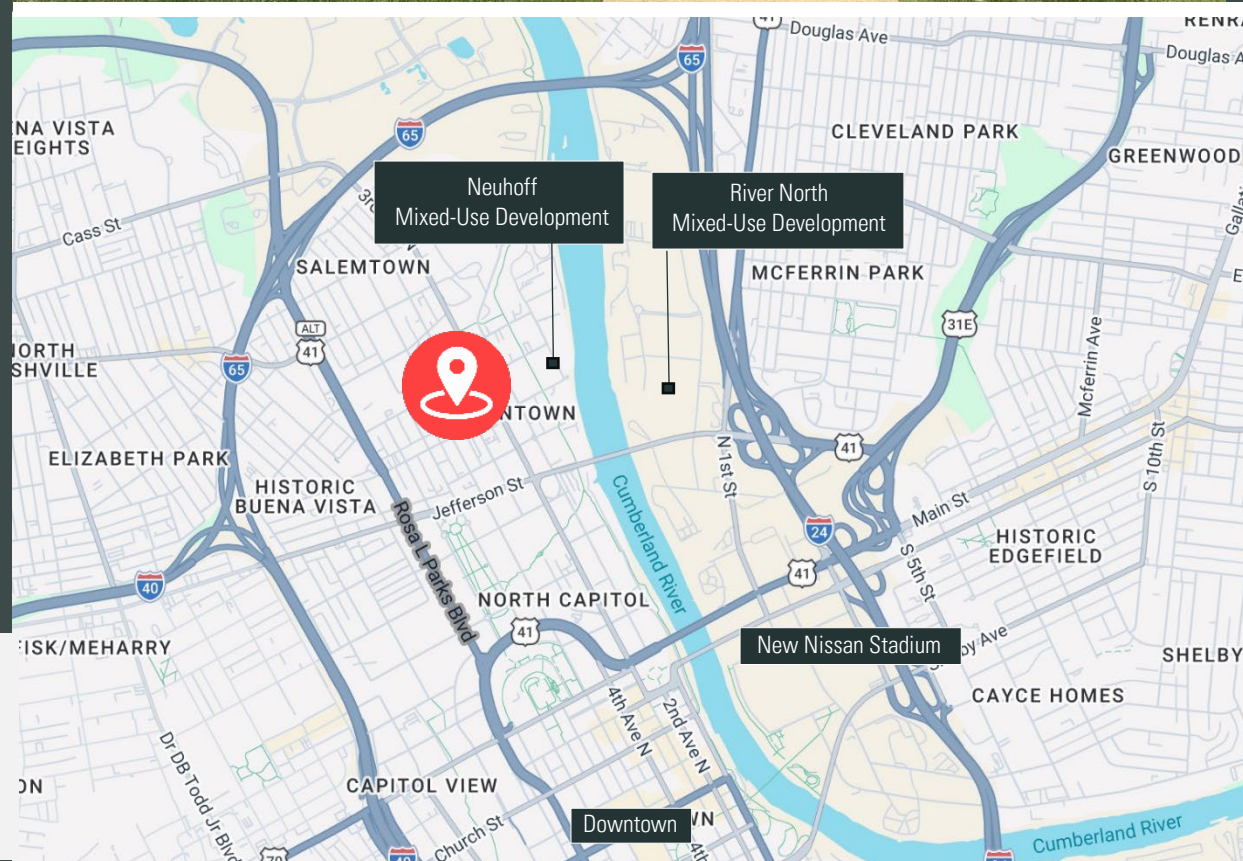
HIGHLIGHTS:

- 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 **\$1,399,500** — 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.





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

PELAIO

SHIP: **THE OPTIMIST**

BERTH: *Nashville*

BABYCHAN
BAKERY & CAFE
BY KISSER



5TH & TAYLOR
american restaurant

BUTCHERTOWN HALL
ALDRICH BROTHERS BLDG 9541



PROPERTY PHOTOS

CHARLES
HAWKINS CO.



PROPERTY

PHOTOS & SITE PLAN

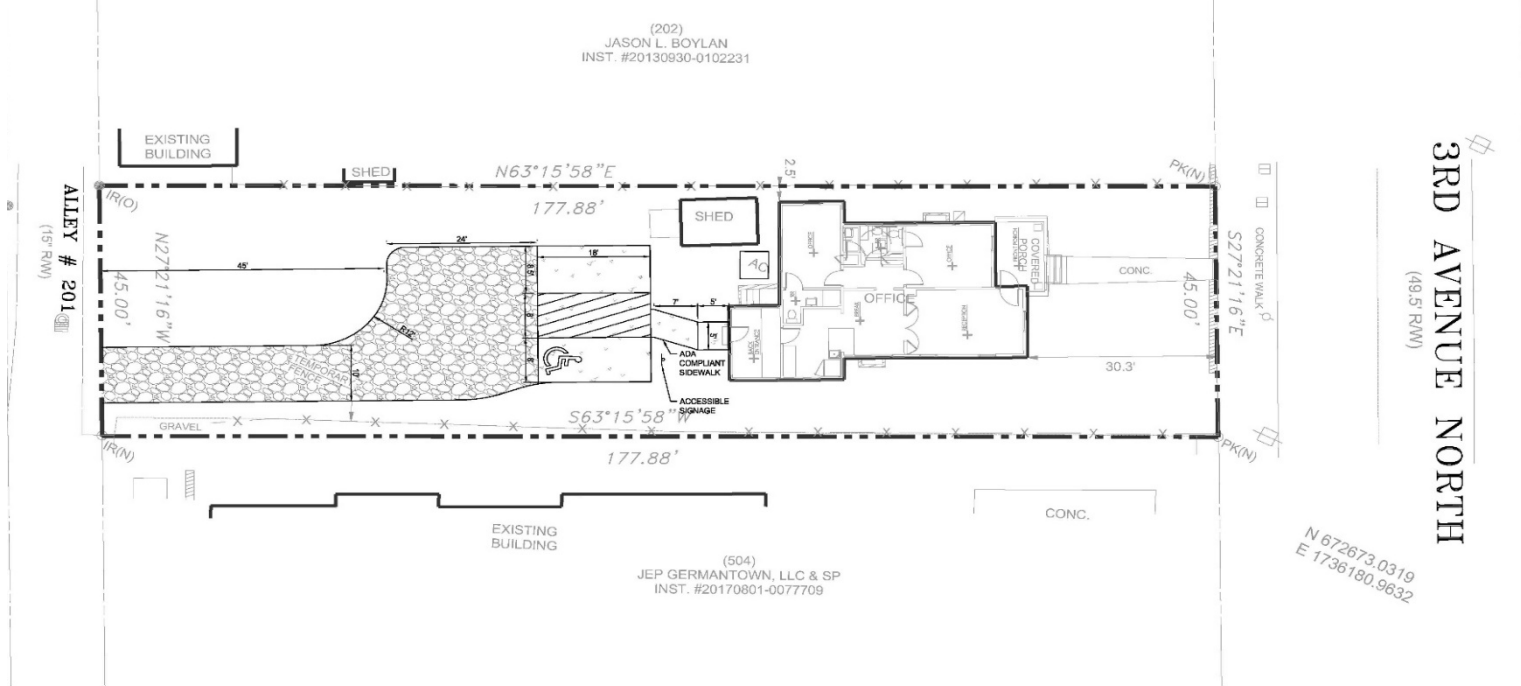


Downtown

New Nissan Stadium

Site

FLOOR PLAN



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